



CHANDLER RANCH

NEC OF CHANDLER BLVD. AND N DOBSON RD. | CHANDLER, ARIZONA

ARIZONA'S NEW CULINARY DESTINATION



Chandler Ranch

NEC OF CHANDLER BLVD. AND N DOBSON RD. | CHANDLER, ARIZONA

117,000 SF ASIAN CENTRIC DEVELOPMENT LOCATED IN THE HEART OF THE PRICE CORRIDOR, AT THE NEC OF CHANDLER BOULEVARD AND NORTH DOBSON ROAD

CHANDLER RANKED AMONG **FASTEST-GROWING CITIES IN AMERICA** (U-HAUL MIGRATION REPORT 2019)

RANKED **#1 FASTEST GROWING COUNTY** IN THE USA FOR 2017

HIGHLY ACCESSIBLE FROM LOOP 101 AND 202

KNOWN AS THE “**INNOVATION AND TECHNOLOGY HUB** OF THE SOUTHWEST”

525,000 WORKERS WITHIN A 10 MILE RADIUS

CHANDLER IS THE SELF-DRIVING **CAPITAL** OF THE WORLD

ONE OF THE **BEST SCHOOL DISTRICTS** IN ARIZONA, WITH THE **#2 BEST PUBLIC AND CHARTER SCHOOL** IN THE NATION

RANKED **#2 BEST CITY** TO BUY A HOME BY SMART ASSET 2017



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SITE PLAN

KEY BUSINESS

LEASE AREAS

1	Asian Corner	1,750 SF
2	Available for Lease	1,750 SF
3	Available for Lease	1,200 SF
4	B&B Eyebrow	900 SF
5	Sola Salon	6,600 SF
6	Proposed Ramen	2,791 SF
7	Proposed Sushi	3,380 SF
8	Available for Lease	1,391 SF
9	99 Ranch Market	44,442 SF
10	Available for Lease	1,098 SF
11	Available for Lease	2,136 SF
12	Miracle Ear	900 SF
13	UPS	1,500 SF
14	Rapha Tea	1,500 SF
15	Los Favoritos	2,100 SF
16	Subway	1,200 SF
17	Gyros Express	1,200 SF
18	Comfort Care Dental	1,200 SF
19	Available for Lease	3,300 SF
20	Peter Piper Pizza	10,000 SF
21	Available for Lease	12,240 SF
22	Proposed Pharmacy	1,493 SF
23	A Bit of Heaven	1,471 SF
24	Tao Healing	1,470 SF
25	Available for Lease	1,493 SF
26	Available for Lease	3,185 SF
27	Discover Vein	4,793 SF



