

PRIME ±45,129 SF

REDEVELOPMENT OPPORTUNITY | HARD CORNER RETAIL LOCATION

FOR SALE

SEC ARIZONA AVE & CHANDLER BLVD



191 N ARIZONA AVE & 71 E CHANDLER BLVD
CHANDLER, AZ 85225



191 N. ARIZONA AVE. AND 71 E. CHANDLER BLVD. is located in Downtown Chandler, on the Southeast corner of Arizona Ave. and Chandler Blvd. The subject property is comprised of two contiguous parcels. Parcel 1 is 27,500SF and Parcel 2 is 17,659SF for a combined total of 45,159SF.



DOWNTOWN CHANDLER has experienced tremendous revitalization over the last several years, primarily in the food and beverage industry and multi-family development. The area is a desirable location for local and national Tenants who perform well in dense urban environments. The property is located two blocks north of Chandler City Hall and is in close proximity to the 202 freeway and Chandler Mall, making it a strong location for many uses.

TRAFFIC COUNTS



Arizona Ave: ±34,200 VPD
 Chandler Blvd: ±27,500 VPD

Source: CoStar



DEMOGRAPHICS



POPULATION (2017)

1 Mile: 22,081
 3 Miles: 140,019
 5 Miles: 314,668



AVG HOUSEHOLD INCOME (2017)

1 Mile: \$51,195
 3 Miles: \$80,029
 5 Miles: \$92,683



HOUSEHOLDS (2017)

1 Mile: 6,860
 3 Miles: 51,540
 5 Miles: 113,792



DAYTIME POPULATION (2017)

1 Mile: 24,457
 3 Miles: 117,174
 5 Miles: 274,601

PROPERTY OVERVIEW



Prime 45,129 SF development opportunity



Hard corner retail location



Heart of revitalized Downtown Chandler



New restaurants, bars, office and multi-family development



Call for pricing



SEC ARIZONA AVE & CHANDLER BLVD

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