

202

GILBERT

RARE DRIVE
THROUGH PAD
OPPORTUNITY

FULTON RANCH TOWNE CENTER

SWC Arizona Ave and
Ocotillo Road, Chandler, AZ

CBRE



CHANDLER
MUNICIPAL
AIRPORT

QUEEN CREEK ROAD

OCOTILLO ROAD

ARIZONA AVENUE

HAMILTON HIGH
SCHOOL

ROSS
DRESS FOR LESS

LOWE'S

BIG 5
SPORTING GOODS
DOLLAR TREE
STAPLES
PETCO
Where the pets go.

GARCIA'S

JACK
IN THE
BOX

SUBWAY
verizon

THE HOME
DEPOT

BUERGER
KING

ZIPP'S
SPORTS BAR

PANDA EXPRESS
CHINA

MOD PIZZA
SUPER FAST

Chick-fil-A

Wendy's
HAMBURGERS

PET SMART

TARGET

STARBUCKS
COFFEE

FIVE GUYS
BURGERS AND FRIES

LA FITNESS

Panera
BREAD



THE OPPORTUNITY

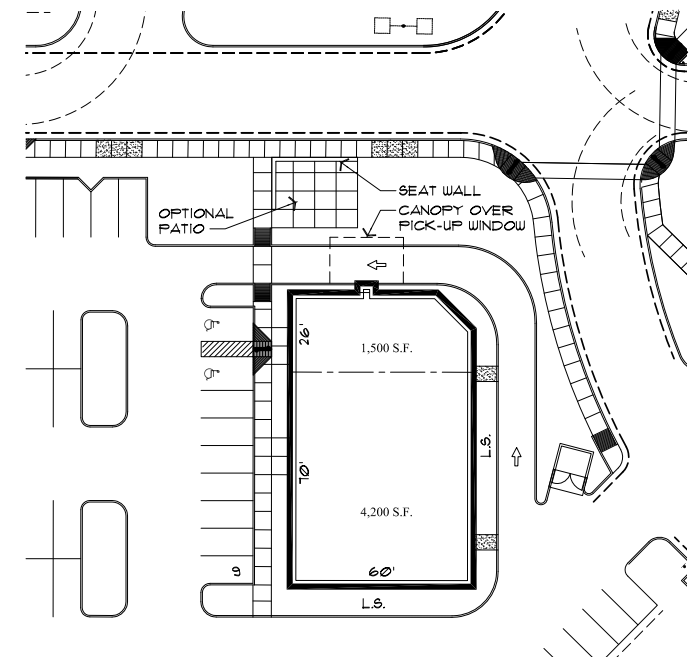
This PAD for sale in the Fulton Ranch Towne Center offers a user/investor the opportunity to acquire an improved pad for development. The property features the ability to accommodate a drive through and/or quick service window for up to a $\pm 5,700$ square foot building.

Fulton Ranch Towne Center $\pm 320,775$ square foot power center strategically located at the southwest corner of the prominent intersection of Arizona Avenue and Ocotillo Road in the rapidly growing city of Chandler, Arizona. The center was developed by RED Development in 2005 and is anchored by Lowe's, Ross, Dollar Tree, Big 5, Petco, and Staples (NAP). Other tenants positioned at the dynamic intersection include Home Depot, Target, PetSmart and LA Fitness. On the northwest corner of the intersection is Hamilton High School which has $\pm 3,740$ enrolled students.

PROPERTY SUMMARY

Property Location:	SWC Arizona Ave & Ocotillo Road, Chandler, AZ
Property Land Area:	$\pm 18,633$ SF
Parking:	3.34 / 1,000
Zoning:	PAD
Parcel Number	303-48-981
Price and Terms:	\$650,000

