



elements massage
lash
Simply Nails & Spa
One Stop Nutrition

PLANNED
The Landings at Ocotillo
Multifamily
518 Total Units

Christian Brothers
AUTOCENTERS

FIVE GUYS
BURGERS and FRIES

Auto
Zone

SITE

SHERWIN
WILLIAMS
NOW OPEN

ihop

Chick-fil-A

crumbl
Starbucks

Wendy's

target

PETSMART

ULTA

TRADER
JOE'S

LA FITNESS

DENTISTS
OF CHANDLER
PERSPIRE
SAUNA STUDIO

Panera
BREAD

Ocotillo Road
18,672 VPD '24

87

Arizona Avenue
41,514 VPD '24

Hamilton
Aquatic Center
Community
Swimming Pool

FLOYD'S
BARBERSHOP

MOD

The Pasta Bar
VISIONWORKS

Filiberto's
MEXICAN FOOD

YOGIS GRILL

FOR LEASE

Multi-Tenant Shop Building Available

N/NEC Ocotillo Rd & Arizona Ave | Chandler, AZ 85248

SRS

Pad Building Shop Space Available

N/NEC Ocotillo Rd & Arizona Ave | Chandler, AZ 85248



± 3,815 SF

Available

303-85-814

APN

Contact
Broker

Rate

ABOUT THE PROPERTY

- Zoned PAD, City of Chandler
- 5-minute drive to Intel Campus – \$2B expansion underway
- 9-minute drive to Chandler Municipal Airport
- Monument signage available
- Chandler home to high-end technology employers: Intel, Orbital ATK, Infusionsoft, Freescale, Semiconductor, PayPal, & Microchip = >38,000 daytime employees
- Across from Hamilton High School (>3,500 students)
- Chandler voted top 10 Digital Cities (Center for Digital Government CGD, 2020)

JOIN



TRADER JOE'S



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Estimated Population	11,199	90,473	217,146
2031 Estimated Population	11,914	93,348	225,423
Average Household Income	\$246,190	\$194,550	\$169,967
Daytime Population	10,099	84,397	218,167

