

CHANDLER CROSSROADS

Chandler, AZ

NWC Gilbert & Queen Creek Roads

FOR SALE - RETAIL PADS/ DEVELOPMENT SITE

Chandler Crossroads is 24.52 acres available for sale, lease or build-to-suit with Gilbert Road and Queen Creek Road frontage. The plans call for 250,100 SF of industrial space and over 6 gross acres of retail space.

Rockefeller Group has constructed Building 1 (2900 S. Gilbert Road) ready for immediate delivery. The site is on the NWC of Gilbert and Queen Creek Roads, adjacent to the 310,000 SF FedEx Ground distribution center, and is advantageously located 1.2 miles from the 202 Freeway and 12 minutes to Intel's Ocotillo campus.



PADS 1 & 2:

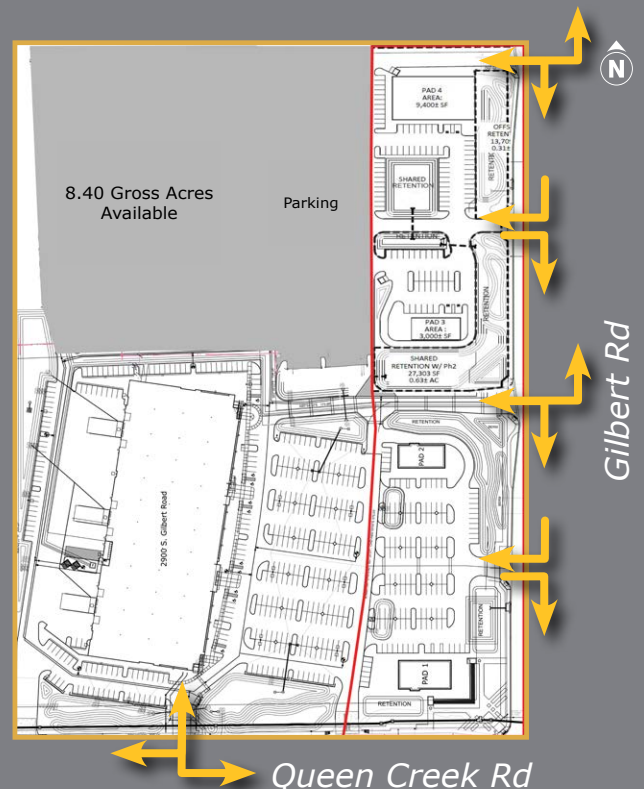
Site Area: **±136,768 SF**

Gross Acres: **±3.14**

PADS 3 & 4:

