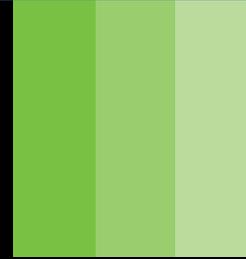




SANTAN GATEWAY SOUTH AVAILABLE FOR LEASE

1305-1445 SOUTH ARIZONA AVENUE :: CHANDLER, ARIZONA



SUITES AVAILABLE FROM ±2,100 SF TO ±13,140 SF



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2012 ESTIMATED DEMOGRAPHICS

POPULATION	1 mile	3 miles	5 miles
2012 Total Population:	11,246	106,656	250,873
Population Growth 2012-2017:	6.00%	3.20%	3.80%
Per Capita Income:	\$21,795	\$27,603	\$29,862
Average Age:	30.90	33.40	35.10
HOUSEHOLDS	1 mile	3 miles	5 miles
2012 Total Households:	3,944	37,786	91,348
Household Growth 2012-2017:	6.50%	3.70%	3.90%
Median Household Income:	\$52,487	\$64,437	\$69,994
Average Household Size:	2.85	2.82	2.74
HOUSING	1 mile	3 miles	5 miles
Median Home Value:	\$180,576	\$170,271	\$177,809
Median Year Built:	1998	1995	1994

SOURCE: Claritas

PROPERTY HIGHLIGHTS:

- :: Located at the intersection of Santan Freeway (Loop 202) and Arizona Avenue (Highway 87) in Chandler, Arizona
- :: Excellent visibility with freeway frontage
- :: Anchored by Sam's Club and national tenants including Mattress Firm, Starbucks, Subway and Strike Zone
- :: PAD Zoning: City of Chandler
- :: Proximity to established neighborhoods including Fulton Ranch, Saguaro Ranch, Lantana Ranch, Kerby Estates and Sun Lakes

TRADE AREA SUMMARY:

Retail, restaurant and service providers create a synergistic tenant mix within this well-designed center. Mature landscaping and artistic water-feature monument signage complement the architecture. Easily accessible by freeway, this center is situated at the "gateway" to established, affluent neighborhoods as well as dense multi-family residential. Arizona Avenue (Highway 87) is a main thoroughfare for the city of Chandler. The Chandler Municipal Airport plus tech and light industrial employers in the vicinity drive daytime traffic.

2012 ESTIMATED TRAFFIC COUNTS

North/South on Arizona Avenue:	32,400 VPD
East/West on Loop 202 at Arizona Avenue:	103,757 VPD

SOURCE: City of Chandler 2012

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SUITE	TENANT NAME	±SF
1305	Mattress Firm	6,161
1315	Strike Zone	15,015
1325	Available	13,140
1395-1	Starbucks	1,500
1395-3	Subway	1,542
1445-1	Bright Now Dental	3,485
1445-3	Terry Gabel Jewelers	1,945
1445-4	Inta Juice	1,320
1445-6	Porkopolis BBQ	3,000
1445-7	Available	2,100
1445-8	Gemma's Fashion	1,200
1445-9	Classic Tattoo	1,200
1445-10	Nails of the World	1,200
1445-11	Health Source	1,400
1445-12	Health Source	1,200
1445-13	CPA Express	1,630
TOTAL SF		57,038





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**FOR MORE INFORMATION
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