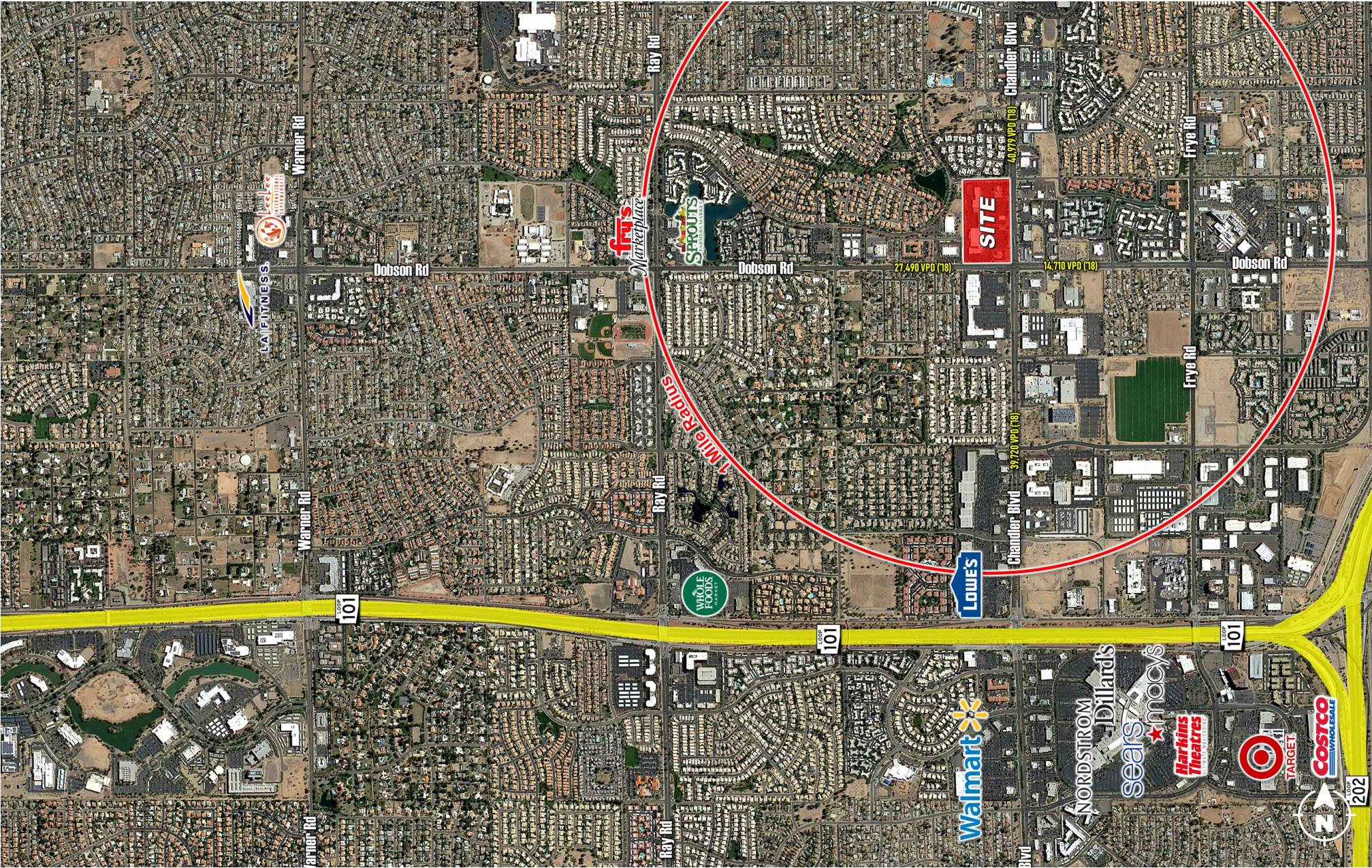
AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART



12.05..19









577K
POPULATION
7-MILE RADIUS



222K
HOUSEHOLDS
7-MILE RADIUS



34
MEDIAN AGE
3-MILE RADIUS



\$107K
AVERAGE HHI
5-MILE RADIUS



15%
HISTORIC
ANNUAL GROWTH

FROM 2010-2019
IN 3-MILE RADIUS

NEARBY HOUSING ESTATES

Park Promenade
Twelve Oaks
Darcy Ranch
La Glorieta
Pecos Vistas
Anderson Springs
Arrowhead Meadows
Rialto Hills
Carrizal
Galveston

POPULATION

	3 MILES	5 MILES	7 MILES
Current Households	51,071	113,942	222,451
Current Population	135,845	300,067	576,858
2010 Census Population	118,519	263,999	493,583
Population Growth 2010 to 2019	14.96%	13.97%	17.30%
2019 Median Age	34.0	35.6	35.6

INCOME

	3 MILES	5 MILES	7 MILES
Average Household Income	\$102,890	\$107,165	\$98,650
Median Household Income	\$80,047	\$86,790	\$81,301
Per Capita Income	\$39,056	\$41,075	\$38,449

