

CHANDLER SUNSET PLAZA

NEC RURAL RD & RAY RD | CHANDLER, AZ



PROPERTY DETAILS

- ▶ C-2, City of Chandler
- ▶ ±1,181 SF - 2nd Gen Restaurant
- ▶ ±25,106 SF - Vanilla Shell
- ▶ Ample Power

PROPERTY OVERVIEW

Neighborhood center located at one of Chandler's strongest intersections and within walking distance from Corona del Sol High School. Great incomes and a captive audience with the center surrounded by homes.

JOIN



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4.2.21



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SITE PLAN



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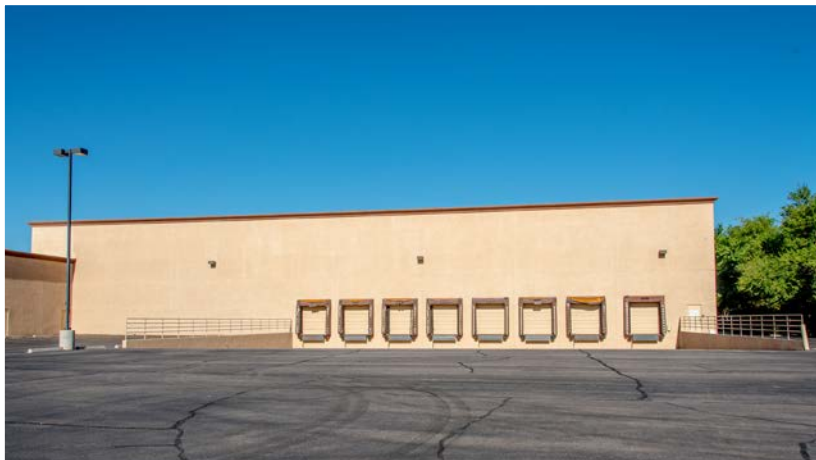


PHOENIX COMMERCIAL ADVISORS

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PCA
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One Page Summary

Rural Rd & Ray Rd, Chandler
N Rural Rd, Chandler, Arizona, 85226
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.31999
Longitude: -111.92817

	1 mile	3 miles	5 miles
Population Summary			
2026 Total Population	14,105	88,905	277,304
2031 Total Population	14,132	90,318	283,014
2026-2031 Growth Rate: Population	0.0%	0.3%	0.4%
2026 Total Daytime Population	13,640	122,997	311,134
2026 Daytime Pop: Workers	7,413	86,047	193,182
2026 Daytime Pop: Residents	6,227	36,950	117,952
Household Summary			
2026 Total Households	5,448	37,158	115,118
2026 Average Household Size	2.56	2.38	2.39
2031 Total Households	5,516	38,187	118,751
2031 Average Household Size	2.53	2.35	2.36
2026-2031 Growth Rate	0.3%	0.6%	0.6%
Housing Unit Summary			
Total Housing Units	5,599	38,932	121,044
Owner Occupied HUs (%)	76.5%	61.4%	58.5%
Renter Occupied HUs (%)	23.5%	38.6%	41.5%
Vacant Housing Units	151	1,774	5,926
Home Value			
Median Home Value	\$545,581	\$525,385	\$482,699
Household Income			
Median Household Income	\$144,042	\$118,322	\$104,405
Average Household Income	\$178,478	\$152,380	\$135,811
Per Capita Income	\$69,348	\$63,719	\$56,516
Median Age			
Median Age	42.8	39.6	38.4
Race/Ethnicity			
White Population (%)	60.8%	58.5%	56.7%
Black Population (%)	4.1%	6.8%	7.1%
American Indian Population (%)	1.7%	2.7%	4.0%
Asian Population (%)	16.8%	13.2%	9.7%
Pacific Islander Population (%)	0.2%	0.3%	0.3%
Other Race Population (%)	3.8%	5.7%	8.3%
Population of 2+ Races (%)	12.6%	12.9%	13.9%
Hispanic Population (%)	15.2%	18.6%	23.6%
Educational Attainment			
Pop Age 25+: < 9th Grade (%)	0.5%	0.9%	1.7%
Pop Age 25+: High School Diploma (%)	1.1%	2.2%	2.9%
Pop Age 25+: High School/No Diploma (%)	11.3%	12.6%	14.6%
Pop Age 25+: GED (%)	1.3%	2.0%	2.6%
Pop Age 25+: Some College/No Degree (%)	10.7%	15.3%	17.9%
Pop Age 25+: Associate's Degree (%)	11.7%	9.9%	9.8%
Pop Age 25+: Bachelor's Degree (%)	31.8%	32.3%	29.8%
Pop Age 25+: Grad/Professional Degree (%)	31.5%	24.8%	20.7%
Business Summary			
Total Businesses	468	4,366	10,870
Total Employees	4,964	62,724	140,704
White Collar Labor Force (%)	80.7%	75.7%	71.7%
Blue Collar Labor Force (%)	8.8%	12.7%	14.6%
Services Labor Force (%)	10.5%	11.6%	13.7%
Unemployment Rate (%)	4.7%	3.8%	4.0%

Source: Esri, Esri-Data Axle

August 06, 2026