

BIG BOX OPPORTUNITY NEAR MAJOR FREEWAY

Available for Sale or for Lease | Chandler, AZ



EXCLUSIVELY LISTED BY:

Chris Hollenbeck

+1 602 224 4475

chris.hollenbeck@cushwake.com

Shane Carter

+1 602 224 4442

shane.carter@cushwake.com





PROPERTY SUMMARY

PROPERTY LOCATION	910 E. Pecos Rd Chandler, AZ 85225
FOR SALE	\$3,200,000
FOR LEASE	Asking \$12/SF NNN
BUILDING SIZE	±29,280 SF (Divisible to ±14,000 SF)
LAND SIZE	±2.93 AC
YEAR BUILT	2006



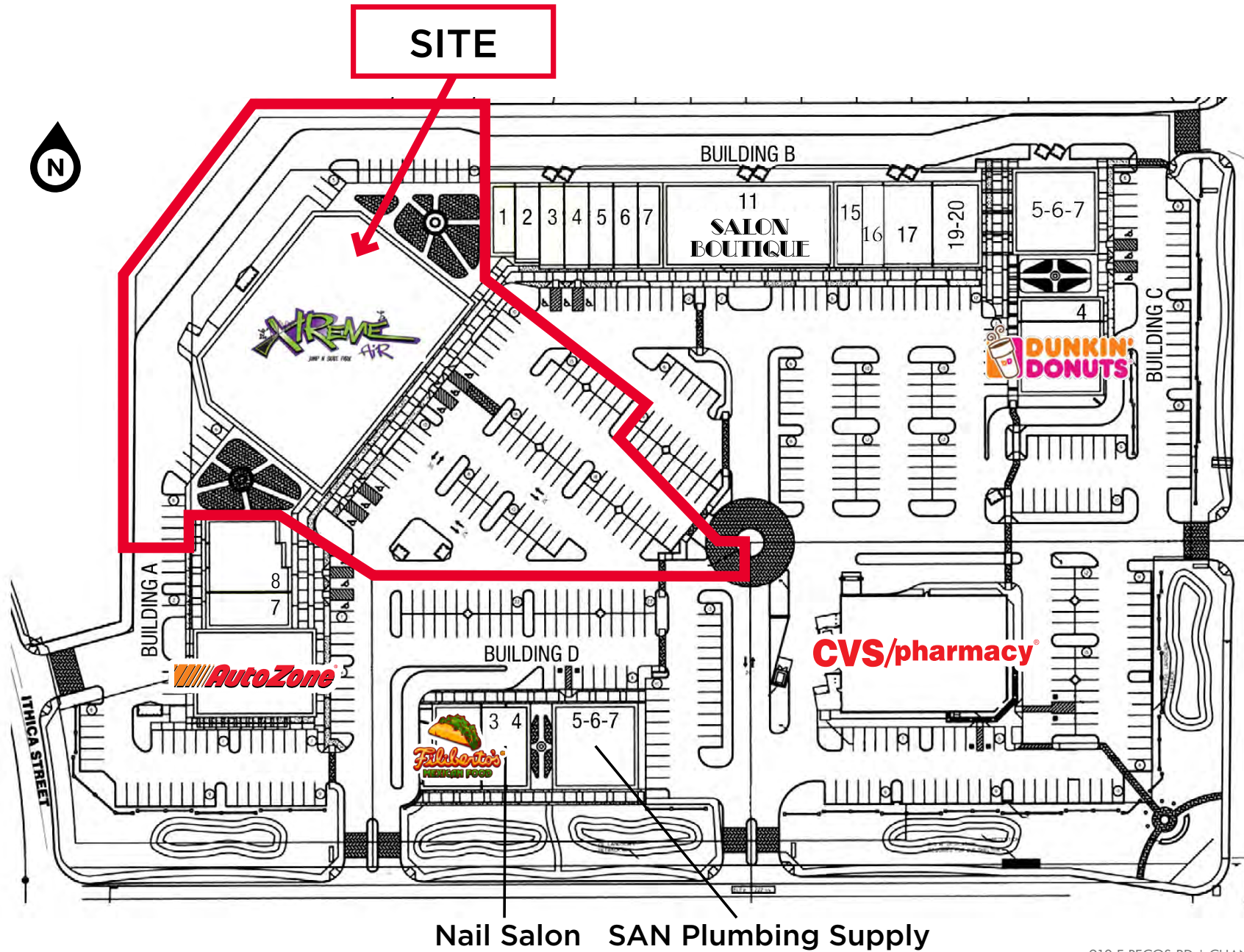
PROPERTY HIGHLIGHTS

- Attractive submarket with average household incomes over \$111,000 in a 5 mile radius
- Trampoline Park FF & E included, opportunity to open a new trampoline park quickly without much capital
- Prime location on NWC of Pecos Road & McQueen Road within an established residential neighborhood
- Easy access to the San Tan Freeway (Loop 202), located just south of the property

Join: **CVS/pharmacy**
AutoZone



SITE PLAN



FRYE
ELEMENTARY SCHOOL

WILLIS JUNIOR
HIGH SCHOOL

ARIZONA
87

PECOS ROAD

SITE

MCQUEEN ROAD

LOOP
202





#1

BEST CITY
IN THE U.S.
TO FIND A JOB



5TH

SAFEST CITY
IN THE US



#1

HIGHEST
EMPLOYEMENT
GROWTH



4TH

MOST
PROSPEROUS CITY



+267,000

POPULATION OF
THIS EXPLOSIVE
NEW-GROWTH CITY



2ND

BEST SUBURB TO
LIVE IN ARIZONA



#1

CITY TO BUY A HOME
BIG ENOUGH TO
RAISE A FAMILY



6TH

BEST PUBLIC
SCHOOLS IN
ARIZONA



35

MEDIAN AGE



\$75K

MEDIAN HOUSEHOLD
INCOME



50%

OF RESIDENTS
EARNED AN
ASSOCIATES DEGREE
OR HIGHER

AREA INFORMATION: CHANDLER

ECONOMIC DEVELOPMENT

- Strong relationships with the Small Business Development center, state universities and Chandler-Gilbert Community College help provide opportunities for innovators and entrepreneurs to access education and mentoring through programs
- The city of Chandler has partnered with Gangplank, a collaborative workspace, in order to provide free co-working space and opportunities for networking, professional development and mentoring.