RACE AND ETHNICITY

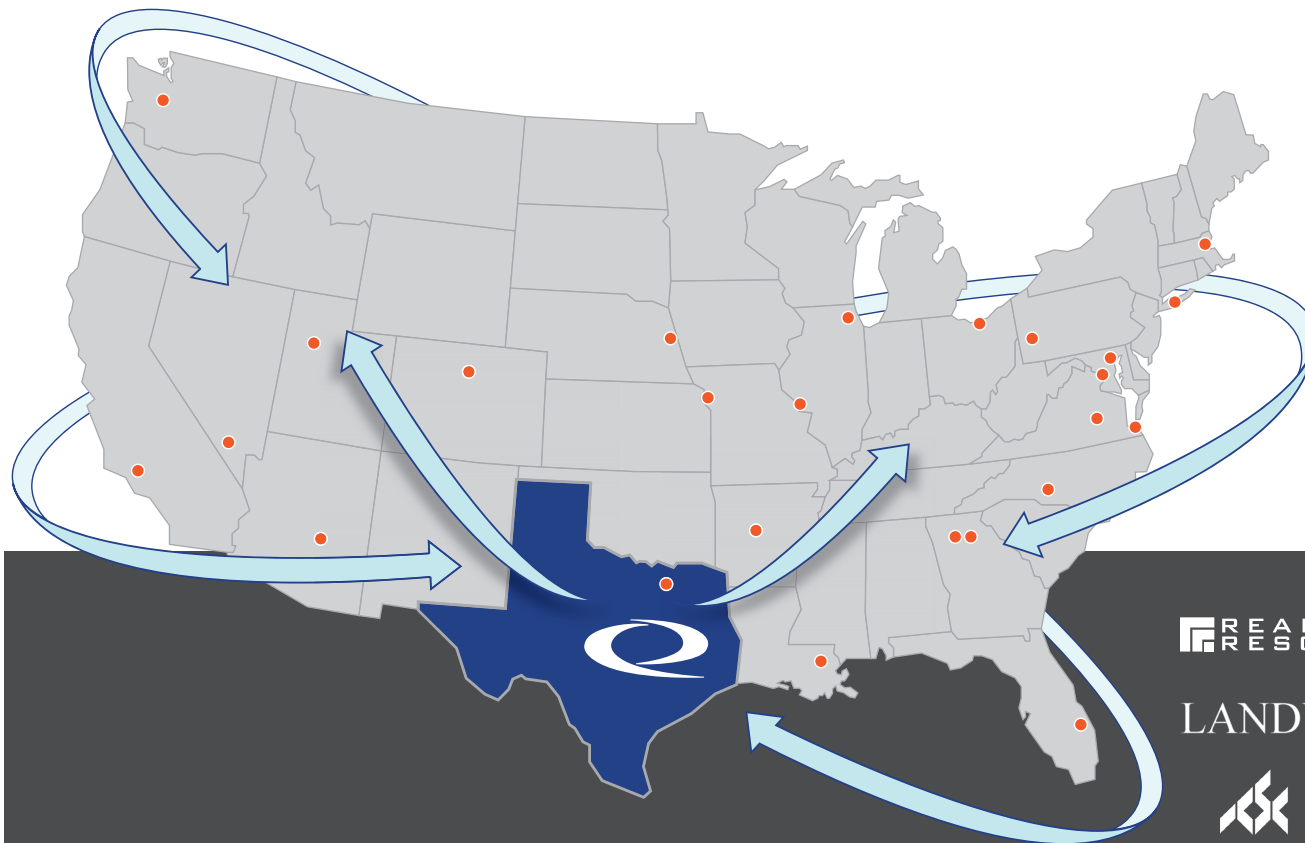
	3 MILES	5 MILES	7 MILES
White	66.37%	70.11%	69.25%
Black or African American	6.32%	6.01%	6.56%
Asian or Pacific Islander	8.46%	8.46%	7.69%
Hispanic	30.60%	25.51%	25.82%

CENSUS HOUSEHOLDS

	3 MILES	5 MILES	7 MILES
1 Person Household	25.08%	23.54%	25.49%
2 Person Households	31.29%	32.99%	33.23%
3+ Person Households	43.64%	43.47%	41.28%
Owner-Occupied Housing Units	58.27%	66.43%	62.06%
Renter-Occupied Housing Units	41.73%	33.57%	37.94%

MAXIMIZING VALUE EXCEEDING CLIENT EXPECTATIONS

NewQuest Properties is one of the nation's leading commercial real estate services firms, with a fully integrated marketing platform leveraging over 20 years of experience in land, development, commercial leasing, investment sales, property management and tenant representation services.



MARKET LEADER
GROCERY-ANCHORED
SHOPPING CENTERS

\$2.2 BILLION
PORTFOLIO
RETAIL & MIXED-USE

100+ TENANT
REPRESENTATION
ACCOUNTS

12 MILLION SF
LEASING SERVICES
IN TEXAS & LOUISIANA

175 PADS
300 ACRES
AVAILABLE
COMMERCIAL LAND

REALTY
RESOURCES

CoStar™

metrostudy

LANDVISION

nearmap

REGIS
online

ICSC

LoopNet™

Aero Photo
since 1991

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who

will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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