

PRIME ±45,159 SF

REDEVELOPMENT OPPORTUNITY | HARD CORNER RETAIL LOCATION

FOR SALE

SEC ARIZONA AVE & CHANDLER BLVD



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 six contiguous parcels for a combined total of ±45,159 SF.



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



US POST OFFICE

Jack
in the box

FLIX
BREWHOUSE

CHANDLER
CHAMBER OF COMMERCE
ARIZONA

CHANDLER
CITY HALL

CROWNE PLAZA
HOTELS & RESORTS

SITE

N ARIZONA AVE - ±34,200 VPD
E CHANDLER BLVD - ±27,500 VPD



±45,159 SF

DEMOGRAPHICS



POPULATION (2019)

1 Mile: 22,528
3 Miles: 145,289
5 Miles: 328,307



AVG HOUSEHOLD INCOME (2019)

1 Mile: \$58,237
3 Miles: \$93,157
5 Miles: \$104,984



HOUSEHOLDS (2019)

1 Mile: 7,042
3 Miles: 53,492
5 Miles: 119,108



DAYTIME POPULATION (2019)

1 Mile: 27,995
3 Miles: 124,814
5 Miles: 290,379

PROPERTY OVERVIEW



Prime ±45,159 SF development opportunity



Zoned CCD



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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