

COMMERCIAL LAND FOR SALE

SEC GILBERT ROAD & RIGGS ROAD - LAND Chandler, Arizona



FUTURE RESIDENTIAL



CLARENDALE
CHANDLER

**262,000 SF CLASS A, RESORT STYLE
SENIOR LIVING COMMUNITY PLANNED
OPENING SPRING 2019**

CHASE

Albertsons

**CORNER
STORE**

**FUTURE
RETAIL**

SELF STORAGE

GILBERT ROAD (6,200 VPD)

Walgreens

RIGGS ROAD (20,465 VPD)

**BBVA
Compass**



8.8 NET ACRES



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SITE FEATURES

OFFERING SUMMARY

SALE PRICE	\$2,750,000
PRICE/SF	\$6.31/SF (\$7.17/SF Net)
LAND SIZE	10 Gross Acres; 8.8 Net Acres 435,600 Gross SF; 383,328 Net SF
PARCEL #	304-88-150
ZONING	PAD, City of Chandler
TRAFFIC COUNTS	20,465 VPD (Riggs Rd) 6,200 VPD (Gilbert Rd)
TOTAL: 26,665 VPD	

PROPERTY DESCRIPTION

The subject property is located at the southeast corner of Gilbert Road and Riggs Road in Chandler, Arizona. The property has a Walgreens on the corner and a BBVA Compass bank building adjacent to the east.

There is 312 feet of frontage on Riggs Road and 334 feet of frontage along Gilbert Road. The topography of the property can be redesigned to accommodate a variety of uses, from retail buildings to assisted living. There is access to the property from both arterials.

- Owner will sell subject to rezoning.
- Busy Albertsons is on the SWC with Clarendale Resort-Style Senior Living Community under construction on the NWC. A huge self-storage facility wraps the NEC land, which will be marketed, in the near future, for pads and shop buildings.
- Beautiful trade area has several golf course communities and higher-end housing developments under construction along Riggs Road for miles to the east. The million dollar homes of Circle G Ranch Chandler are just west of the NWC.
- Gilbert Road is a main North-South arterial, and the only one that connects to State Route 87 to the south.
- Riggs Road offers easy access to Sun Lakes to the west and Queen Creek and San Tan Valley to the east. There are several grocery-anchored and other retail buildings along Riggs Road.



MAJOR AREA EMPLOYERS:

 11,000+ EMPLOYEES	 4,900+ EMPLOYEES	 4,500+ EMPLOYEES	 3,800+ EMPLOYEES
 2,400+ EMPLOYEES	 2,100+ EMPLOYEES	 1,750+ EMPLOYEES	 1,650+ EMPLOYEES

INTERSECTION RETAILERS:





LONE TREE LUXURY HOMES NOW CONSTRUCTED

ASHTON WOODS JACARANDA PLACE LUXURY HOMES UNDER CONSTRUCTION

Lone Tree COLLECTIVE CLUB



SELF STORAGE

FUTURE RETAIL

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FUTURE RETAIL

SELF STORAGE

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SEC GILBERT ROAD & RIGGS ROAD - LAND AERIAL