- Chandler is known as a premier location for high-end technology, including semiconductor and advanced manufacturing,
- #1 City for Finding a Job in 2018 by WalletHub

COMMUNITY GROWTH

- Since its founding in 1912, the City of Chandler has been a fast-growing and forward-thinking community.
- Chandler is expected to increase by 8,736 people in the next 5 years.

TRANSPORTATION

- Chandler easily accessible by multiple major freeways, including US 60 Superstition Freeway, Interstate 10, the Loop 202 San Tan Freeway and the Loop 101 Price Freeway.
- Several major markets are within a day's drive including Los Angeles, San Diego, Salt Lake City, El Paso, Albuquerque and Las Vegas.
- Chandler is within 20 minutes of Sky Harbor International Airport, one of the busiest airports in the world.





AREA INFORMATION: CHANDLER

EDUCATION

Chandler's public and private schools throughout the area are among Arizona's highest rated with standardized test scores well above state and national averages.

Chandler's education system is responsible for 2,830 high school graduates and 1,550 college graduates annually.

Chandler is made up of a highly educated population with nearly 75 percent of the adult residents having attended college. Arizona State University (ASU) has a presence in Downtown Chandler for engineering, technology education and research. The ASU Chandler Innovation Center is an alliance between the city of Chandler and ASU's College of Technology and Innovation at the ASU polytechnic campus.

EMPLOYMENT

Employers view Chandler as a premier business destination with an abundant, educated labor pool that also provides clients ease of access.

Chandler has a variety of thriving industries such as Aerospace, Biosciences and Financial Services. Major companies such as Intel, Orbital ATK, Bank of America, Wells Fargo, Infusionsoft, Freescale Semiconductor, PayPal and Microchip reside in Chandler.

