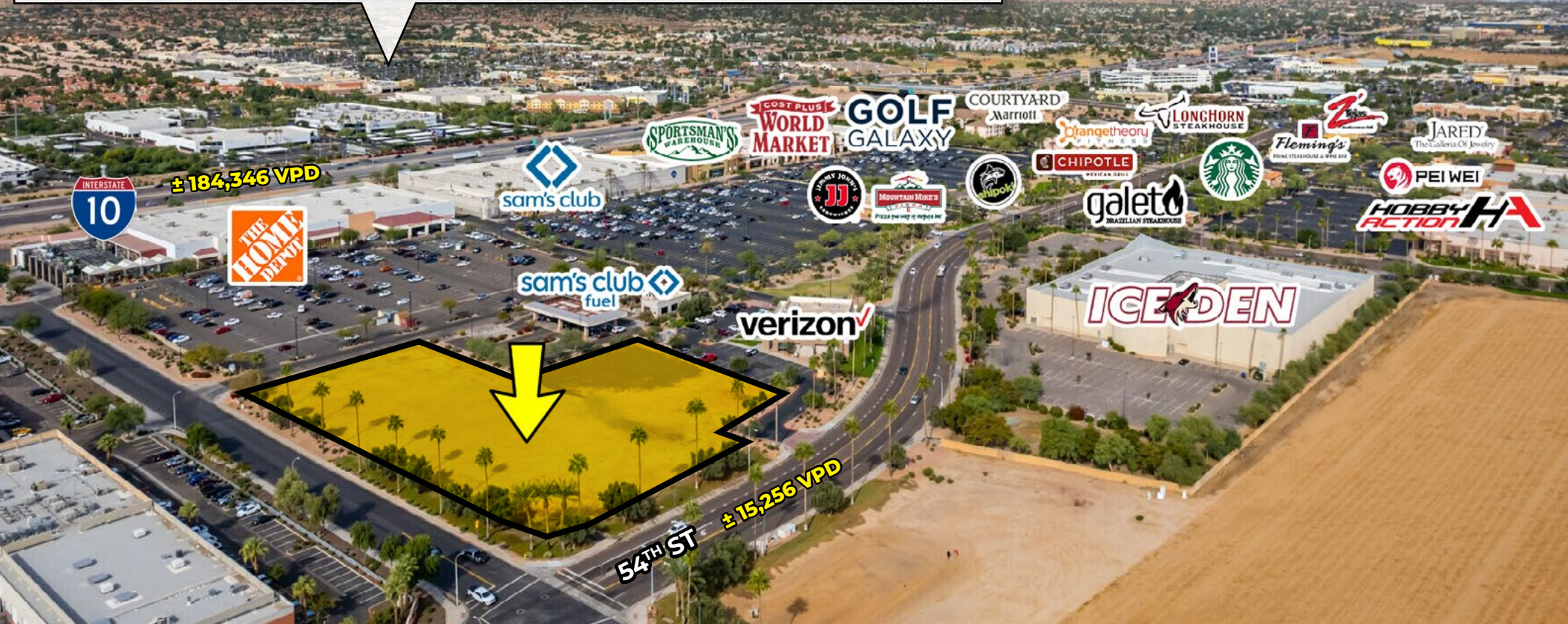
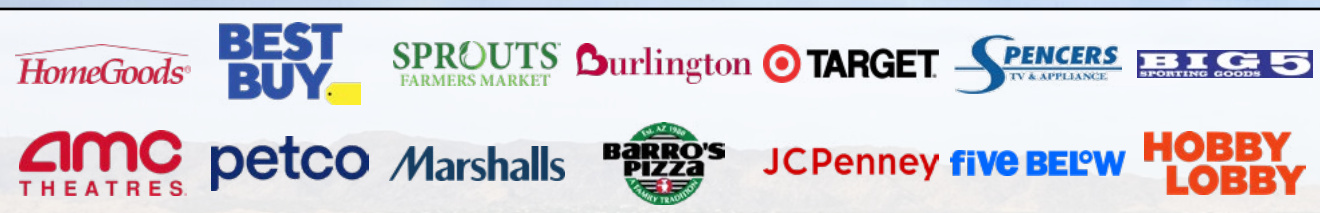




