

NEC Arizona Avenue & Ocotillo Road

3885 South Arizona Avenue | Chandler, AZ

JOIN



ADDITIONAL INFORMATION

Joe Doucett
Senior Managing Director

t 602-952-3817
c 480-390-2262
joe.doucett@nrmk.com

Carole Uhrig
Brokerage Services Specialist

t 602-952-3869
c 480-298-8223
carole.uhrig@nrmk.com

PROPERTY HIGHLIGHTS

- Prime hard corner real estate on one of the East Valley's most dynamic retail intersections
- 2,500 SF Available 11/1/23 (Do not disturb tenant) - second generation restaurant with patio
- Target-anchored outparcel building that can be seen by over 40,000 vehicles per day
- Super dense trade area across from Arizona's largest high school, Hamilton, with over 4,100 students

TRAFFIC COUNTS

OCOTILLO ROAD: 16,407 VPD

ARIZONA AVENUE: 40,376 VPD

Source: Kalibrate Technologies 2022

DEMOGRAPHIC BRIEF 2022

	1-MILE	3-MILE	5-MILE
POPULATION:	10,331	91,276	215,230
HOUSEHOLDS:	3,466	34,328	79,213
MEDIAN AGE:	34.5	38.9	37.7
AVERAGE HH INCOME:	\$177,499	\$150,154	\$131,341

Source: Esri Business Analyst

NEC Arizona Avenue & Ocotillo Road

3885 South Arizona Avenue | Chandler, AZ



3885 South Arizona Avenue

SUITE	TENANTS	SF
1	AVAILABLE 11/1/23 (Do not disturb tenant)	±2,500
3	Dentists of Chandler	±3,000
4	Perspire	±1,500

3977 South Arizona Avenue

SUITE	TENANTS	SF
1	Floyd's Barber Shop	±1,930
2	Paleta Bar	±1,470
4	MOD Pizza	±1,200
5	Visionworks	±2,400

NEC Arizona Avenue & Ocotillo Road

3885 South Arizona Avenue | Chandler, AZ



Appleby Road

Hamilton High School

Arizona Avenue

SITE

Ocotillo Road

Pho Chandler
DaYung's Tea

FastMed
FIVE GUYS

GameStop
AT&T
Starbucks

Chick-fil-A

AutoZone

Wendy's

IHOP

THE SHRED STORE

target

elements
massage

PET SMART

MOD
FLOYD'S

LA FITNESS

Texaco

Christian Brothers
Automotive

Ziggi's COFFEE

SAVING MONEY ON
CENTROPS

Home Central
PAINTS

EGG
WIDE

O'Reilly AUTO PARTS

ROSS
DRESS FOR LESS

CrossFit
FORNIA ELITE FITNESS

Zeeke's
Pasta

Rita's
Ice Cream

Buck's
Original Bread in Butter

FANTASTIC SAM'S

MATHNASIUM

Pho Ke

DUCK DONUTS

Batteries + Bulbs

FARMERS
INSURANCE

Creative Nails By Susan

BIG 5
SPORTS AND GEAR

DOLLAR TREE

petco

Staples

Arizona
RESTAURANT

ZIP
CARTS

LOWE'S

verizon

Subway

Jack
in the box

SENIOR
TACO

Care's

LET'S PIZZA

SportClips
(HAIRGUTS)