Site Area: **±149,864 SF**

Gross Acres: **±3.44**





202

Price Rd

Dobson Rd

Alma School Rd

Arizona Ave

McQueen Rd



Chandler Mun

20,083 VPD

34,608 VPD

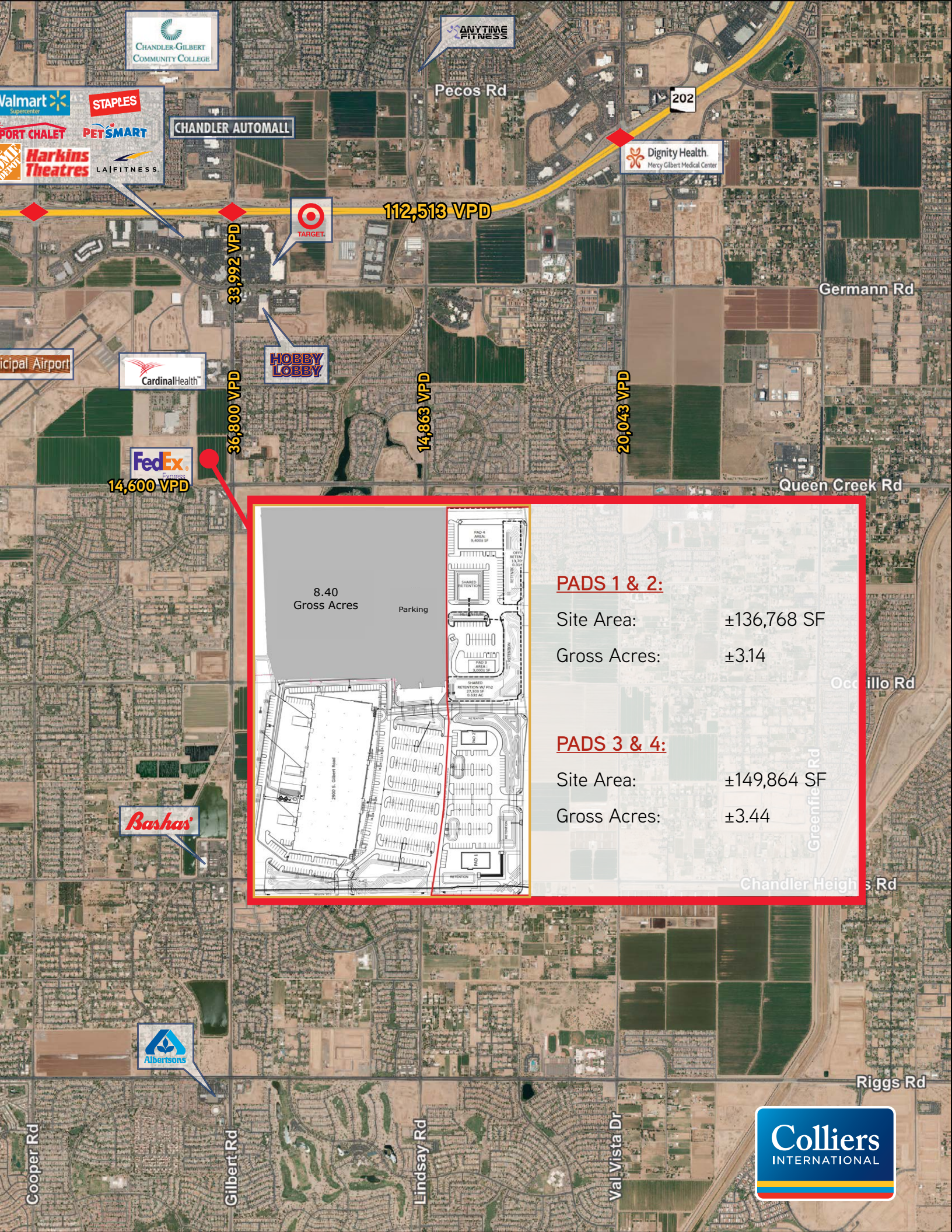
19,366 VPD

9,651 VPD

8,963 VPD

28,312 VPD





CHANDLER-GILBERT
COMMUNITY COLLEGE

Walmart
Supercenter
PORT CHALET
Harkins
Theatres
STAPLES
PETSMART
LAIFITNESS

CHANDLER AUTOMALL

ANYTIME
FITNESS

Pecos Rd

202

Dignity Health
Mercy Gilbert Medical Center

TARGET

112,513 VPD

33,992 VPD

HOBBY
LOBBY

CardinalHealth

36,800 VPD

FedEx
14,600 VPD

14,863 VPD

20,043 VPD

Germann Rd

Queen Creek Rd



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PADS 3 & 4:

Site Area: ±149,864 SF
Gross Acres: ±3.44

Bashas

Albertsons

Occillo Rd

Greenfic Rd

Chandler Heights Rd

Riggs Rd

Cooper Rd

Gilbert Rd

Lindsay Rd

Val Vista Dr

Colliers
INTERNATIONAL

ROCKEFELLER GROUP



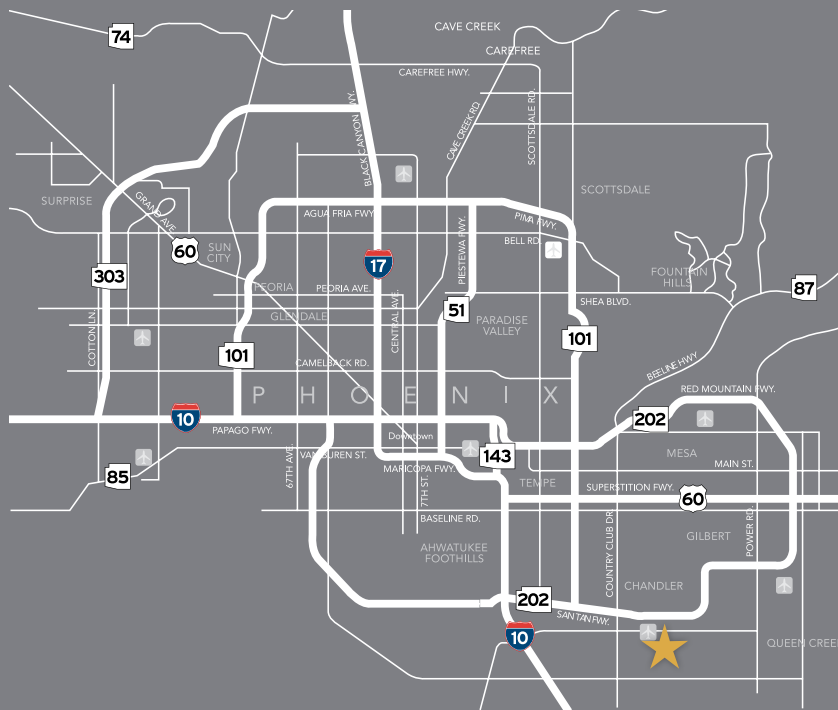
City
of
Chandler

Demographics Overview:

September 1, 2017 Population: 253,641			
September 1, 2017 Housing Units: 103,814			
Population	2 Mile Radius	3 Mile Radius	5 Mile Radius
2016 Total Population:	31,298	66,377	251,518
2021 Population:	37,942	79,844	291,797
Pop Growth 2016-2021:	21.2%	20.3%	16.0%
Median Age:	33.3	34.4	34.7
Households			
2016 Total Households:	8,975	19,458	78,789
HH Growth 2016-2021:	18.2%	16.9%	12.8%
Median Household Income:	\$106,721	\$104,440	\$87,857
Avg Household Size:	3.4	3.4	3.2
2016 Avg HH Vehicles:	2.21	2.16	1.99
Housing			
Median Home Value:	\$336,367	\$339,777	\$300,040
Median Year Built:	2005	2004	2001

**WORK HERE,
LIVE HERE,
PLAY HERE**

Chandler, Arizona delivers exceptional amenities and diverse cultural facilities amid a world-class innovation hub. Chandler has been a community built on innovation and community. The addition of nearly 100,000 young, educated, and affluent citizens in the last 10 years, a proven workforce and a mixture of diversified industries in addition to quality retail establishments are reasons why the City of Chandler is an exciting place to live and work. Chandler boasts a strong, high tech employment base that attracts and retains high quality employees, many of whom make Chandler their home.



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