±3.12 ACRES CORNER PAD AVAILABLE



I-10 &
RAY RD

CHANDLER, AZ



PROPERTY SUMMARY

Summary

AVAILABLE	3.12 Acres pad	PRICING	\$20.00 PSF
ZONING	PAD		

Property Highlights

- ▶ Unique opportunity at one of the best power retail intersections in the Southwest with approximately 2 million square feet of retail
- ▶ Freeway pylon signage available, with over 6 million views per month
- ▶ One of the strongest retail intersections in Arizona
- ▶ Max Buildable to 25,000 SF (per Home Depot CCR's)

Traffic Count



54TH ST

N: ±6,896 VPD (NB/SB)

S: ±15,256 VPD (NB/SB)

I-10

N: ±187,171 VPD (NB/SB)

S: ±184,346 VPD (NB/SB)

RAY RD

E: ±39,240 VPD (EB/WB)

W: ±35,897 VPD (EB/WB)

ADOT 2023 & 2024

Join



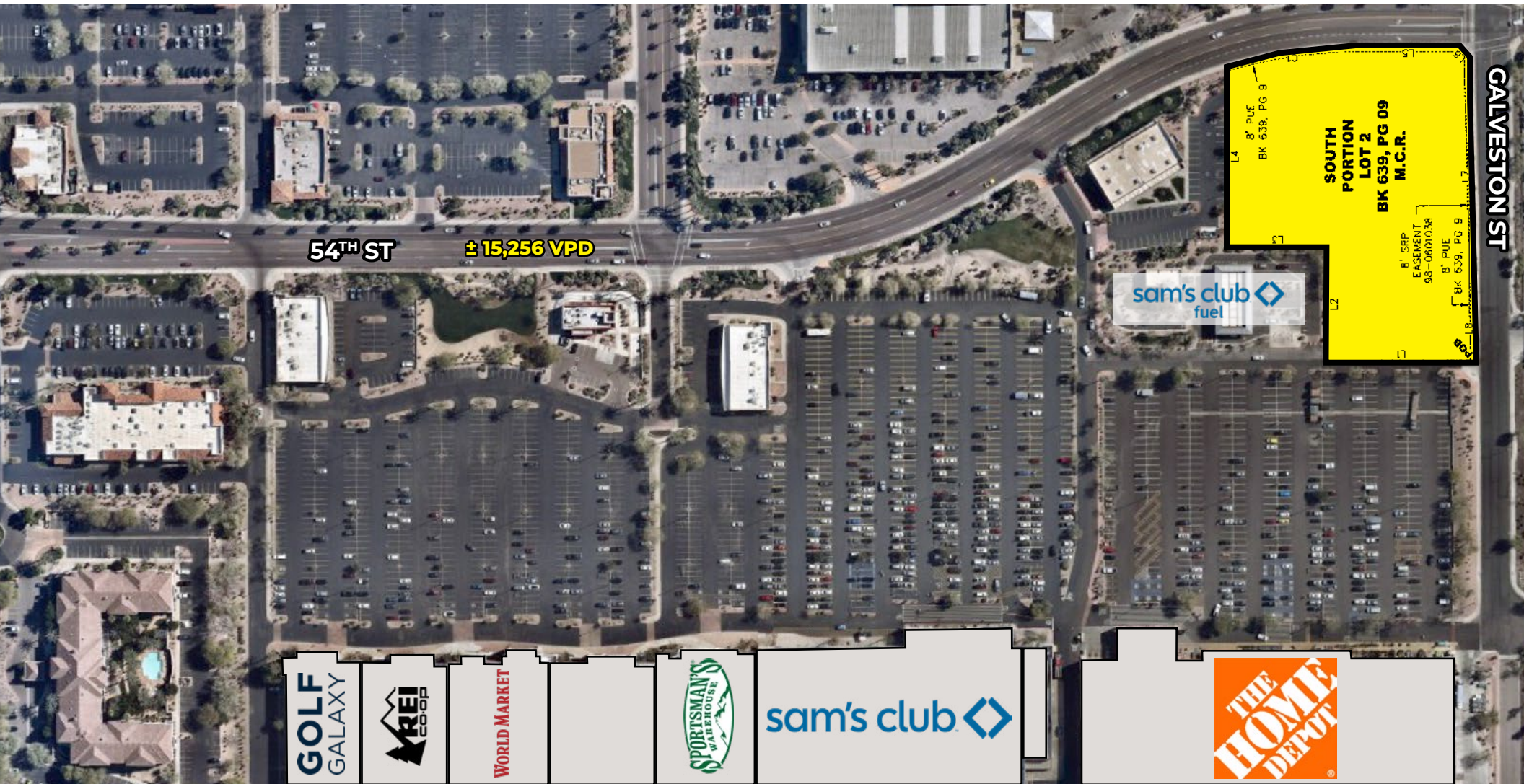
NWC

CORNER PAD AVAILABLE

I-10 & RAY RD, CHANDLER, AZ



SITE PLAN



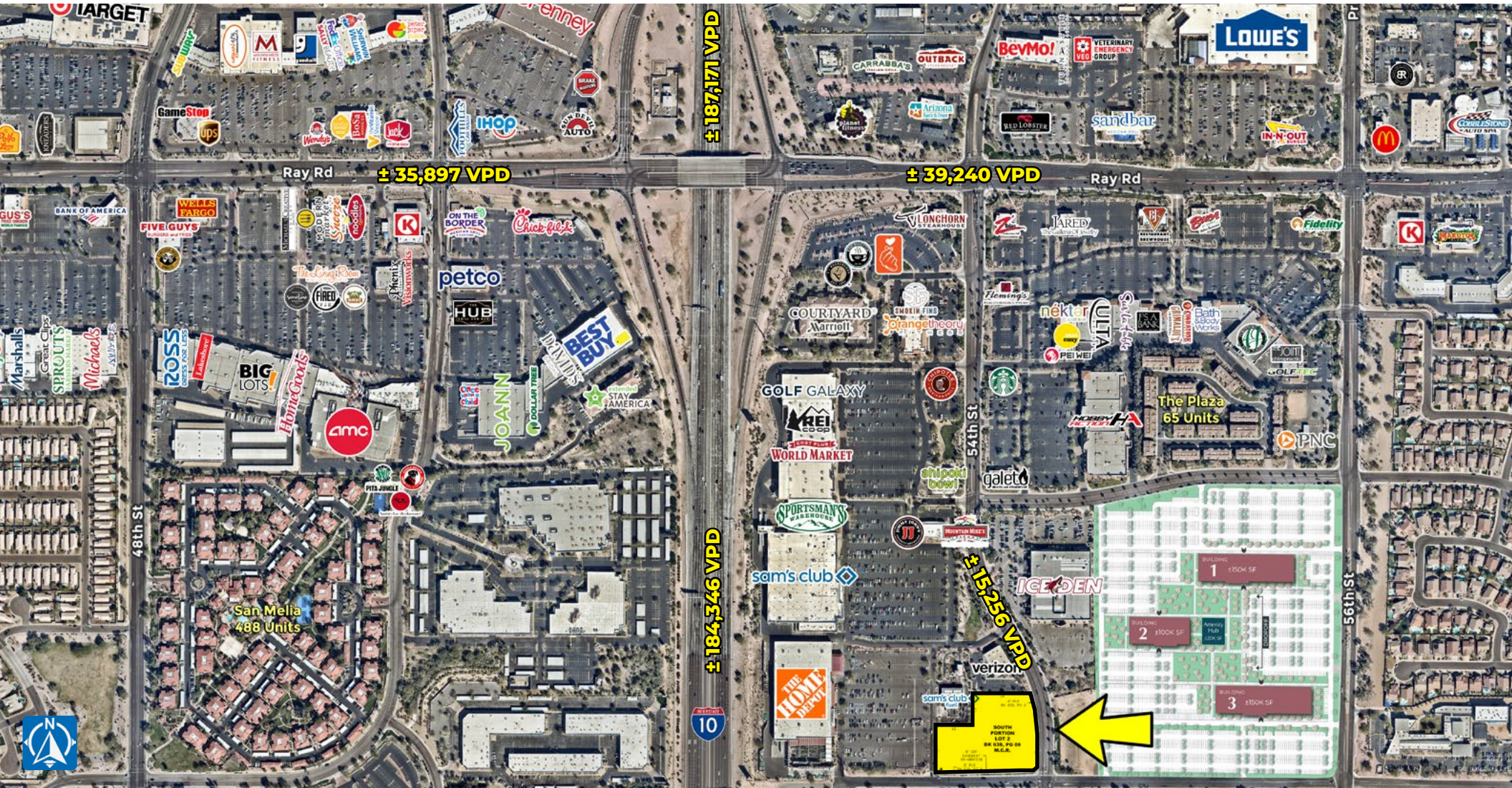
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CORNER PAD AVAILABLE

