



864



chandler pavilions



SEC I-10 & Ray Rd | Chandler, AZ

property details

Available

±32,019 SF and ±14,476 SF inline
±2,426 SF former restaurant

property highlights

- Exceptional visibility on the I-10
- Freeway pylon sign availability
- Excellent co-tenancy (Home Depot, Sam's Club, REI, Golf Galaxy, Bed Bath & Beyond, Cost Plus)
- Close proximity to the 202 and US Route 60
- Average household incomes are over \$100,000 within 10 minutes of site
- Over 60% of adults within 3 miles hold a college degree

traffic counts

Interstate 10
±183,418 VPD

Ray Rd
±42,856 VPD

ADOT 2018/2019

[click here to play video](#)



±172,797 VPD



GOLF GALAXY



±14,476 SF

COST PLUS
WORLD MARKET

BED BATH &
BEYOND

±32,000 SF
Building or GL
Opportunity

sam's club



±2,426 SF
Former Restaurant



ahipoki
bowl



54th St

summary

Located directly off I-10 and Ray Road with a full-diamond interchange, Chandler Pavilions boasts prominent freeway visibility and convenient access. Chandler Pavilions is bordered by Ahwatukee to the west and Chandler to the east, both of which are connected by Ray Road, a major east/west arterial. Because of its close proximity to the 202 and US Route 60, Chandler Pavilions has a strong regional draw, consistently pulling customers from within 30 square miles. Chandler Pavilions is shopping destination consisting of over 400,000 sf of retail and restaurant space. The subject property is a part of the Chandler Pavilions complex and contains approximately 160,000 sf of retail with an exciting tenant mix, including Home Depot and Sam's Club shadow anchors, REI, Golf Galaxy, Bed Bath & Beyond, Cost Plus, Chipotle, and Jimmy John's, among others. Anchor and inline shops space opportunities are available; take advantage of the over 200,000 vehicles that travel past Chandler Pavilions each day!