DRIVE THROUGH OPPORTUNITY



ENLARGED SITE PLAN

Not to scale

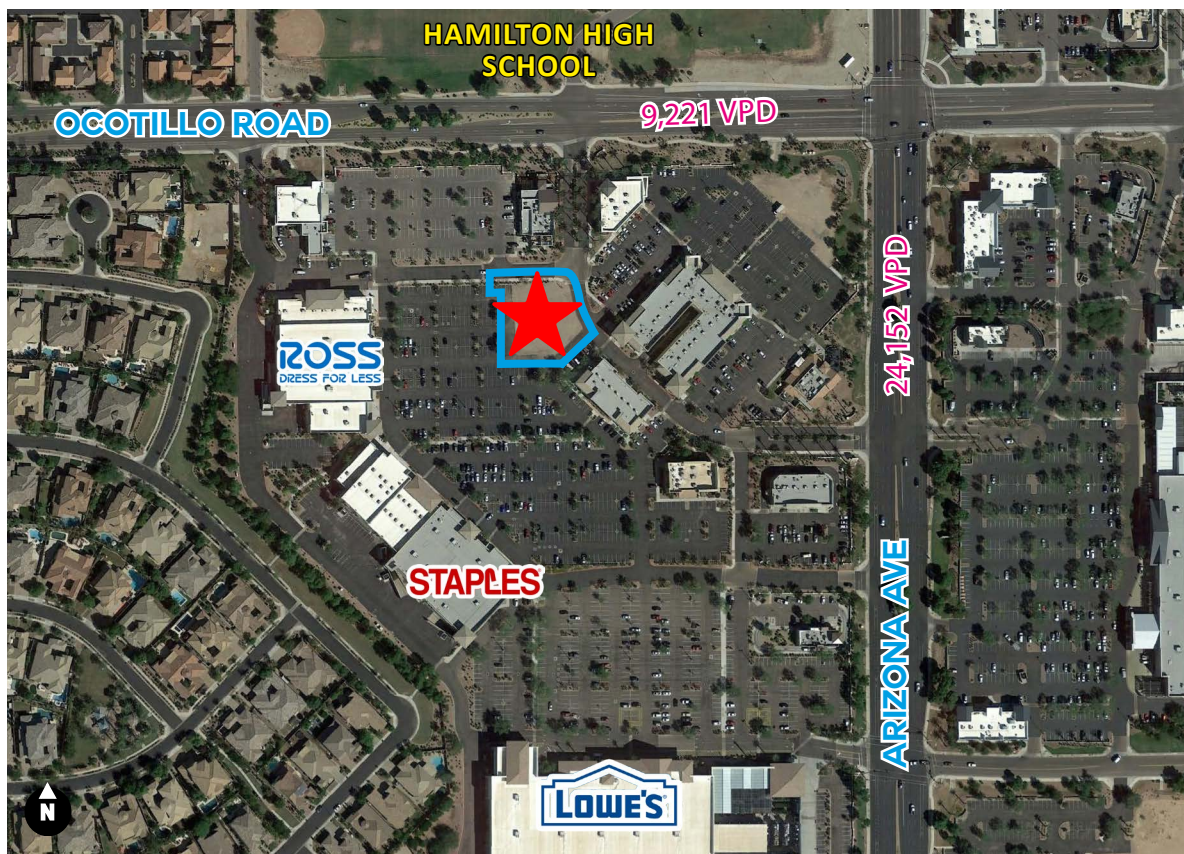
All dimensions are approximate

SITE PLAN

Suite	Tenant
I	Lowe's
G	Staples
F	Petco
E2	Dollar Tree
E1	Big5 Sporting Goods
D	VACANT
C	VACANT
B	Ross
A-101	Sally Beauty
A-102	VACANT
A-103	Kieth Poole's Training Zone
A-111	BFIT4LIFE
OP-1	O'Reilly Auto Parts
OP-1	Jiffy Lube
OP-2	VACANT
OP-3	Beauty Brands
M	VACANT PAD
L-03	Magnus Title
L-05	West USA Realty
H-1	Bahama Buck's
H-2	West USA Realty
H-03a	West USA (Prop Mgt)
H-03b	Creative Nails
H-04	Fantastic Sam's
H-5	VACANT
H-6	Rita's Burritos
H-7	Genuine Fresche
H-8a	Farmers Insurance
H-8b	Mathnasium
H-9	Panda Express
H-10	Arizona Eye
H-11	Light Rx
H-12	Puket Thai
H-14	West USA Realty Training

Suite	Tenant
H-15	Aqua Tots
OP-4	Vacant Pad
OP-5	Zipps
K	Garcia's
J-102	Verizon Wireless
J-104	Subway
J-106	Senor Taco
OP-9	Jack in the Box

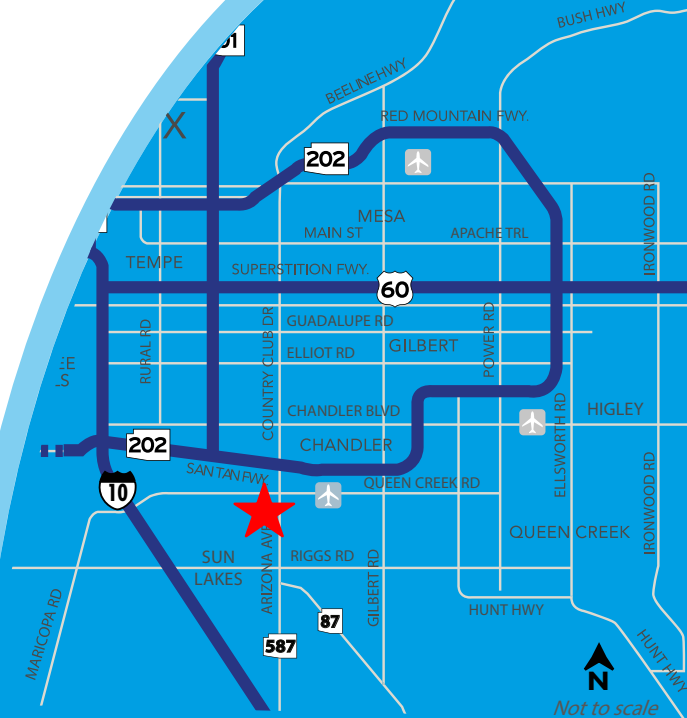




Traffic Counts: City of Chandler

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Population	10,537	82,714	190,550
2022 Population Projection	12,337	92,480	210,827
2017-2022 Population Growth Rate	3.20%	2.26%	2.04%
Median Age	24.8	39.8	37.3
Average Household Income	\$148,092	\$115,548	\$98,940
Median Home Value	\$408,176	\$345,839	\$299,134

Source: ESRI



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