I-10 & RAY RD, CHANDLER, AZ



ZOOM AERIAL



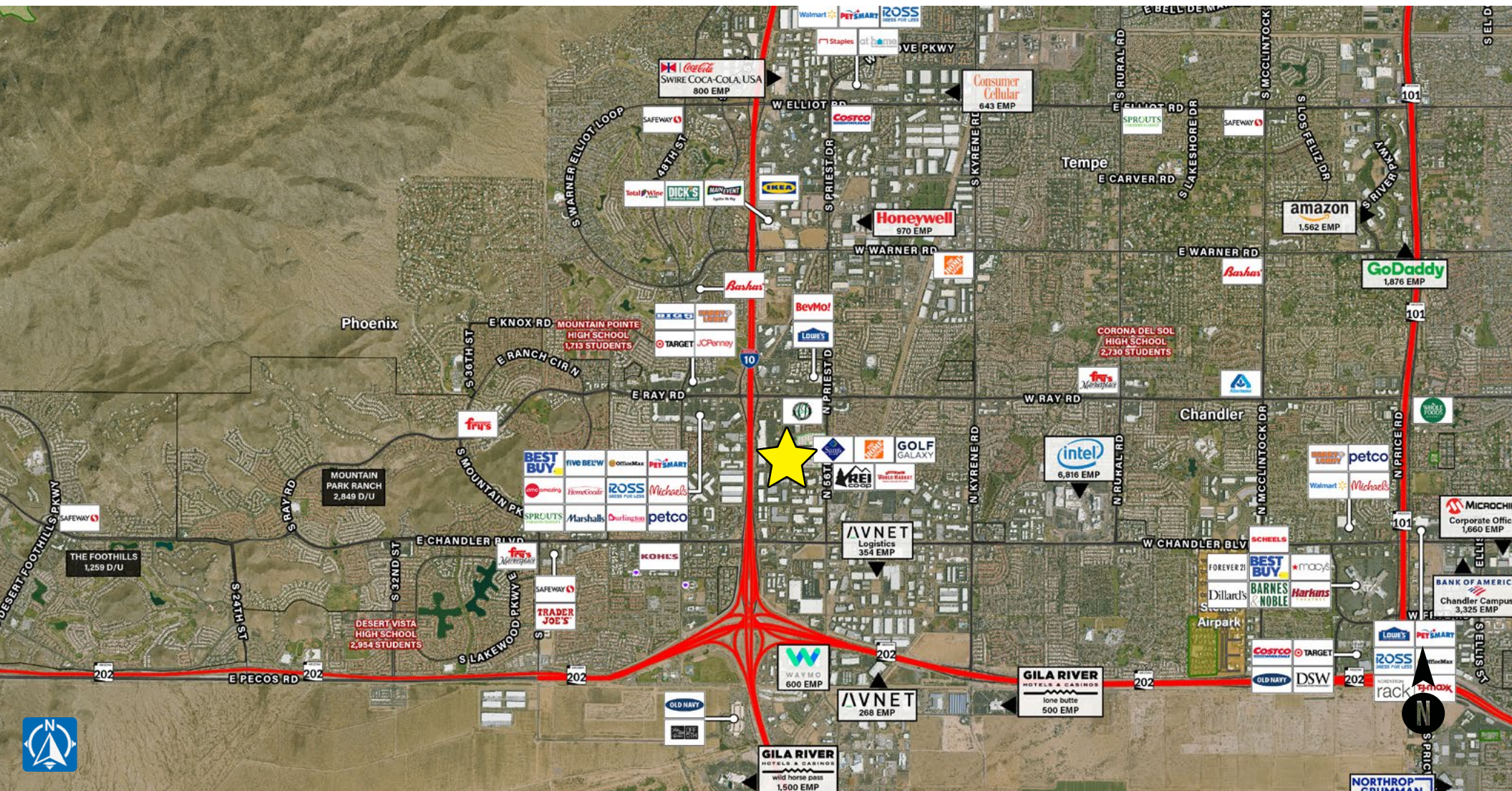
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CORNER PAD AVAILABLE