join



sam's club



GOLF
GALAXY

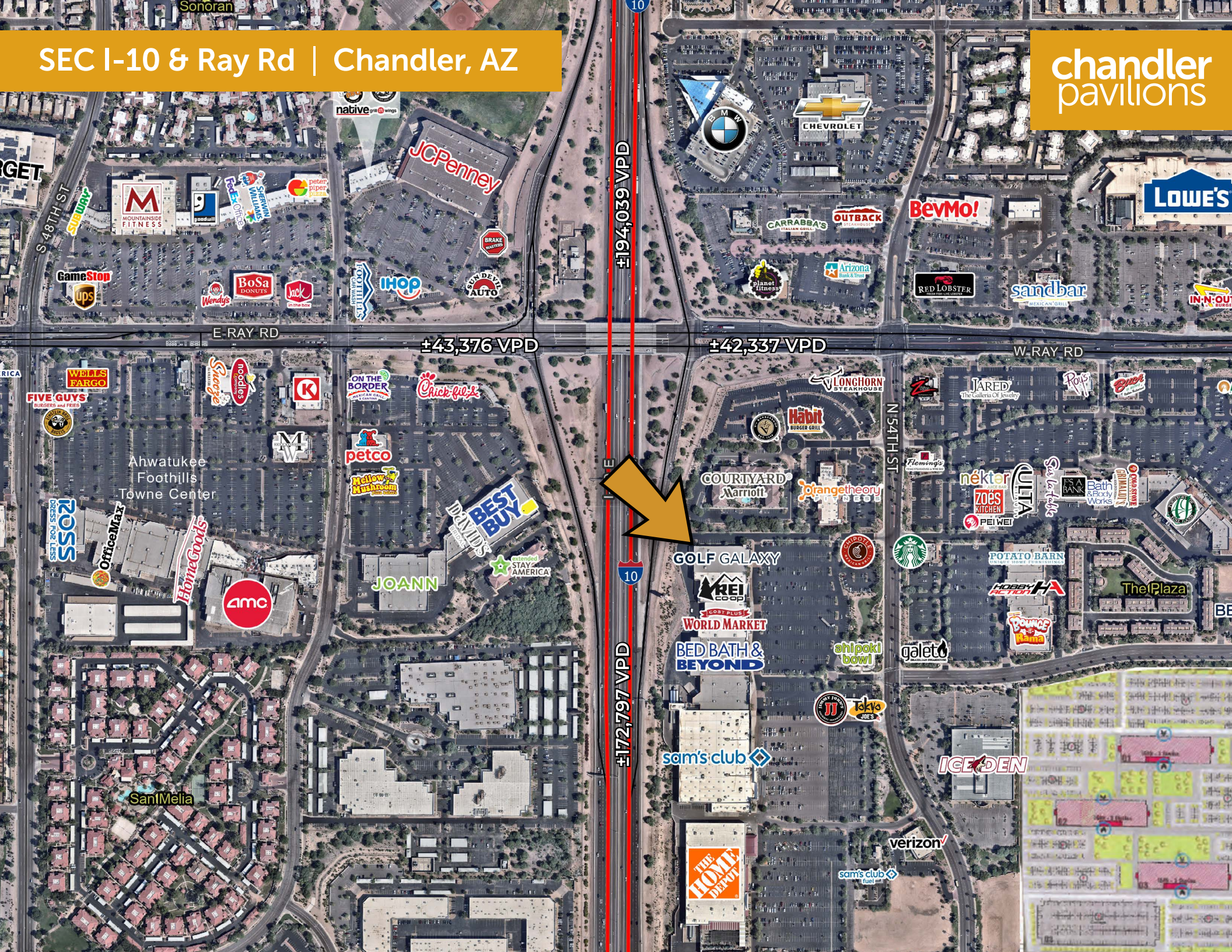
BED BATH &
BEYOND

COST PLUS
WORLD MARKET



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S 48TH ST
SUBWAY

±194,039 VPD

±43,376 VPD

±42,337 VPD

±172,797 VPD



GET

MOUNTAINSIDE FITNESS

native

JCPenney

BMW

CHEVROLET

LOWE'S

GameStop

BoSa DONUTS

Jack

ihop

DEVIL AUTO

CARRABBA'S

OUTBACK

BevMo!

