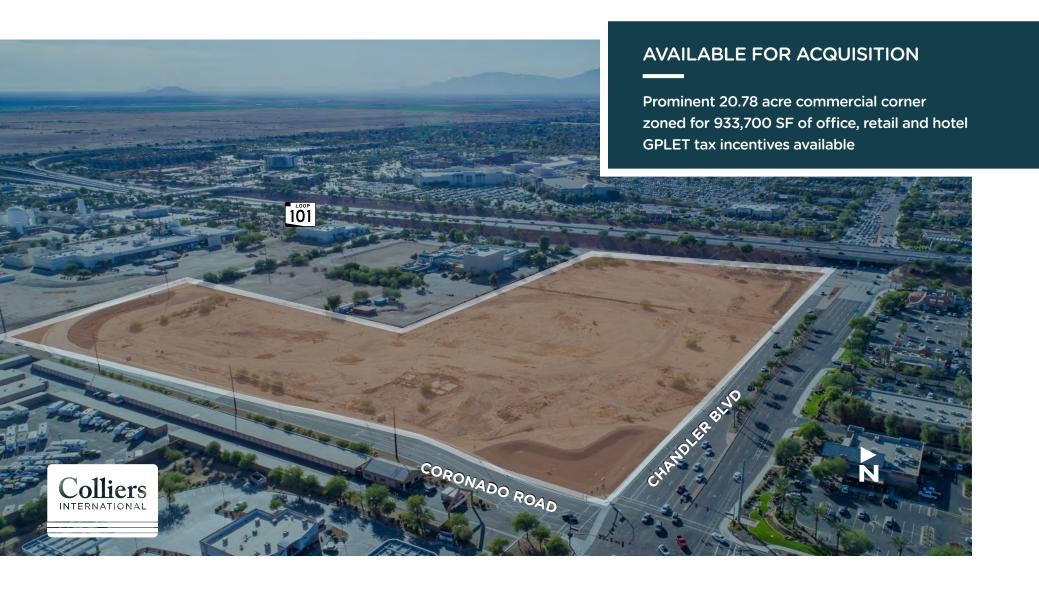
ROCKEFELLER GROUP

Chandler 101

SEC Chandler Boulevard & Price Road
Premier Commercial Development Opportunity
www.chandler101.com



Chandler 101

Premier Commercial Development Opportunity www.chandler101.com



SIGNAGE AT THE
TOP OF THE 6-10
STORY BUILDINGS
WILL BE VISIBLE AT
EYE-LEVEL TO OVER
168,000 CARS PER
DAY ON LOOP 101
FREEWAY.



ACQUISITION OPPORTUNITY



- 20.78 total acres (fee simple interest)
- www.chandler101.com web domain name
- GPLET/Redevelopment area designation
- Call for offers due: February 2018

SITE CHARACTERISTICS



- Flat-graded site ready for development
- PAD zoning allows for high-rise, high-density, mixed-use development
- Ingress/egress to Price Road, Chandler Boulevard and Loop 101
- Mulitple connectivity/fiber providers to site
- Traffic light at northeast corner of Property (Chandler Blvd. and Coronado Rd.)



PARCEL INFO



Primary Parcel

Maricopa County Assessor number: 303-63-511

Parcel size: 883,551 SF (20.28 acres) 2017 property taxes: \$68,154.20

• Supplemental Parcel (Southeast corner for water retention)

Maricopa County Assessor number: 303-63-512

Parcel size: 21,623 SF (.486 acres) 2017 property taxes: \$514.26

UNCOMMON FOUR-SIDED SITE FRONTAGE/IDENTITY



- 1,117 ft on Chandler Boulevard (77,000 cars/day)
- 552 ft on Price Road (160,000 cars/day)
- 1,262 ft on Coronado Road
- 410 ft on Boston Street
- Preliminary Development Plan allows for monument signage on all four sides

ZONING: PAD



- City will allow up 10 stories
- Total potential square footage 933,700 (per PAD)
- Maximum allowable lot coverage: 55%

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- Grandfathered GPLET property tax reduction program
- Designated Redevelopment Area on front 16 acres

MAJOR AREA EMPLOYERS - PRICE CORRIDOR



- Intel's Ocotillo Campus FAB 42 site
- Intel's 1 million SF Chandler Blvd R&D Facility
- General Motors IT Innovation Center
- Bank of America Operations Center
- Chandler Regional Medical Center
- Microchip Technologies





WITHIN 3-MILE RADIUS

- Population: 110,933
- 48,589 Daytime employees
- 79% Annual projected population growth
- Avg. household income \$72,929

SURROUNDING RETAIL



- Across from Chandler Fashion Center
- 46 restaurants, 5 hotels, and 2.3 million square feet of retail

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