



Cooper Rd ±21,771 CPD

Chandler Blvd ±19,675 CPD

Tibshraeny Family Park

Basis Chandler Primary North Campus 629 students

goodwill

Walmart Neighborhood Market

BURGER KING

AMERICAN MEDICAL ASSOCIATIONS

Walgreens

Shell

EL GORDO

FAITH CHURCH

# NEW DRIVE THRU PADS AVAILABLE

NEC of Chandler Blvd and Cooper Rd  
Chandler, Arizona

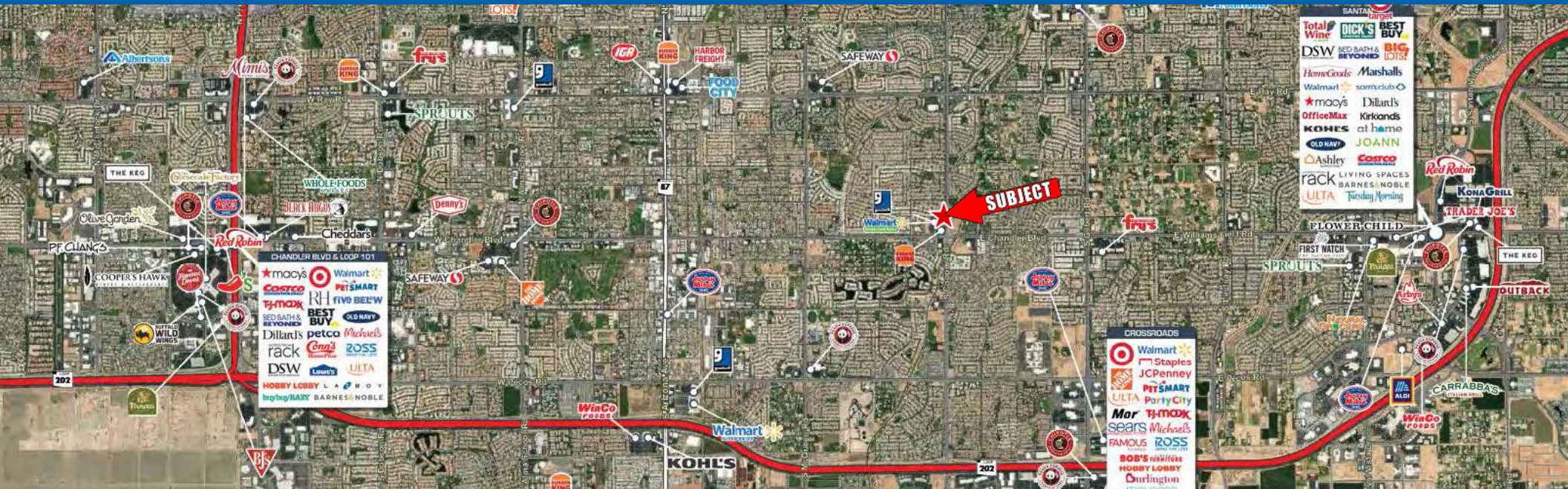
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# CHANDLER & COOPER NEC PADS



## ◆ NEW DRIVE THRU PADS AVAILABLE

### Property Highlights

- Multiple Drive Thru PADs Available
- Hard Corner PAD Available
- Less than 2 Miles from the Loop 202 full diamond interchange
- Household income exceeds \$135k nearby
- Across the street from Walmart Neighborhood Market Center
- Dense & affluent population

### Traffic Counts

Chandler Blvd	19,675 CPD
Cooper Rd	21,771 CPD

**Total 41,446 CPD**

### Demographics

	1 mi	3 mi	5 mi
Estimated Population	17,665	130,678	342,389
Estimated Households	6,513	45,793	122,729
Med Household Income	\$135,001	\$131,501	\$141,471
Daytime Population	1,644	33,541	107,645

Source: SitesUSA

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# CONCEPTUAL SITE PLAN

ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

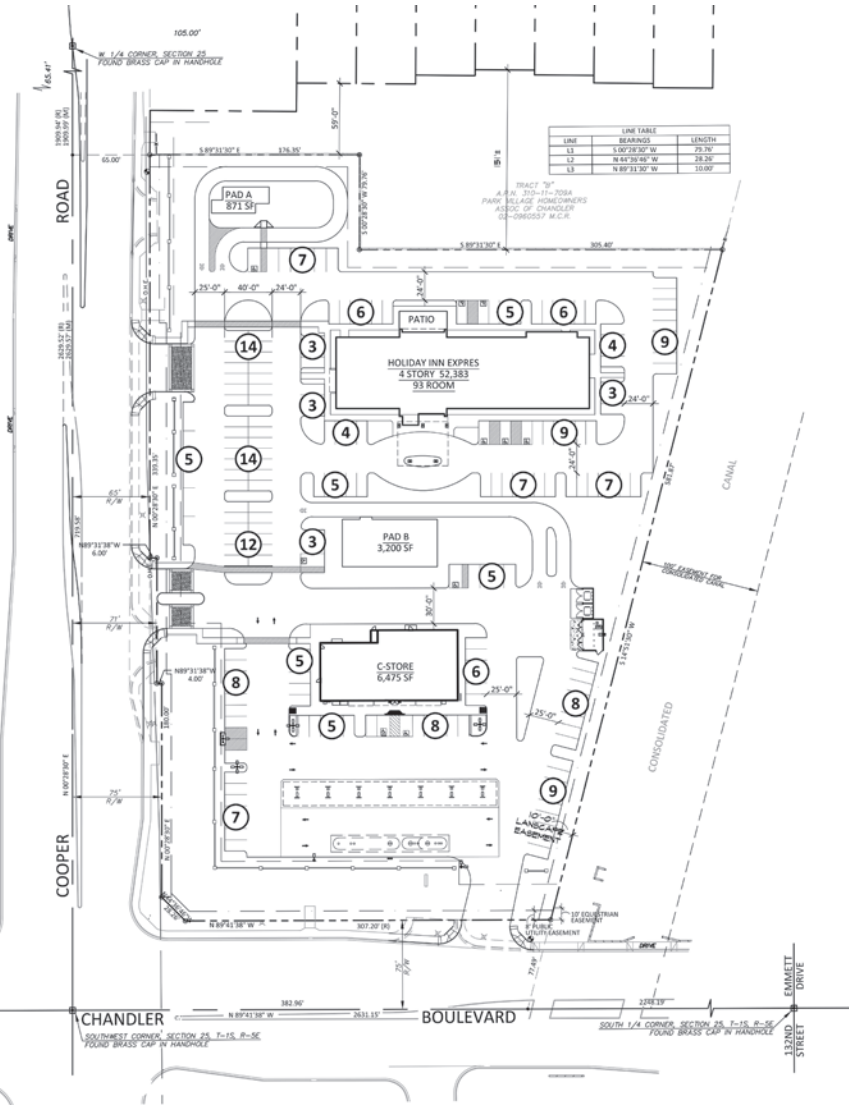
SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.