Year: 2026 | Source: Esri

TRAFFIC COUNTS

Ocotillo Road	18,672 VPD
Arizona Avenue	41,514 VPD

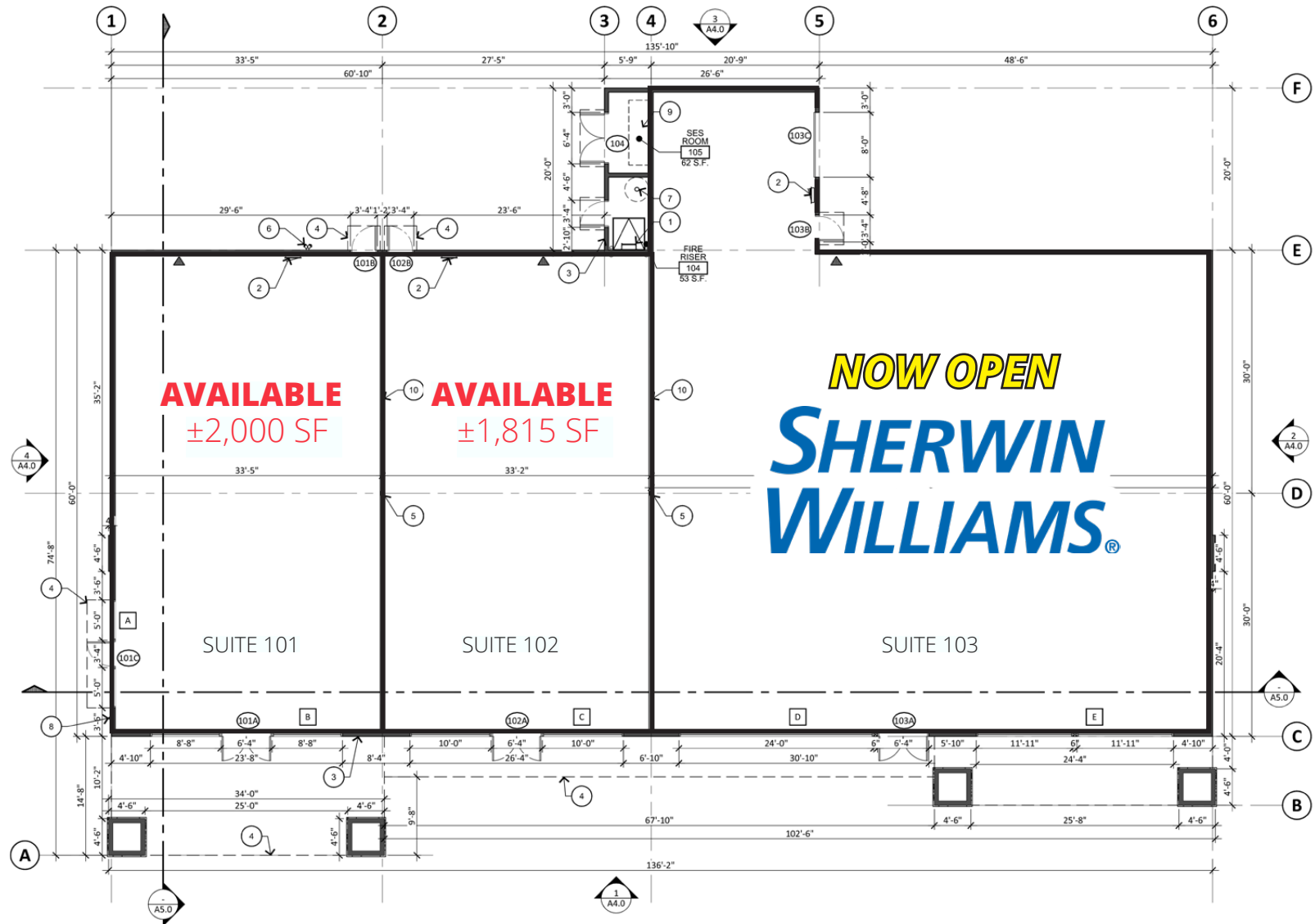
Year: 2024 | Source: ADOT

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SITE