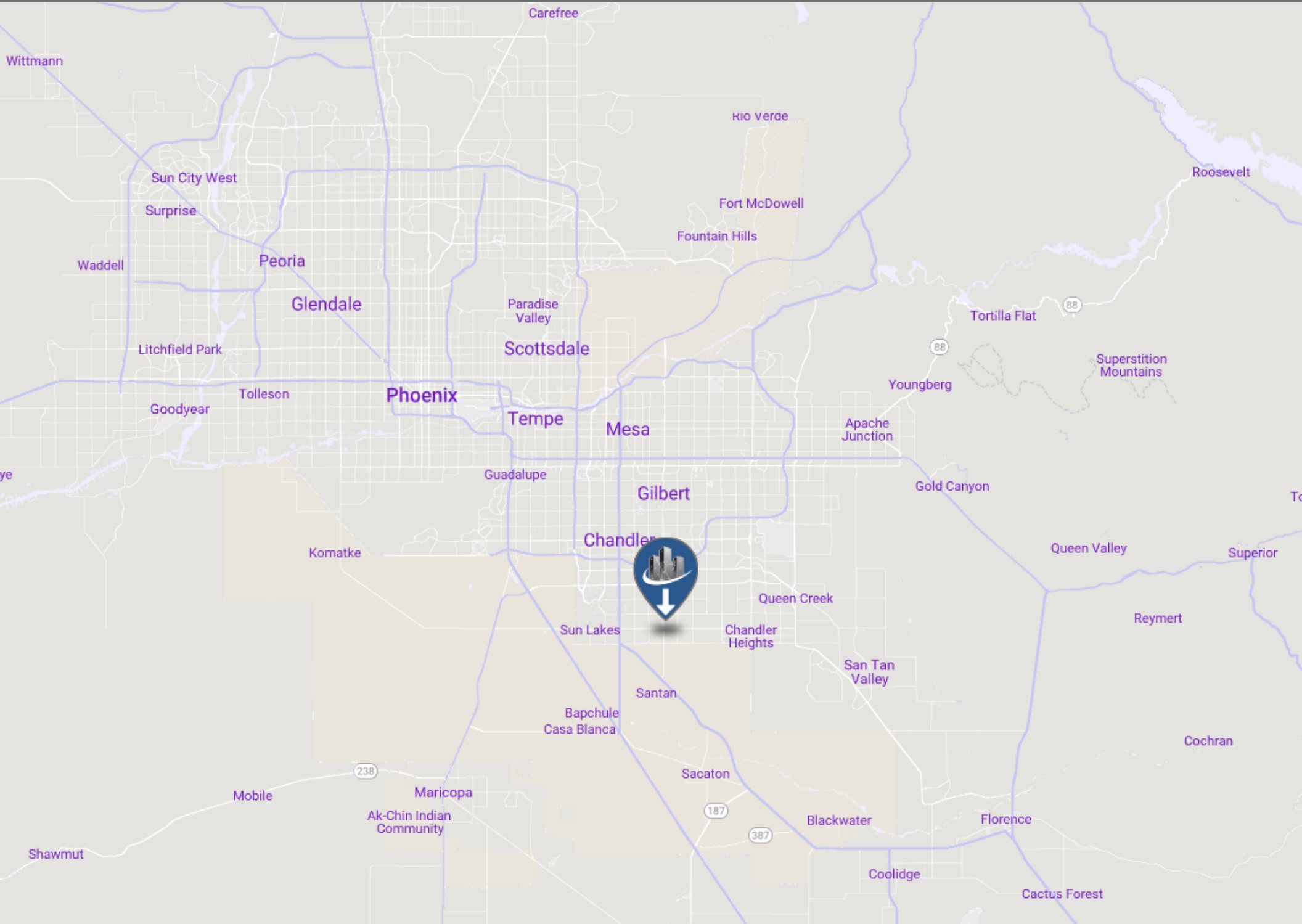
COMMERCIAL LAND FOR SALE

SEC GILBERT ROAD & RIGGS ROAD - LAND AERIAL



COMMERCIAL LAND FOR SALE

SEC GILBERT ROAD & RIGGS ROAD - LAND MAP VIEW



Chandler's Mayor Jay Tibshraeny accurately describes Chandler as "a progressive, cutting-edge City where entrepreneurial spirit and hometown traditions create a truly dynamic destination. Chandler delivers exceptional amenities and diverse cultural facilities amid a world-class innovation hub." It's population has grown massively over the years from 9,531 in 1960 to 255,080 in October 2017. Chandler was ranked number 50 out of over 20,000 cities by CNN in their coverage of the best places to live in America. It's no wonder, because officials are dedicated to maintaining Chandler's beauty, culture, and fun.

Since 1983, the Chandler Arts Commission has administered the city's Art in Public Places Program, commissioning and purchasing unique works of art for the enjoyment of Chandler residents and visitors. Some of the most notable pieces include The Guardian, AJ Chandler & Frank Lloyd Wright, an Las Brisas. Chandler also has a Center for the Arts that has featured many talented actors, artists, musicians, and dancers over the past 25 years including: Carlos Santana, David Garibaldi, Cesar Milan, and more.

Chandler also is home to the Chandler Fashion Center which features a slew of internationally known brands such as Michael Kors, Banana Republic, Coach, Ethan Allen, GAP, LUSH, Nordstrom, Pottery Barn, and more. Chandler Fashion Center also has renowned dining including: Benihana, Elephant Bar, Kona Grill, The Old Spaghetti Factory, California Pizza Kitchen, and more.

Aside from the brilliant art, shopping and dining, Chandler has many other fun activities to offer. Overall, Arizona is a golfer's paradise, but nowhere is this more evident than in the beautiful city of Chandler. With a total of 7 golf clubs totaling 153 holes and averaging 5,725 yards each, Chandler is known as one of the leading cities for golf in the state. Nestled in Phoenix's East Valley, Chandler is surrounded by beautiful mountain ranges in every direction that light up bright red at sunrise and sunset, adding to the drama of an intense game. Additionally, Chandler has many parks, recreation centers, libraries, indoor trampoline parks, aquatic park, and more fun for the entire family!