TRANSFORMERS WILL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.

ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHT IS LOCATED.

SIGNS REQUIRE SEPARATE PERMIT.



## PROJECT DIRECTORY

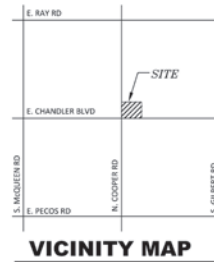
**DEVELOPER:**  
 HUNGRY INC.  
 3910 SOUTH RURAL ROAD  
 SUITE 103  
 TEMPE, AZ 85282  
 CONTACT: KRISTIAN COTTA  
 PHONE: (520) 971-9295  
 E-MAIL: kristian@hungry-inc.com

**ARCHITECT:**  
 ROBERT KUBICEK ARCHITECTS & ASSOCIATES  
 2233 EAST THOMAS ROAD  
 PHOENIX, ARIZONA 85016  
 CONTACT: MATT SARGENT  
 PHONE: (602) 955-3900  
 FAX: (602) 955-0496  
 E-MAIL: msargent@rkaa.com

## SITE DATA:

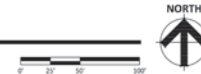
**PROJECT DESCRIPTION:**  
 NEW COMMERCIAL CENTER AND HOTEL

USE:	BUILDING U
NEW COMMERCIAL CENTER AND HOTEL	ASSEMBLY TY
<b>OCUPANCY TYPE:</b>	
<b>SITE DATA:</b>	
PARCEL NUMBER:	310-11-867, 310-11-868, 8310-11-B
ZONING:	C-2/PAD (PLANNED AREA DEVELOPER)
GROSS SITE AREA:	316,366 SF (7.26 ACRI)
NET SITE AREA:	242,199 SF (5.56 ACRI)
<b>BUILDING AREA:</b>	23,720
<b>SITE COVERAGE: BLDG./NET SITE AREA</b>	9.79
<b>PARKING REQUIRED:</b>	
PAD A @ 871 SF (12,000 SF FOOD PREP)	4 SPAC
93 ROOM HOTEL 1/5 SLEEPING ROOMS + 93 + 1/100 SF ASSEMBLY SPACES (664/1006+)	99 SPAC
PAD B @ 3,200 SF (1,500 SERVICE AREA+1,700 FOOD PREP) 1600/50 + 1600/200+	40 SPAC
C-STORE @ 6,475 SF (12,950)	26 SPAC
TOTAL PARKING REQUIRED:	169 SPAC
TOTAL PARKING PROVIDED:	189 SPAC
ACCESSIBLE SPACES REQUIRED:	9 SPAC
ACCESSIBLE SPACES PROVIDED:	10 SPAC
BICYCLE PARKING PROVIDED:	



## PRELIMINARY SITE PLAN

SCALE: 1" = 50'-0"



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**Basis Chandler Primary  
North Campus  
629 students**

**9  
goodwill**

**Walmart  
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**BURGER  
KING**

**Cooper Rd ±21,771 CPD**



**Chandler Blvd ±19,675 CPD**

**Tibshraeny  
Family Park**

**AMERICAN MEDICAL ASSOCIATION  
AMA**

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MEXICAN GRILL**

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**VELOCITY  
RETAIL GROUP**



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# DEMOGRAPHICS



## 2023 POPULATION

1 MILE: 17,665  
3 MILES: 130,678  
5 MILES: 342,389



## MEDIAN HOUSEHOLD INCOME

1 MILE: \$135,001  
3 MILES: \$131,501  
5 MILES: \$141,471



## POPULATION GROWTH PROJECTION 2023 - 2028

1 MILE: 1.0%  
3 MILES: 2.5%  
5 MILES: 2.0%



## TOTAL BUSINESSES

1 MILE: 385  
3 MILES: 5,001  
5 MILES: 14,744



## 2023 TOTAL HOUSEHOLDS

1 MILE: 6,513  
3 MILES: 45,793  
5 MILES: 122,729



## NUMBER OF EMPLOYEES

1 MILE: 1,644  
3 MILES: 33,541  
5 MILES: 107,645



## MEDIAN HOME VALUE

1 MILE: \$363,162  
3 MILES: \$379,726  
5 MILES: \$405,776

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