



CHANDLER GATEWAY



CHANDLER GATEWAY **Chandler, AZ**

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PROPERTY OVERVIEW

SUMMARY

Located in the heart of the Southeast Valley's fashion and entertainment hub, Chandler Gateway is a shopping center featuring favorite national and regional eateries, banking essentials, and retail stores such as Walmart, Hobby Lobby, Petco, Olive Garden, Red Robin, Cafe Rio, Men's Wearhouse, and Bank of America. This community staple ranks in the **81st*** percentile for nationwide visits (of $\pm 7.4\text{K}$ comparative properties).

MAJOR TENANTS


 $\pm 1.5\text{M}$ Visits*


 $\pm 280.8\text{K}$ Visits*


 $\pm 270.2\text{K}$ Visits*


 $\pm 266.6\text{K}$ Visits*


 $\pm 229.2\text{K}$ Visits*


 $\pm 137.9\text{K}$ Visits*


 $\pm 74.6\text{K}$ Visits*


 $\pm 61.2\text{K}$ Visits*


 $\pm 28.8\text{K}$ Visits*

HIGHLIGHTS

Address: 3400 W Chandler Blvd
City: Chandler, AZ (85226)
Total SF: $\pm 262\text{K}$
Parking Spaces: $\pm 1,271$
Property Visits: 2.9M^*
Property Visitors: $\pm 765^*$
Visits Yo2Y: $+4.3\%^*$
Avg. Length of Stay: 56 mins.*

DEMOGRAPHICS

MILEAGE (2025)	3 Mile	5 Mile	10 Mile
2024 Population	118,593	278,458	969,652
2029 Population Projection	127,713	299,862	1,047,410
Annual Growth 2024-2029	1.5%	1.5%	1.6%
Median Age	37	37.7	35.6
Estimated Average Income (2023)	\$138,937	\$135,547	\$123,692
Estimated Total Households	45,591	107,210	367,335
Median Home Value	\$391,908	\$399,863	\$395,869
Total Annual Consumer Expenditure	\$3.99 B	\$9.72 B	\$30.1 B
Total Annual Retail Expenditure	\$1.87 B	\$4.57 B	\$14.15 B



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