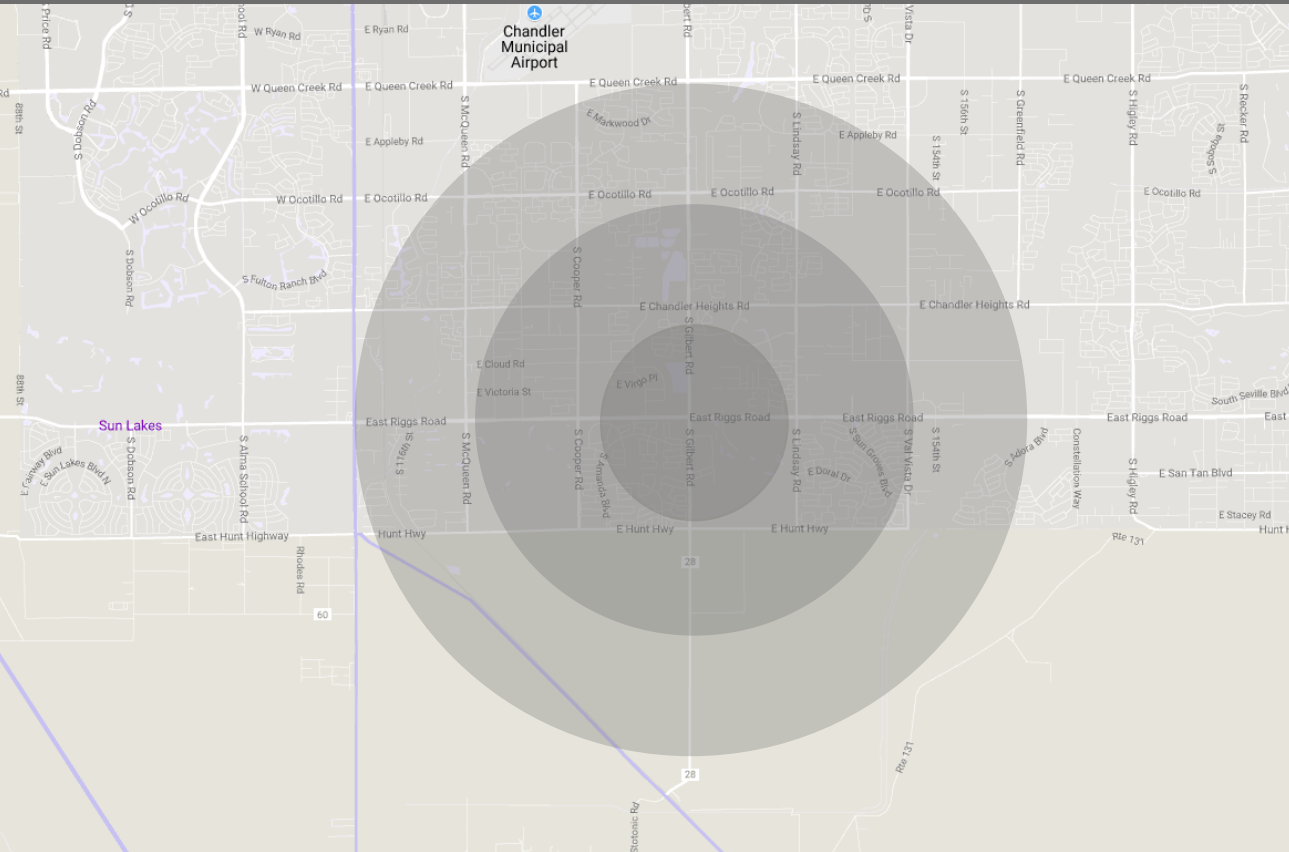


CITY HIGHLIGHTS

- 255,080 Chandler Residents (2017)
- Home to Six Aquatic Parks
- Home to Seven Golf Courses
- Internationally Recognized Shopping
- Beautifully Kept Grounds with Modern and Artistic Touches

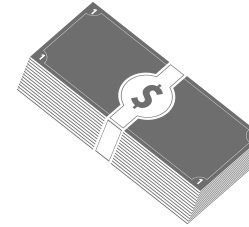
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SEC GILBERT ROAD & RIGGS ROAD - LAND DEMOGRAPHICS



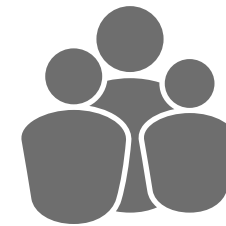
POPULATION
55,499

*3 Mile Radius



AVERAGE HOUSEHOLD
INCOME
\$122,813

*3 Mile Radius



MEDIAN
AGE
38.4

*1 Mile Radius

2017 SUMMARY

	ONE MILE	TWO MILE	THREE MILE
POPULATION	9,855	31,397	55,499
AVG HOUSEHOLD SIZE	3.06	2.95	3.14
AVG HOUSEHOLD INCOME	\$120,719	\$113,740	\$122,813
MEDIAN AGE	38.4	38.8	36.8
OWNER OCCUPIED UNITS	2,709	9,089	14,974
RENTER OCCUPIED UNITS	507	1,564	2,706



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