



# CHANDLER FESTIVAL



CHANDLER FESTIVAL **Chandler, AZ**

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# PROPERTY OVERVIEW

## SUMMARY

Anchored by Nordstrom Rack, TJ Maxx, Ross Dress for Less, Lowe's, Ulta, Petsmart & RH Outlet, Chandler Festival combines big-box retailers with national & regional tenants, restaurants & other service uses. The power center located at the NEC of Loop 101 & Chandler Blvd is the **#1\*** most visited comparative center within a 15-mi. radius, the **#11\*** most visited in AZ (of 164 comparative properties), & ranks in the **95th\*** percentile for nationwide visits (of ±7.4K comparative properties).

## MAJOR TENANTS

  
±656.7K Visits\*

  
±455.6K Visits\*

  
±405.2K Visits\*

  
±385.5K Visits\*

  
±350.8K Visits\*

  
±348.4K Visits\*

  
±286.1K Visits\*

  
±223.2K Visits\*

  
±135.1K Visits\*

## HIGHLIGHTS

Address: 2580 W Chandler Blvd  
City: Chandler, AZ (85224)  
Total SF: ±355K  
Parking Spaces: ±2,652  
Property Visits: 4.4M\*  
Property Visitors: 1.2M\*  
Visits YoY: +2.3%\*  
Avg. Length of Stay: 50 mins.\*

## DEMOGRAPHICS

MILEAGE	1 Mile	3 Mile	5 Mile	10 Mile
Estimated Population (2023)	15,717	111,916	279,999	956,865
Projected Population (2028)	16,899	118,416	296,195	1.02 M
Median Age	33.8	36.2	36.0	35.3
Estimated Average Income (2023)	\$124,573	\$138,937	\$135,547	\$123,692
Estimated Total Households	6,397	44,685	110,745	367,969
Median Home Value	\$385,620	\$404,876	\$396,101	\$393,371
Total Annual Consumer Expenditure	\$526.03 M	\$3.99 B	\$9.72 B	\$30.1 B
Total Annual Retail Expenditure	\$247.17 M	\$1.87 B	\$4.57 B	\$14.15 B

## CONSUMER PROFILE

% based off of educated population of ±427K  
High School Graduate Only: 18.9%  
HS + Some College: 22.7%  
Bachelor Degree Only: 25.6%  
Graduate Degree: 15.3%  
**22'-23' VISITORS' FAVORITE PLACES:**  
Chandler Fashion Center (66.8%)  
Phoenix Sky Harbor (57.4%)  
Chandler Gateway (33.7%)



\*From Nov. 2022 - October 2023; Demos via Placer.ai & ©2023, Sites USA, Chandler, AZ; Applied Geographic Solutions 4/2023, TIGER Geography - RFULL9

# PHOENIX MSA OVERVIEW

## Proximity to Popular Destinations

Chandler Fashion Center	±5 Min.
Sloan Park	±5 Min.
Downtown Chandler	±10 Min.
Phoenix Sky Harbor Int'l Airport	±10 Min.
Arizona State University (±140K Students*)	±10 Min.
Mesa Community College (±15K Students)	±10 Min.
Tempe Diablo Stadium	±10 Min.
Chandler Municipal Airport	±15 Min.
Tempe Marketplace	±15 Min.
Phoenix Premium Outlets	±15 Min.
Gila River Resorts & Casinos - Wild Horse Pass	±15 Min.
Phoenix Zoo	±20 Min.
Desert Botanical Garden	±20 Min.
Papago Park & Golf Course	±20 Min.
South Mountain Park & Preserve	±20 Min.
Hohokam Stadium	±20 Min.
Old Town Scottsdale	±25 Min.
Scottsdale Fashion Square	±25 Min.
Scottsdale Stadium	±25 Min.
Topgolf Scottsdale	±25 Min.
Downtown Gilbert	±25 Min.
Topgolf Gilbert	±25 Min.
Phoenix-Mesa Gateway Airport	±30 Min.
Chandler-Gilbert Community College (±19K Students)	±30 Min.
Camelback Mountain	±30 Min.
Downtown Phoenix	±35 Min.
Phoenix Art Museum	±35 Min.
Heard Museum	±35 Min.
TPC Scottsdale	±35 Min.
Mayo Clinic	±35 Min.
Grand Canyon University (±63K Students)	±40 Min.
West Gate Entertainment District & State Farm Stadium	±50 Min.



Maricopa county remains the largest-gaining county in the U.S. with a 1.3% pop. gain from 2021-2022



Greater Phx is one of the top U.S. cities in # of 5 Diamond & 4 Diamond & 5-Star & 4-Star hotels/ resorts



A record-breaking 19.5M+ people visited Phoenix in 2022, a 19% increase from past years



69K+ guest rooms at 500+ hotels & 40+ full-service resorts in the greater Phx area



Sky Harbor serves 45M+ passengers annually with 1.2K+ daily flights



In 2023, Arizona hosted Super Bowl LVII at State Farm Stadium w/ nearly 68K attendees



PGA's Waste Management Phoenix Open generates 700K+ attendees annually



200+ golf courses in the greater Phx area with the golf industry having a \$4.6B economic impact on the state



MLB Cactus League Spring Training routinely generates 1.7M+ attendees annually



Barrett-Jackson annual Scottsdale auction sees over 300K attendees annually

Sources: Visit Phoenix | Experience Scottsdale | TPC | Cactus League | Barrett Jackson



# AERIAL MAP

