

±1,130, ±1,200, ±6,000 SF SPACES AVAILABLE FOR LEASE

ENDCAP SPORTS BAR SPACE AVAILABLE
3950 WEST RAY ROAD
CHANDLER, ARIZONA



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CBRE

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 CHANDLER, ARIZONA



*TRAFFIC COUNT SOURCE: CITY OF CHANDLER

2016 ESTIMATED DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
POPULATION	17,024	102,763	301,527
AVERAGE HOUSEHOLD INCOME	\$98,522	\$93,575	\$79,399
AVERAGE AGE	38.0	38.7	37.2

SOURCE: ESRI

FOR MORE INFORMATION CONTACT:

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PROPERTY FEATURES:

- + Entire building - ±8,330 SF
- + Suite 1: ±6,000 SF former sports bar endcap with patio
- + Suite 2: ±1,200 SF interior space
- + Suite 3: ±1,130 SF endcap space
- + ±86,545 SF parcel
- + 62 dedicated parking spaces
- + Monument signage available
- + High-profile endcap space with excellent visibility
- + High traffic counts and strong daytime population
- + High residential and commercial density



NOT TO SCALE

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