

RETAIL PROPERTY FOR LEASE

BOARDWALK AT ANDERSON SPRINGS

SEC Dobson Rd & Ray Rd | Chandler, AZ 85224

KATIE WEEKS

602.368.1372

kweeks@w-retail.com

BRYAN LEDBETTER

602.795.8670

bledbetter@w-retail.com

WESTERN RETAIL ADVISORS

2555 E Camelback Rd, Suite 200

Phoenix AZ, 85016

602.778.3747 | w-retail.com

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LOCATION DESCRIPTION

SEC Dobson Rd & Ray Rd - Chandler

PROPERTY HIGHLIGHTS

- Anchored by the original Sprouts Farmer's Market which opened in 2005
- Scenic lakefront on the south and east borders of the property
- Dense population counts and high incomes in the immediate trade area

AREA COTENANTS



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LEGEND

In Negotiations

Unavailable

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LEASE INFORMATION

| | | | |
|--------------|---|-------------|------------|
| Lease Type: | - | Lease Term: | Negotiable |
| Total Space: | - | Lease Rate: | N/A |

AVAILABLE SPACES

| SUITE | TENANT | SIZE |
|-------|----------------------------|-----------|
| A100 | SPROUTS | 25,272 SF |
| A101 | STATE FARM INSURANCE | 1,330 SF |
| A102 | WATER PLUS | 1,670 SF |
| A103 | SUPER CLEANERS | 1,500 SF |
| B104 | INNER VISIONS YOGA | 2,800 SF |
| B105 | LEASE PENDING | 1,040 SF |
| B106 | COLD STONE CREAMERY | 1,260 SF |
| C106 | PATENT 139 BREWING COMPANY | 4,145 SF |
| C107 | PET PLANET | 2,520 SF |
| C108 | HAWAIIAN EXPERIENCE SPA | 2,360 SF |
| C109 | SOHO HAIRBAR | 2,120 SF |
| D110 | VALLE LUNA | 8,142 SF |
| E111 | BACKFIT CHIRO | 4,200 SF |
| E112 | LAKEVIEW DENTAL | 2,800 SF |
| E113 | KWENCH JUICE | 1,368 SF |

