

NEC Arizona Avenue & Ocotillo Road

3977 South Arizona Avenue | Chandler, AZ

JOIN



ADDITIONAL INFORMATION

Ryan Moroney
Director

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PROPERTY HIGHLIGHTS

- 1,300 SF coming available – co-tenant with MOD Pizza, VisionWorks & Floyd's Barbershop
- Prime hard corner real estate on one of the East Valley's most dynamic retail intersections
- Target-anchored outparcel building that can be seen by over 40,000 vehicles per day
- Second generation frozen yogurt opportunity – infrastructure in place for a restaurant user
- Super dense trade area across from Arizona's largest high school, Hamilton, with over 4,100 students

TRAFFIC COUNTS

OCOTILLO ROAD: 10,309 VPD

ARIZONA AVENUE: 32,660 VPD

Source: Kalibrate Technologies 2020

DEMOGRAPHIC BRIEF 2020

	1-MILE	3-MILE	5-MILE
POPULATION:	10,119	90,337	212,692
HOUSEHOLDS:	3,137	32,972	76,634
MEDIAN AGE:	35.1	38.5	37.4
AVERAGE HH INCOME:	\$150,195	\$132,104	\$114,504

Source: Esri Business Analyst

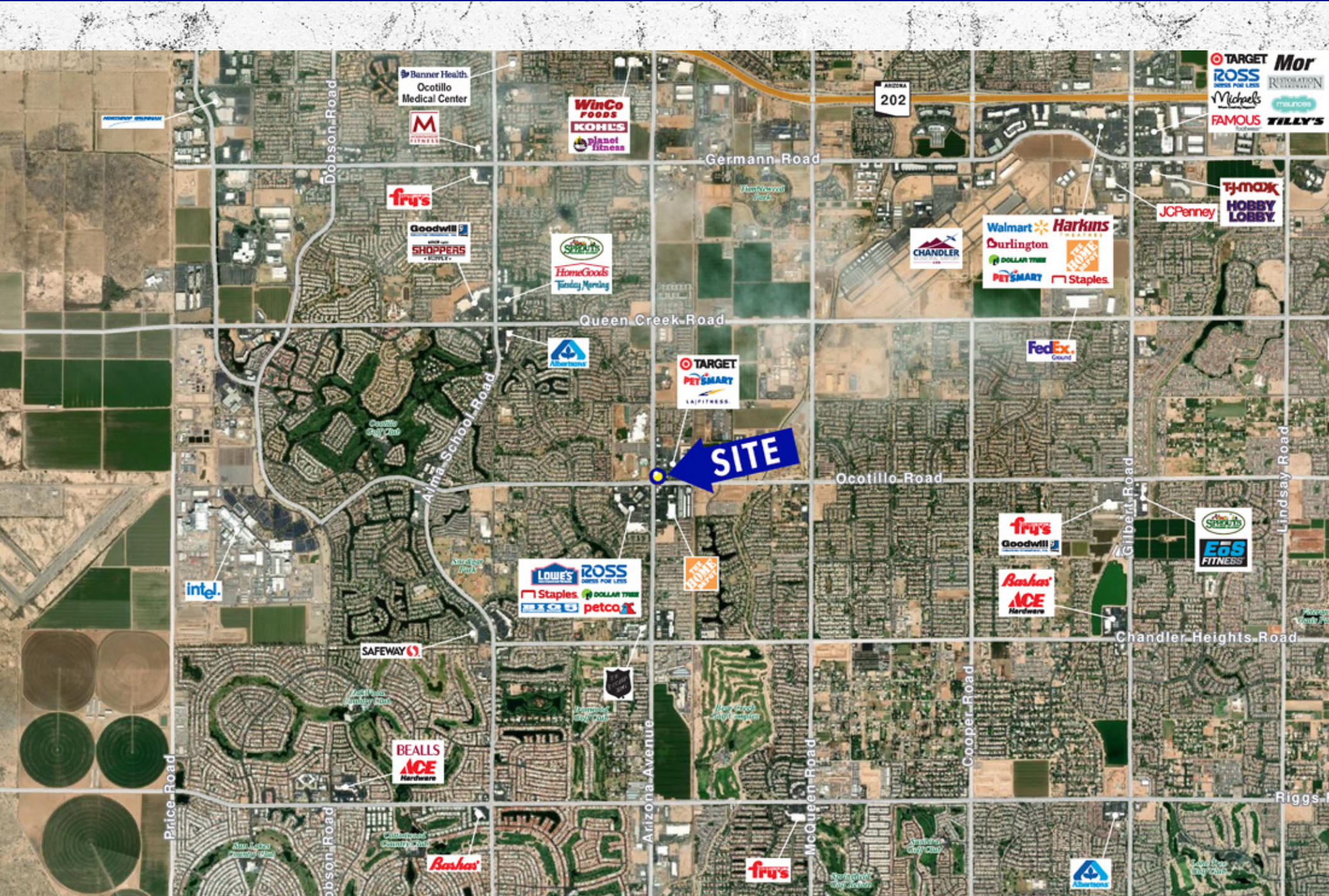
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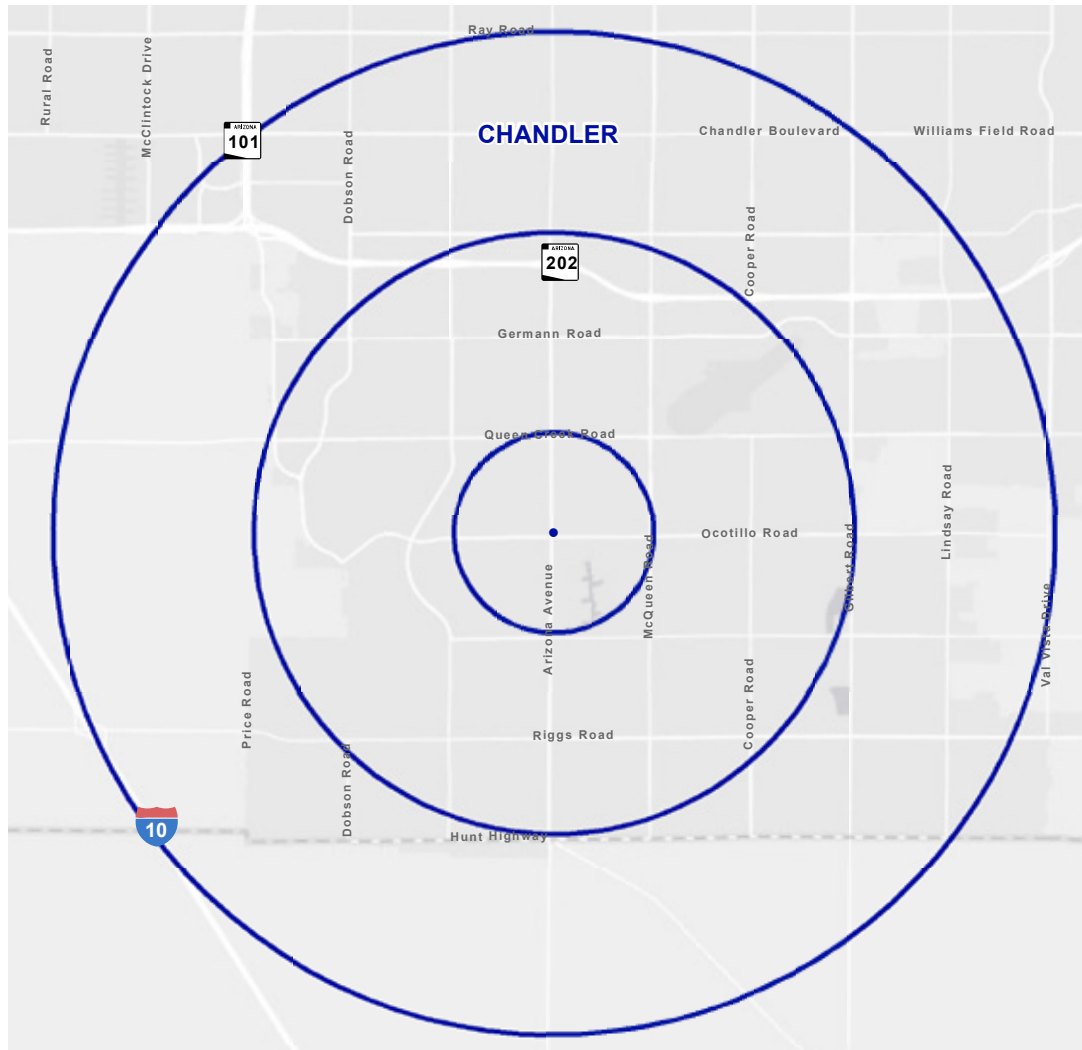
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Demographic Profile



NEC ARIZONA AVENUE & OCOTILLO ROAD

3977 South Arizona Avenue
Chandler, AZ 85248

LATITUDE: **33.24973** | LONGITUDE: **-111.83920**

Population	1-Mile	3-Mile	5-Mile
2020 Estimated Population	10,119	90,337	212,692
2025 Projected Population	11,537	101,773	234,770
2020 Est. Daytime Population	9,735	82,711	203,591
Households			
2020 Estimated Households	3,137	32,972	76,634
2025 Projected Households	3,555	36,874	84,085
Income			
2020 Est. Average HH Income	\$150,195	\$132,104	\$114,504
2020 Est. Median HH Income	\$124,070	\$105,112	\$89,934
2020 Est. Per Capita Income	\$50,258	\$48,174	\$41,396
Business			
2020 Est. Employees	2,509	19,252	60,886
2020 Est. Businesses	221	1,733	4,516

Source: Esri Business Analyst

NEWMARK
KNIGHT FRANK

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