I-10 & RAY RD, CHANDLER, AZ



WIDE AERIAL



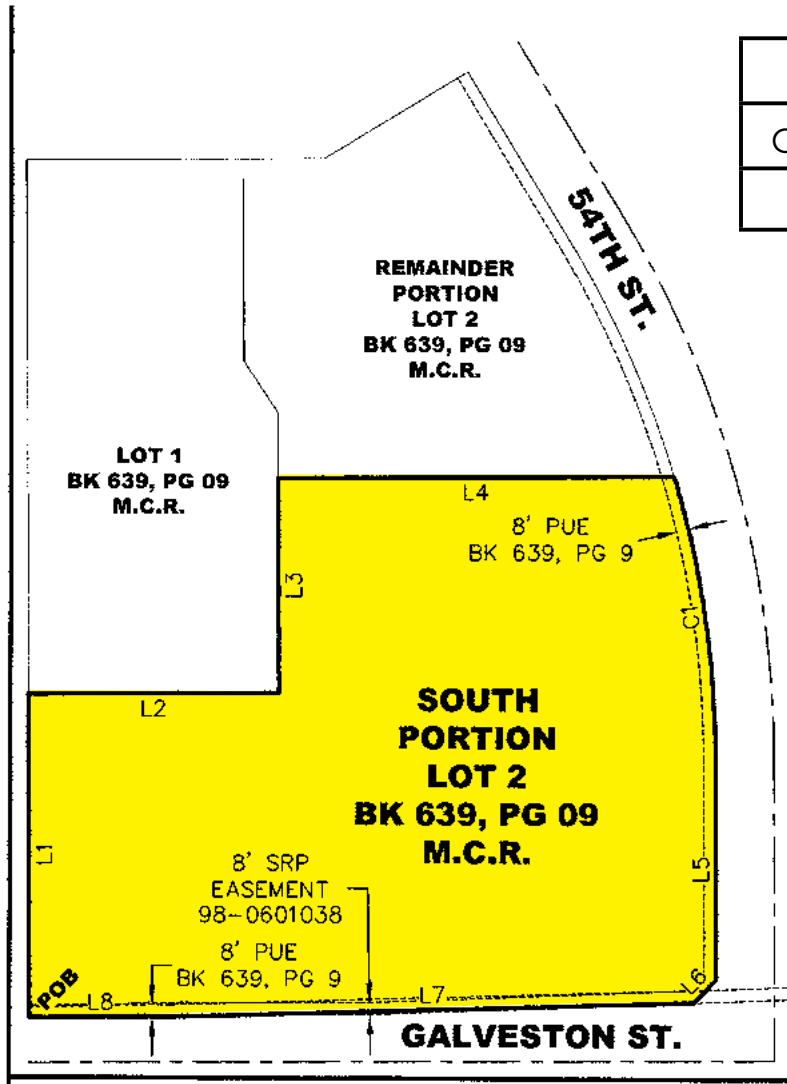
NWC

CORNER PAD AVAILABLE

I-10 & RAY RD, CHANDLER, AZ



SITE PLAN



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	12'24'48"	661.50'	189.50'	N8'30'56"W 188.85'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N0°18'34"W	214.29
L2	N89°41'26"E	166.67
L3	N0°18'34"W	142.63
L4	N89°41'26"E	263.33
L5	S0°18'34"E	145.96
L6	S43°58'28"W	21.48
L7	S88°15'30"W	346.61
L8	S89°41'26"W	95.46

NWC

CORNER PAD AVAILABLE

I-10 & RAY RD, CHANDLER, AZ



SEC I-10 & Ray Rd | Chandler, AZ

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LEGEND

- 0-10 MINUTES
- 10-15 MINUTES
- 15-20 MINUTES

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pavilions



- LESS THAN 10 MINUTES TO LOOP 202 STACK
- LESS THAN 15 MINUTES TO AHWATUKEE
- LESS THAN 15 MINUTES TO US 60 & BROADWAY CURVE (I-10)
- LESS THAN 15 MINUTES TO CHANDLER FASHION CENTER
- POPULATION EXCEEDS 1 MILLION WITHIN 20 MINUTES