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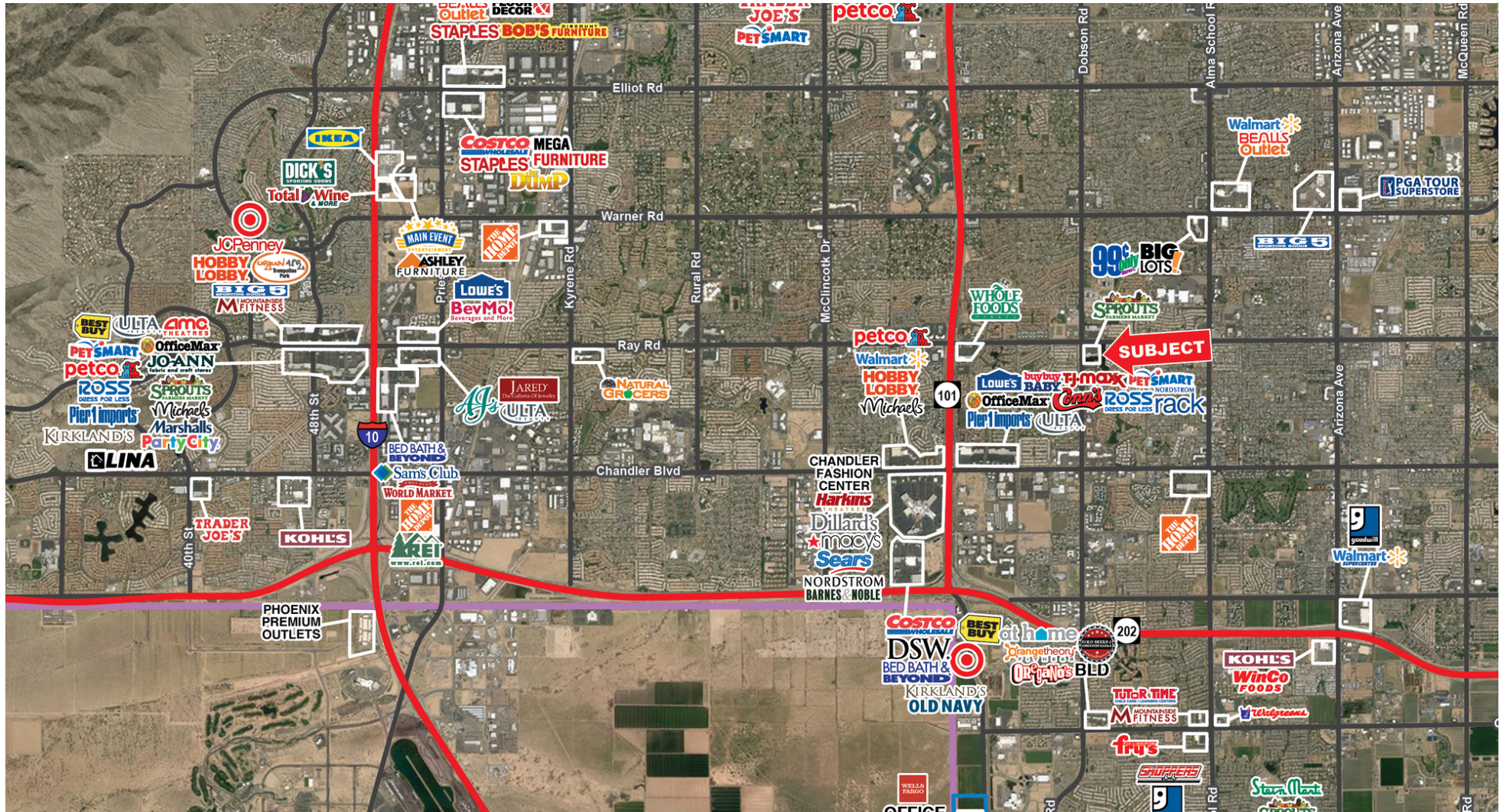
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| SUITE | TENANT | SIZE |
|-------|-------------------------------|----------|
| E114 | PITA JUNGLE | 3,220 SF |
| E115 | EUROPEAN WAX | 1,681 SF |
| E116 | HON MACHI SUSHI | 2,000 SF |
| F117 | F45 TRAINING | 2,666 SF |
| F118 | DESERT FINANCIAL CREDIT UNION | 5,210 SF |
| F119 | AMBROSIA FLORAL BOUTIQUE | 1,300 SF |
| F120 | KUMON | 1,300 SF |
| F121 | NATURAL NAILS SPA | 1,300 SF |
| F122 | QUICKFIX CELLUAR | 1,300 SF |
| F123 | THE COFFEE RUSH | 1,300 SF |
| P124 | BANNER OCCUPATIONAL HEALTH | 6,000 SF |

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| POPULATION SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|--|-----------|-----------|-----------|
| Total Population | 16,962 | 141,819 | 324,100 |
| Total Population in 5 years | 17,465 | 149,940 | 344,790 |
| Annual Growth Rate | 0.59% | 1.12% | 1.25% |
| Median Age | 37.0 | 35.1 | 36.6 |
| INCOME SUMMARY | | | |
| Median Household Income | \$79,368 | \$74,837 | \$81,299 |
| Average Household Income | \$79,368 | \$74,837 | \$81,299 |
| BUSINESS SUMMARY | | | |
| Total Businesses | 536 | 4,367 | 10,593 |
| Total Employees | 5,067 | 58,076 | 136,978 |
| Daytime Population | 12,600 | 121,903 | 282,328 |
| POPULATION 25+ by EDUCATIONAL ATTAINMENT | | | |
| Associate's Degree | 11.3% | 9.8% | 9.5% |
| Bachelor's Degree | 28.3% | 24.9% | 27.1% |
| Graduate / Professional Degree | 28.3% | 24.9% | 27.1% |
| Percent of Population with Degrees | 67.9% | 59.6% | 63.7% |
| EMPLOYED POPULATION 16+ by OCCUPATION | | | |
| Total | 9,429 | 77,993 | 178,750 |
| White Collar | 9,429 | 77,993 | 178,750 |
| Service Industry | 15.3% | 15.5% | 14.2% |
| Blue Collar | 10.1% | 14.6% | 13.3% |
| HOUSEHOLD SUMMARY | | | |
| Households | 6,688 | 54,509 | 124,099 |
| Average Household Size | 2.53 | 2.59 | 2.60 |
| Average Family Size | 2.53 | 2.59 | 2.60 |
| Median Home Value | \$294,911 | \$263,248 | \$287,311 |

* 2020 Demographic data derived from ESRI

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