PLAN

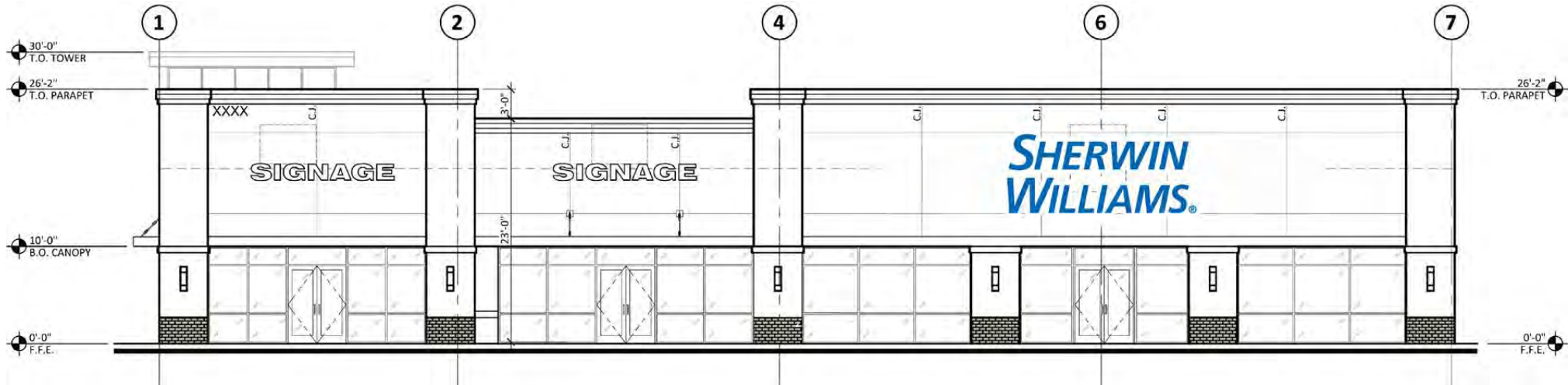


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BUILDING ELEVATION

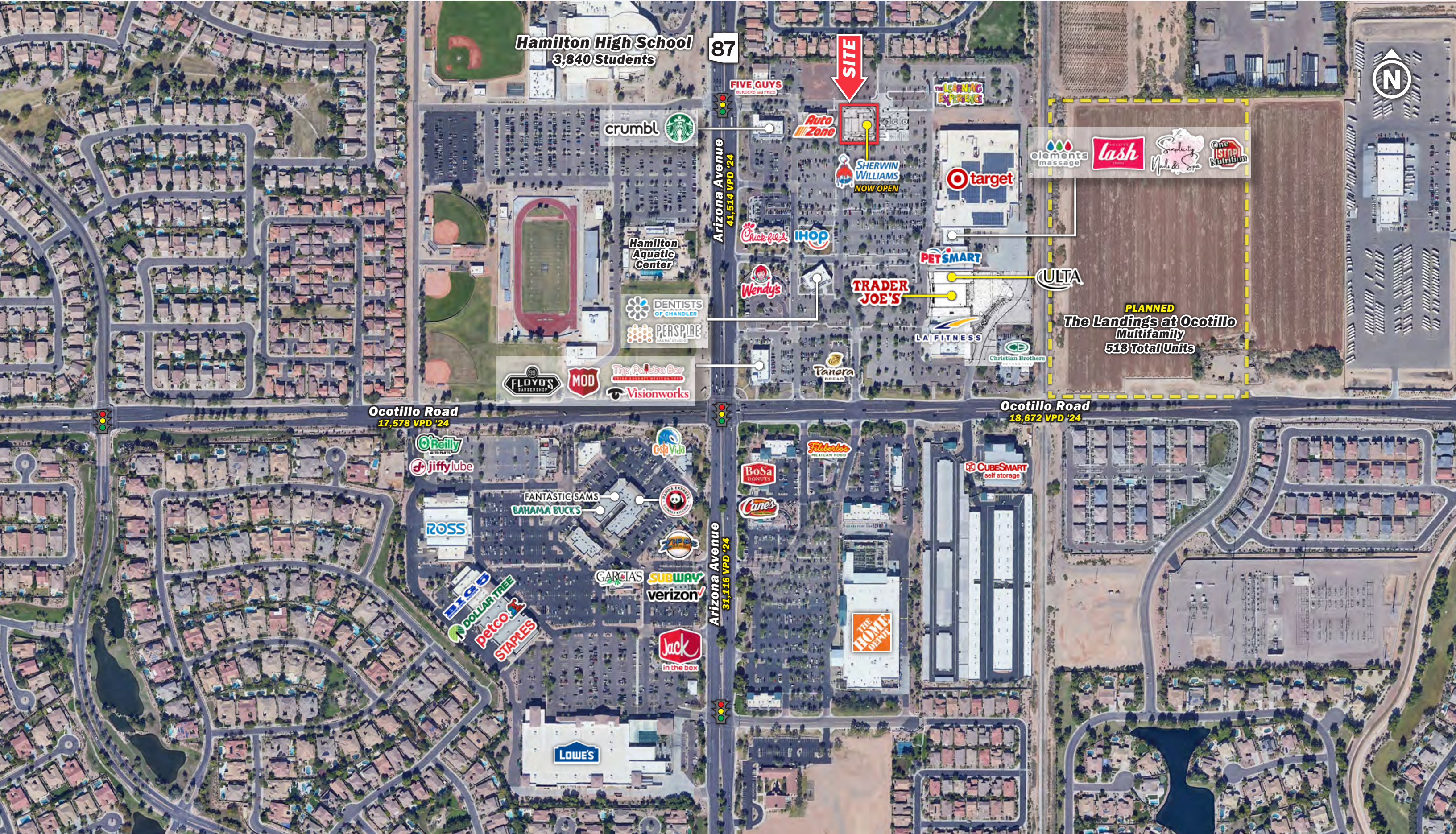