MATTRESS FIRM

THE
HOME
DIY SHOP

YOGI'S GRILL

experimax

BoSa
DONUTS

CUBE SMART
self storage

Firestone

Filiberto's
MEXICAN FOOD

GHAHC

SONDRAN SMILE
ORTHODONTICS

Pho Chandler

DaYung's Tea

NEC Arizona Avenue & Ocotillo Road

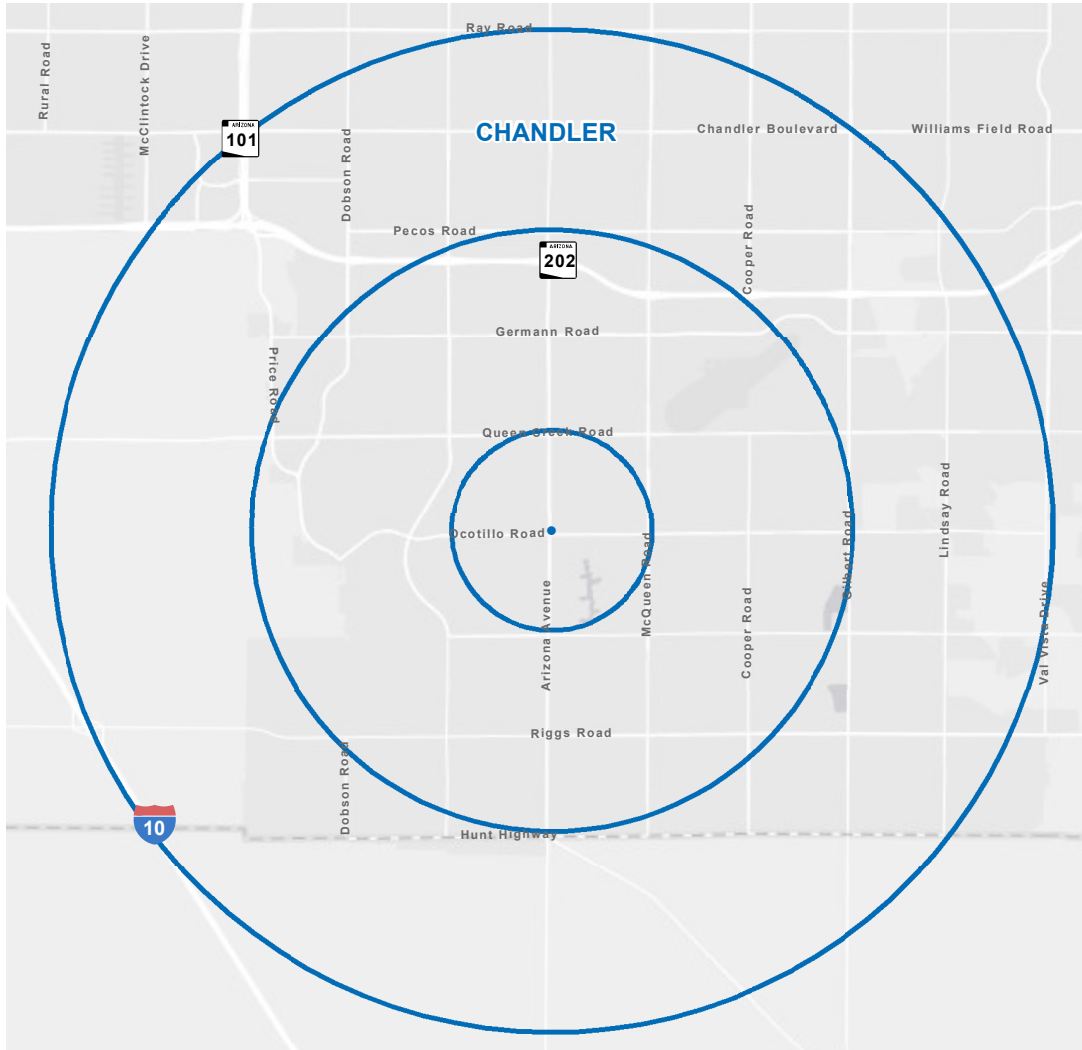
3885 South Arizona Avenue | Chandler, AZ



NEC Arizona Avenue & Ocotillo Road

3885 South Arizona Avenue | Chandler, AZ

Demographic Profile



NEC ARIZONA AVENUE & OCOTILLO ROAD

3885 South Arizona Avenue
Chandler, AZ 85248

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

Population	1-Mile	3-Mile	5-Mile
2022 Estimated Population	10,331	91,276	215,230
2027 Projected Population	10,845	95,386	223,310
2022 Est. Daytime Population	9,090	76,601	198,862
Households			
2022 Estimated Households	3,466	34,328	79,213
2027 Projected Households	3,634	35,725	82,061
Income			
2022 Est. Average HH Income	\$177,499	\$150,154	\$131,341
2022 Est. Median HH Income	\$140,430	\$113,103	\$100,277
2022 Est. Per Capita Income	\$61,034	\$56,344	\$48,383
Business			
2022 Est. Employees	2,823	19,655	66,737
2022 Est. Businesses	200	1,840	4,870

Source: Esri Business Analyst

NEWMARK

2555 E. Camelback Rd., Suite 600 | Phoenix, AZ 85016 | t 602-952-3800

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

ADDITIONAL
INFORMATION

Joe Doucett
Senior Managing Director

t 602-952-3817
c 480-390-2262
joe.doucett@nmrk.com

Carole Uhrig
Brokerage Services Specialist

t 602-952-3869
c 480-298-8223
carole.uhrig@nmrk.com