Intel is one of Chandler's top employers with 11,270 employees. Education comes in second with Chandler Unified School District having 4,900 employees and Wells Fargo with 4,500.

TOP CHANDLER EMPLOYERS





AREA INFORMATION: PHOENIX

LOCATION & MARKET SUMMARY

Phoenix's historically strong housing, construction and real estate industries are just beginning to improve. These industries are now poised for a strong rebound, adding strong potential for Phoenix to regain its position as one of the leading growth markets in the nation.

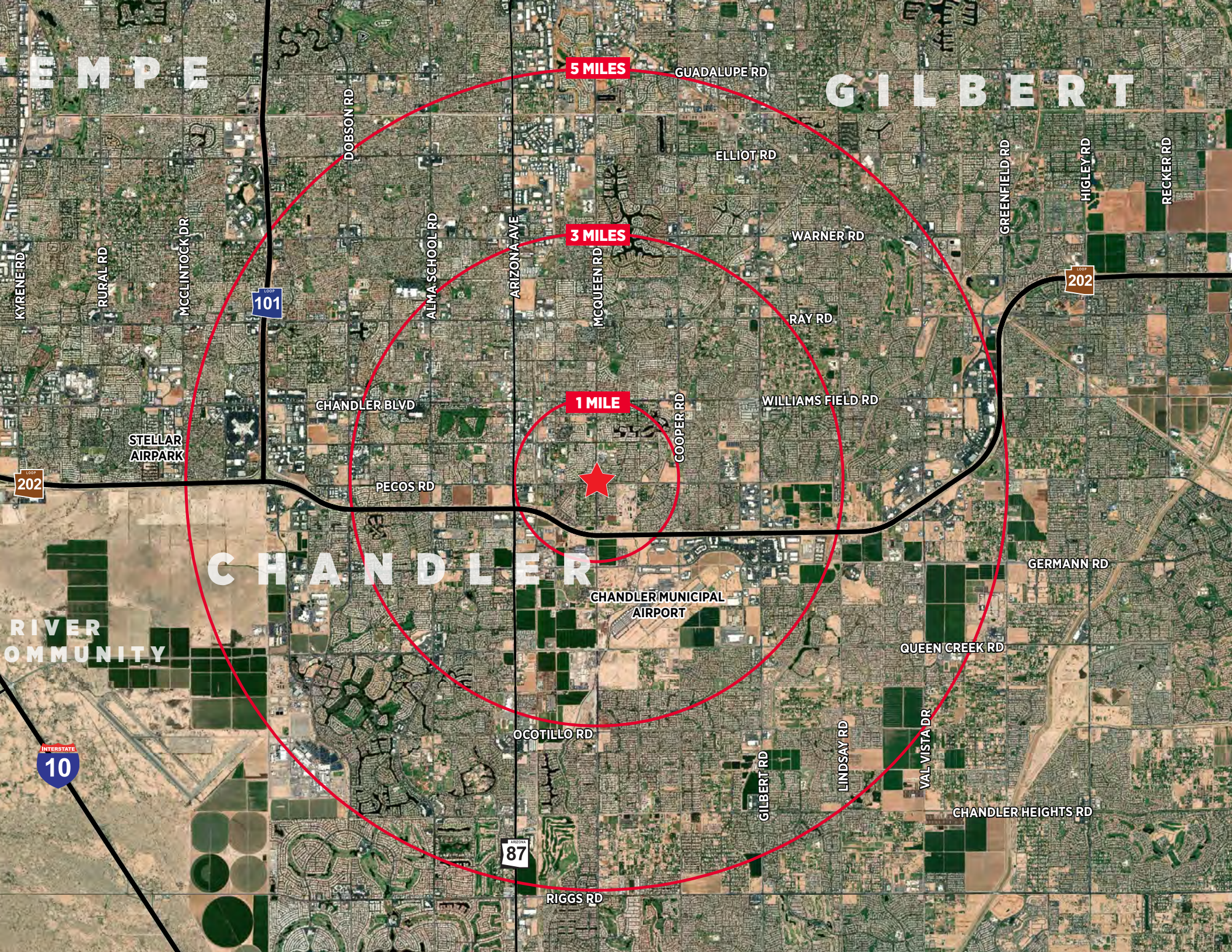
PHOENIX HAS A VIBRANT, DIVERSIFIED ECONOMY

