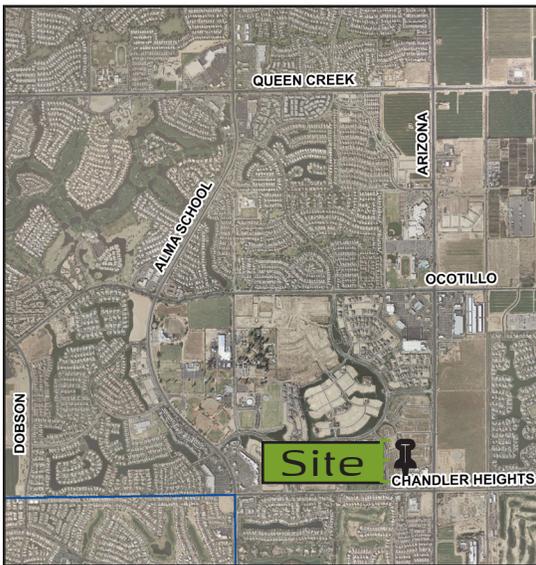




Fulton Ranch Marketplace

Location: NWC Arizona Ave & Chandler Heights Rd
Total Size: Approx. 45,000 SF
Project Status: Existing
Broker Contact: Strategic Retail Group
 602.778.3833



Highlights

- Located approximately 4 miles south of the Santan Freeway (Loop 202)
- Part of the Fulton Ranch, a 520-acre master-planned community with 1,000 housing units
- Located among Chandler's highest average HH incomes and across from The Shoppes at Chandler Heights—116,000 SF of retail
- Mixed-use development – with a Fresh and Easy Neighborhood Market planned, CVS/Pharmacy and a day care
- Development includes 46,000 SF of office space
- Shop space available

Contact Us:

City of Chandler
 Economic Development Division
Chandleraz.gov/ed
 Phone: 480.782.3030
 Mail Stop 416 | PO Box 4008 | Chandler, AZ 85244

Area Demographics

Source: SitesUSA 2010

Population	1 Mile	3 Miles	5 Miles
2010 Estimate	5,437	64,388	139,452
2015 Projection	5,941	78,072	166,240
Household Income			
2010 Average	\$101,543	\$91,046	\$86,885

Chandler, Arizona Overview

Located in Greater Phoenix, Chandler's population has nearly tripled since 1990. Its current population of nearly 255,00 is made up of young, well-educated and affluent families. An excellent quality of life is demonstrated by the city being named an All-America City in 2010, one of the "100 Best Communities for Young People" and one of the "5 Great Places to Live". Average household incomes are among the highest in the Phoenix area at over \$83,000 per year. Several major employers in diverse business sectors call Chandler home, including Intel, Microchip, Orbital Sciences, Wells Fargo Financial, Pearson Education and Bank of America.