NWC

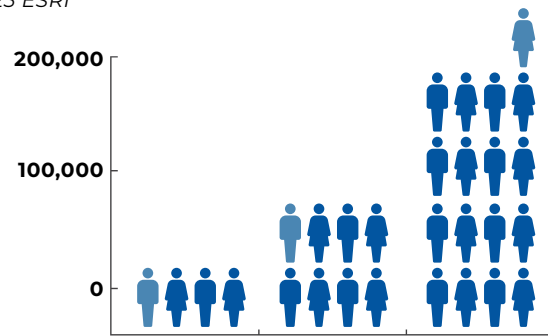
CORNER PAD AVAILABLE

I-10 & RAY RD, CHANDLER, AZ



DEMOS

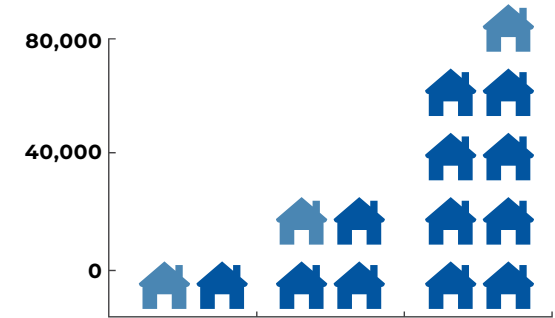
2025 ESRI



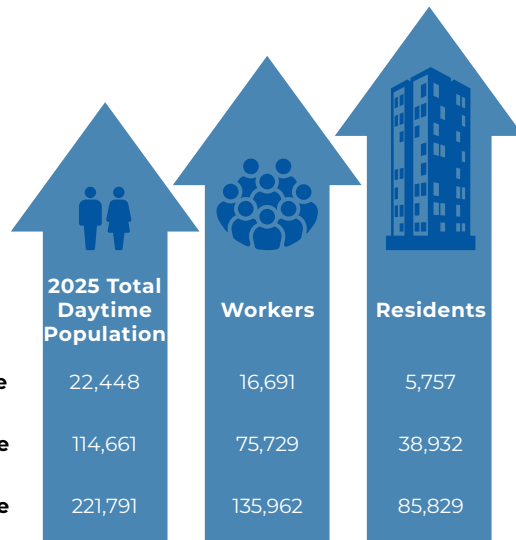
	1-Mile	3-Mile	5-Mile
2025 Total Population	14,197	93,901	202,564
2030 Total Population	15,017	94,001	202,874



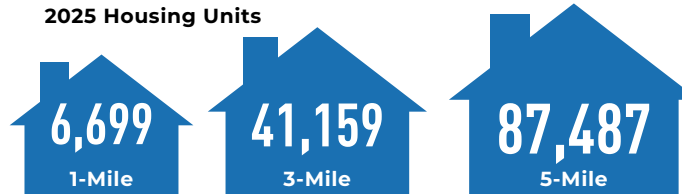
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$89,249	\$118,281	\$52,330
3-Mile	\$110,328	\$143,942	\$60,255
5-Mile	\$104,464	\$138,652	\$57,060



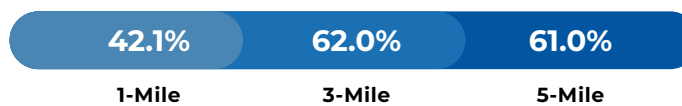
	1-Mile	3-Mile	5-Mile
2025 Households	6,380	39,283	83,540
2030 Households	6,838	39,737	84,493



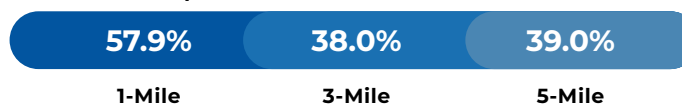
2025 Housing Units



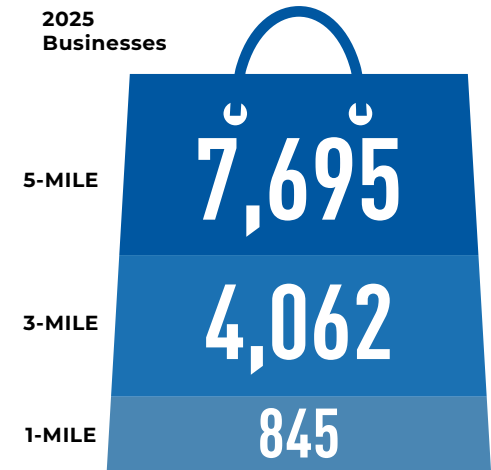
Owner Occupied



Renter Occupied



2025 Businesses



NWC

CORNER PAD AVAILABLE

I-10 & RAY RD, CHANDLER, AZ



chandler pavilions

Chandler Pavilions

Located directly off I-10 and Ray Road with a full-diamond interchange, Chandler Pavilions boasts prominent freeway visibility and convenient access. Chandler Pavilions is bordered by Ahwatukee to the west and Chandler to the east, both of which are connected by Ray Road, a major east/west arterial. Because of its close proximity to the 202 and US Route 60, Chandler Pavilions has a strong regional draw, consistently pulling customers from within 30 square miles. Chandler Pavilions is shopping destination consisting of over 400,000 sf of retail and restaurant space. The subject property is a part of the Chandler Pavilions complex and contains approximately 160,000 sf of retail with an exciting tenant mix, including Home Depot and Sam's Club shadow anchors, REI, Golf Galaxy, Bed Bath & Beyond, Cost Plus, Chipotle, Mountain Mike's Pizza, and Jimmy John's, among others. Anchor and inline shops space opportunities are available; take advantage of the over 200,000 vehicles that travel past Chandler Pavilions each day!



exclusively listed by

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. August 26, 2025 6:53 AM



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