

# East Valley Plaza

2200 N Arizona Avenue, Chandler AZ



**FOR SALE**

40,275 SF, Zoned C-3, Value-Add Investment Opportunity Located Along Booming Arizona Avenue Corridor in Chandler, Arizona

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**km** Kidder  
Mathews

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## Contact

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**EAST VALLEY PLAZA**

PRICE

\$3,000,000

PSF

\$74.48

PROPERTY DESCRIPTION

Property	2200 N Arizona Avenue, Chandler, Arizona 85225
Opportunity	Owner/User or Redevelopment
GLA	±40,275 SF expandable to ±60,000 SF
# Suites	Ten (10)
# Buildings	One (1)
Land Area	238,273 SF (5.47 AC)
Year Built	1986
Parking	7:1,000 (±277 Parking Stalls)
Construction	Reinforced concrete, stucco, flat built-up roof
Zoning	C-3, City of Chandler
APN	302-28-007P



# Executive Summary

## THE OFFERING

Kidder Mathews is pleased to offer for sale East Valley Plaza. This is a unique value-add retail/office opportunity for an owner/user or developer to buy a well positioned asset with numerous possibilities. The C-3 zoning allows for ultimate flexibility and the ability to acquire the asset with tremendous upside at a fraction of replacement cost. Retail vacancy at the intersection sits at 9% with average rental rates in the high teens.

East Valley Plaza features excellent visibility to the traffic along Arizona Avenue. The property is comprised of a single 40,275 square foot building that sits on a 5.47 acre (238,273 SF), C-3 zoned parcel, and can be expanded to 60,000 SF without removing any existing parking stalls. The property features ten (10) suites ranging in size from 750 SF to 17,822 SF with two existing tenants: Subway and El Dorado High School. Both tenants are in month to month tenancy. East Valley Plaza features abundant parking at 7 spaces per 1,000 square feet.



## Location Overview

East Valley Plaza is located at the NWC of Arizona Avenue and Grace Boulevard, a quarter mile north of Warner Road. The property is approximately three miles south of US 60 and three miles east of the Loop 101 Freeway. Traffic counts are strong with over 60,000 vehicles per day at the intersection of Arizona Avenue and Warner Road.

The trade area features a stable and dense population with over 130,000 people within three miles and a household income over \$80,000. Daytime employment is also strong with over 60,000 employees within three miles. The immediate area also features retail amenities and a number of newer multi-family communities.

The Arizona Avenue corridor is experiencing a boom of activity with a \$12.5 million dollar, 300,000 SF development just north of the property by Turbo Resources, a 48 acre development by Dr Horton less than one mile to the south, and Gilbert Spectrum office development at McQueen and Elliot Roads.





W Elliott Road

GILBERT SPECTRUM

TURBO DEVELOPMENT

WESTECH DEVELOPMENT

MESQUITE HIGH SCHOOL

EAST VALLEY PLAZA

EARNHARDT CHEVROLET  
AZ'S LARGEST CHEVY DEALERSHIP "NO BULL" SINCE 1951



W Warner Road

S McQueen Road

N Arizona Avenue  
ARIZONA 87



W Knox Road

DR HORTON DEVELOPMENT

DEMOGRAPHICS			
2017	1 MILE	3 MILE	5 MILE
Population	14,138	144,230	383,025
Average Household Income	\$69,265	\$80,299	\$80,914
Households	5,802	54,014	\$141,293
Daytime Employment	8,689	62,362	164,192

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