MONUMENT SIGNAGE RENDERING



Paseo Lindo

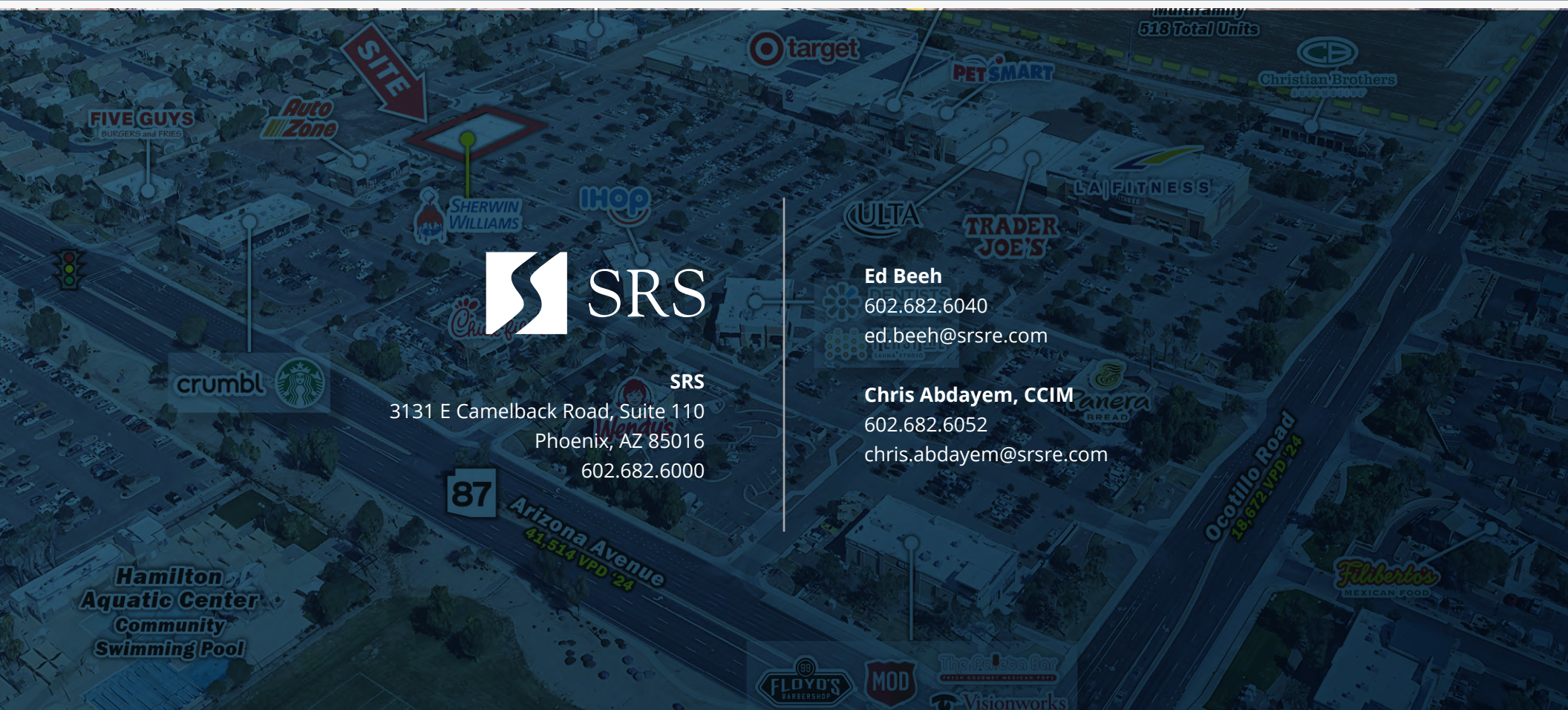
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Paseo Lindo

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