Phoenix has a highly diversified base of industries, led by aerospace, high-tech manufacturing, distribution/ logistics, financial services and corporate/regional headquarters. Phoenix has recently seen many companies move or expand from California, including eBay/PayPal, Amazon.com, Dunn Edwards, Power One, and American Presidential Lines. Phoenix also is ranked among the top in the country for its solar/renewal energy sector, and has a rapidly growing healthcare/ biomedical industry.

- Inc. Magazine named Phoenix one of the top 20 cities in the country for start-up companies; Phoenix ranks third in the country for entrepreneurs per 1,000 people
- Phoenix is top 10 for financial services employment
- Major data processing, credit card and customer service companies are attracted by Greater Phoenix's telecommunications infrastructure, predictable climate, and low catastrophic risk – no earthquakes, tornados, coastal flooding, or hurricanes
- Arizona has some of the world's largest solar generation projects

MAJOR PHOENIX METRO EMPLOYERS

AEROSPACE AND AVIATION	FINANCIAL/BUSINESS/DATA SERVICES
Honeywell	JP Morgan Chase
Boeing	Bank of America
Cessna	American Express
General Dynamics	eBay/PayPal
Hawker Beechcraft	Vanguard Securities
Orbital Sciences Corporation	Charles Schwab
HIGH-TECH MANUFACTURING/DISTRIBUTION	Uber
Intel	Northern Trust
Avnet	State Farm Regional Headquarters
Freescale Semiconductor	CORPORATE/REGIONAL HEADQUARTERS
Microchip Technology	Freeport McMoran Copper and Gold
Iridium Communications	US Airways
Insight Enterprises	Apollo Group/University of Phoenix
DISTRIBUTION/LOGISTICS CENTERS	PetSmart
Amazon.com	Dial Corporation/Henkel
Dick's Sporting Goods	Go Daddy
Gap, Inc.	HEALTHCARE/BIOTECH/RENEWABLE ENERGY
Target	Mayo Clinic
Macy's	United Healthcare
Walmart	TGen
	International Genomic Consortium
	First Solar
	Kyocera



EMPE

GILBERT

CHANDLER

RIVER COMMUNITY

5 MILES

3 MILES

1 MILE



101

202

10

87

GUADALUPE RD

ELLIOT RD

WARNER RD

RAY RD

WILLIAMS FIELD RD

GERMANN RD

QUEEN CREEK RD

CHANDLER HEIGHTS RD

OCOTILLO RD

RIGGS RD

DOBSON RD

ALMA SCHOOL RD

ARIZONA AVE

MCQUEEN RD

COOPER RD

GILBERT RD

LINDSAY RD

VAL VISTA DR

GREENFIELD RD

HIGLEY RD

RECKER RD

KYRENE RD

RURAL RD

MCCLINTOCK DR

STELLAR AIRPARK

CHANDLER BLVD

PECOS RD

AREA INFORMATION: PROPERTY

DEMOGRAPHIC PROFILE

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2000 POPULATION	11,779	87,213	197,446
2010 POPULATION	13,499	111,310	262,654
2020 POPULATION	15,509	128,931	319,710
2025 POPULATION	16,870	140,124	348,956
2020-2025 ANNUAL RATE	1.70%	1.68%	1.77%
2000 HOUSEHOLDS	3,585	28,847	67,433
2010 HOUSEHOLDS	4,455	38,762	94,094
2020 TOTAL HOUSEHOLDS	5,120	44,992	113,968
2025 TOTAL HOUSEHOLDS	5,565	48,905	123,936
2020-2025 ANNUAL RATE	1.68%	1.68%	1.69%
2020 AVERAGE HOUSEHOLD INCOME	\$83,741	\$104,274	\$111,858
2025 AVERAGE HOUSEHOLD INCOME	\$95,947	\$117,696	\$126,767



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