sandbar

IN-N-OUT

E-RAY RD

W-RAY RD

FIVE GUYS

Snuggly

K

ON THE BORDER

Chick-fil-*z*

LONGHORN STEAKHOUSE

JARED

POPS

Espresso

Ahwatukee Foothills Towne Center

petco

Mellow Mushroom

BEST BUY

COURTYARD Marriott

Joangetheory

nékter

ZOE'S KITCHEN

YITA

San Le Felipe

USA BANK

Bath Fixity Works

REPAIR SHOP

ROSS

OfficeMax

HomeGoods

amc

JOANN

extended STAY AMERICA

GOLF GALAXY

REI CO-OP

WORLD MARKET

BED BATH & BEYOND

COLORED

Starbucks

POTATO BARN

HOBBY H

Pounce Rama

The Plaza

SanMelia

sam's club

JJ

Isky's JOES

ICE DEN

verizon

THE HOME DEPOT

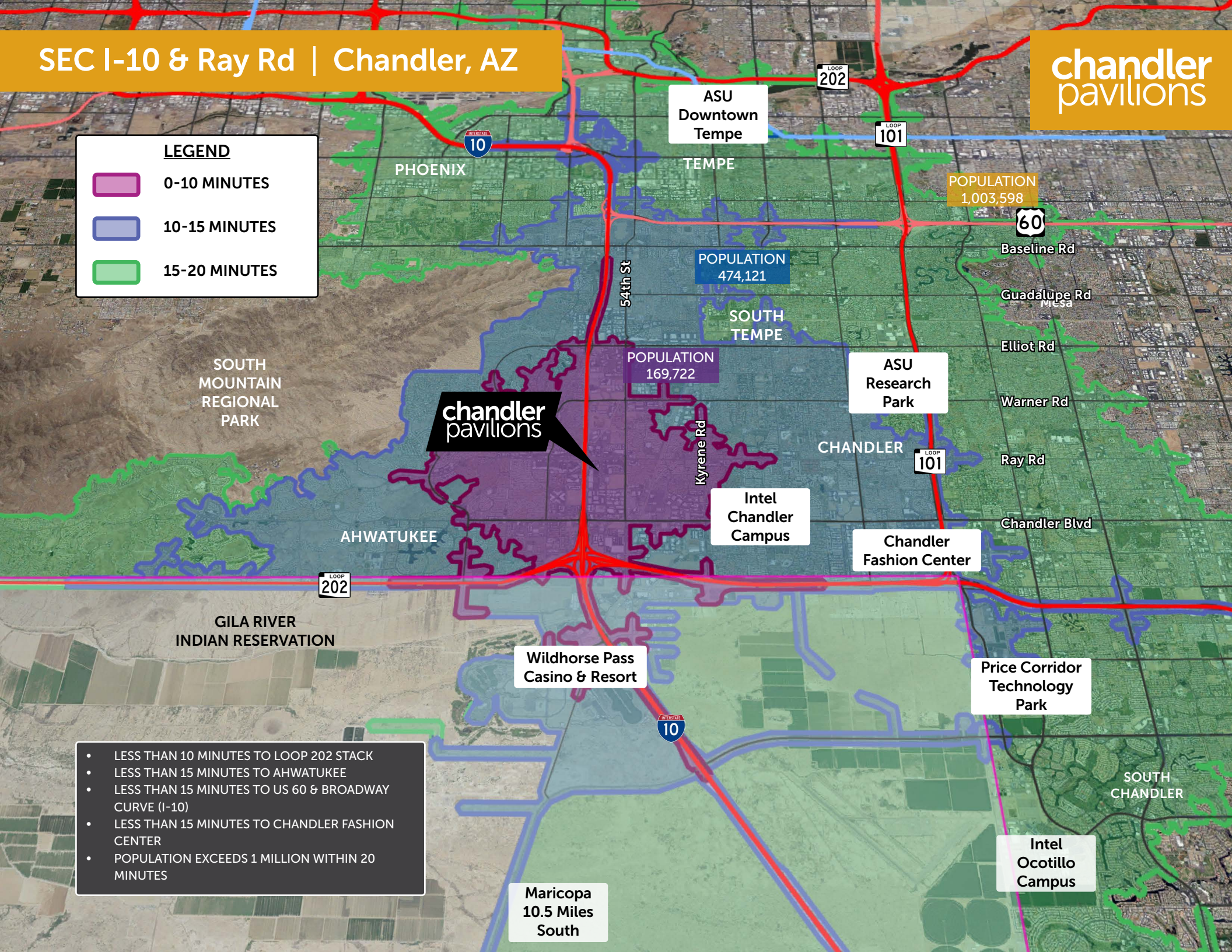
sam's club fuel

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LEGEND

- 0-10 MINUTES
- 10-15 MINUTES
- 15-20 MINUTES



POPULATION 1,003,598

POPULATION 474,121

POPULATION 169,722


- LESS THAN 10 MINUTES TO LOOP 202 STACK
- LESS THAN 15 MINUTES TO AHWATUKEE
- LESS THAN 15 MINUTES TO US 60 & BROADWAY CURVE (I-10)
- LESS THAN 15 MINUTES TO CHANDLER FASHION CENTER
- POPULATION EXCEEDS 1 MILLION WITHIN 20 MINUTES

Maricopa
10.5 Miles South

SEC I-10 & Ray Rd | Chandler, AZ

chandler pavilions

GPS FOOT TRAFFIC PANEL

 TRUE TRADE AREA
- 80% OF ALL FOOT TRAFFIC

Key Highlights

- Chandler Pavilions averages over 62,000 visits per week with approximately 800,000 unique annual visitors
- True trade area expands to 30 square miles
- Majority of visitors (58%) have an average dwell time longer than 30 minutes
- Over 70% of visitors are loyal averaging more than 4 visits per year

chandler pavilions

SEC I-10 & Ray Rd | Chandler, AZ

chandler pavilions



I-10 Pylon Signage

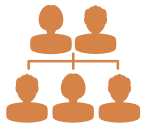


Freeway
Signage
Available



Ray Rd Pylon Signage

demographics



population

Drive Times (minutes)	0-10	0-15	0-20
2019 Total Population	169,722	474,121	1,003,598
2024 Total Population	180,211	507,957	1,081,852



households

Drive Times (minutes)	0-10	0-15	0-20
2019 Households	68,318	187,199	378,305
2024 Households	72,431	200,525	407,649



2019 incomes

Drive Times (minutes)	0-10	0-15	0-20
Average HH Income	\$103,202	\$93,508	\$85,049
Median HH Income	\$77,335	\$70,150	\$61,621
Per Capita Income	\$41,645	\$37,038	\$32,177



housing units

Drive Times (minutes)	0-10	0-15	0-20
2019 Housing Units	71,656	200,632	413,152
Owner Occupied	51.9%	50.5%	48.7%
Renter Occupied	43.5%	42.8%	42.9%
Vacant	4.7%	6.7%	8.4%



daytime population

Drive Times (minutes)	0-10	0-15	0-20
2019 Total Daytime Pop	119,556	361,455	684,848
Workers	119,556	361,455	684,848
Residents	71,874	212,471	483,311



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