



**CHANDLER'S  
TOP RETAIL  
LOCATION**



# **LOCATION, LOCATION, LOCATION!**

**High-Visibility, easily accessible retail center  
within dense residential neighborhoods  
in Chandler, AZ**

Southwest corner Gilbert Rd. & Ocotillo Rd., Chandler, AZ



## Location Overview

- Prime location in Chandler
- Located on the southwest Corner of Ocotillo Rd. & Gilbert Rd.
- 2-miles from Loop 202
- Near Chandler Municipal Airport & Chandler 202 Auto mall

### DEMOGRAPHICS

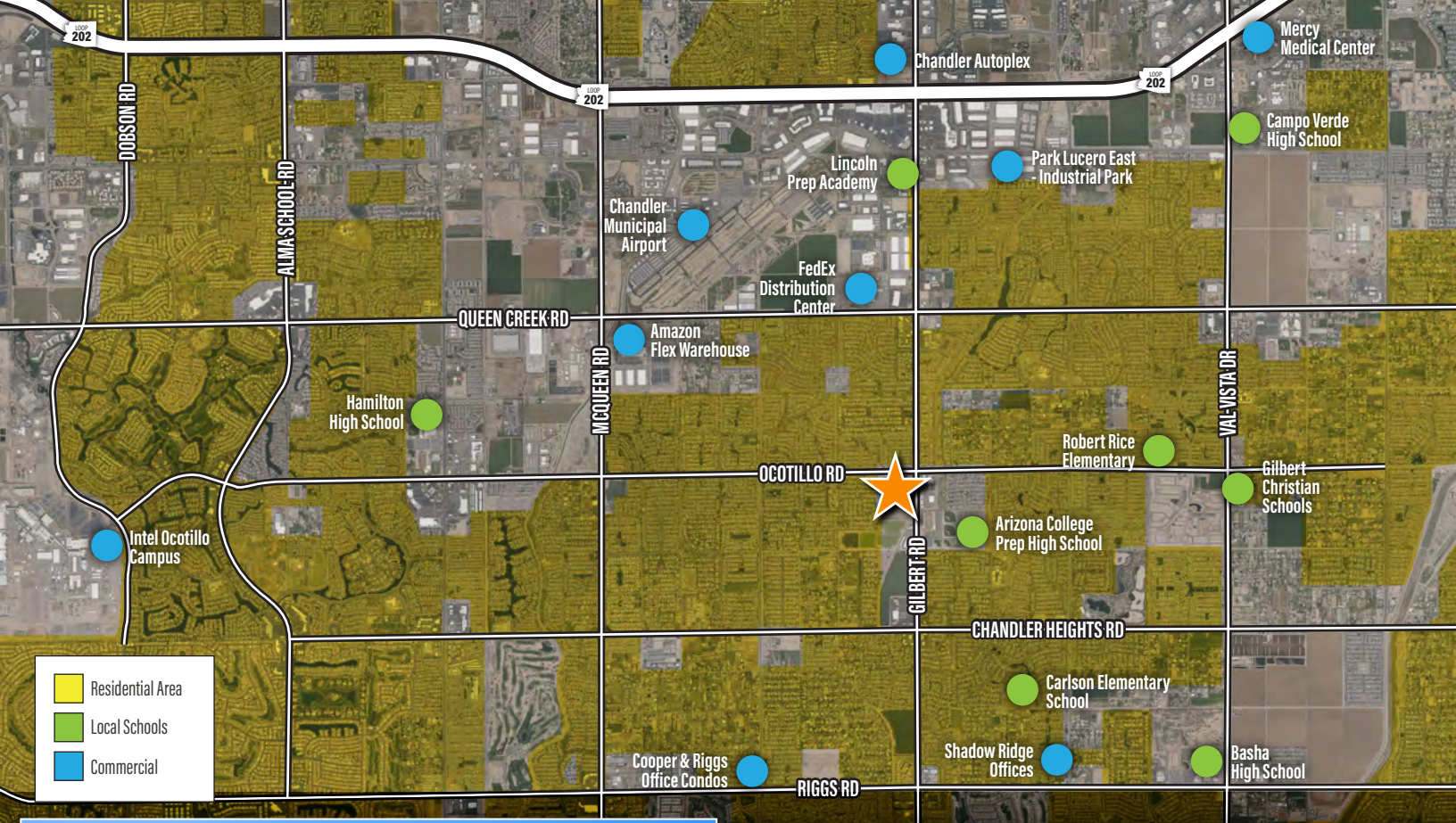
	1 Mile	3 Miles	5 Miles
Households	3,515	26,339	76,603
Avg Household Income	\$175,926	\$156,553	\$139,741
Total Daytime Population	1,641	19,852	58,429
Avg Household Size	3	3	3
Population	11,828	80,589	224,332
Median Age	38.7	40.3	39.5

### TRAFFIC COUNTS

Gilbert Road	34,600 Per Day
Ocotillo Road	15,500 Per Day
Total Cars Per Day at Intersection	51,100 Per Day

Artesian Marketplace is a highly visible neighborhood retail shopping center located on the southwest corner of Gilbert Road and Ocotillo Road in Chandler, Arizona. Surrounded by a substantial and established population and located within one of the region's strongest employment corridors, the plaza benefits from proximity to major job creators such as Intel's expansive Chandler campus. Positioned in one of the fastest-growing cities in the Phoenix Metro area, Artesian Marketplace is well situated to serve the well-established residential base and a strong daytime workforce, making it an ideal location for retailers seeking sustained growth and consistent demand of a major grocery store.



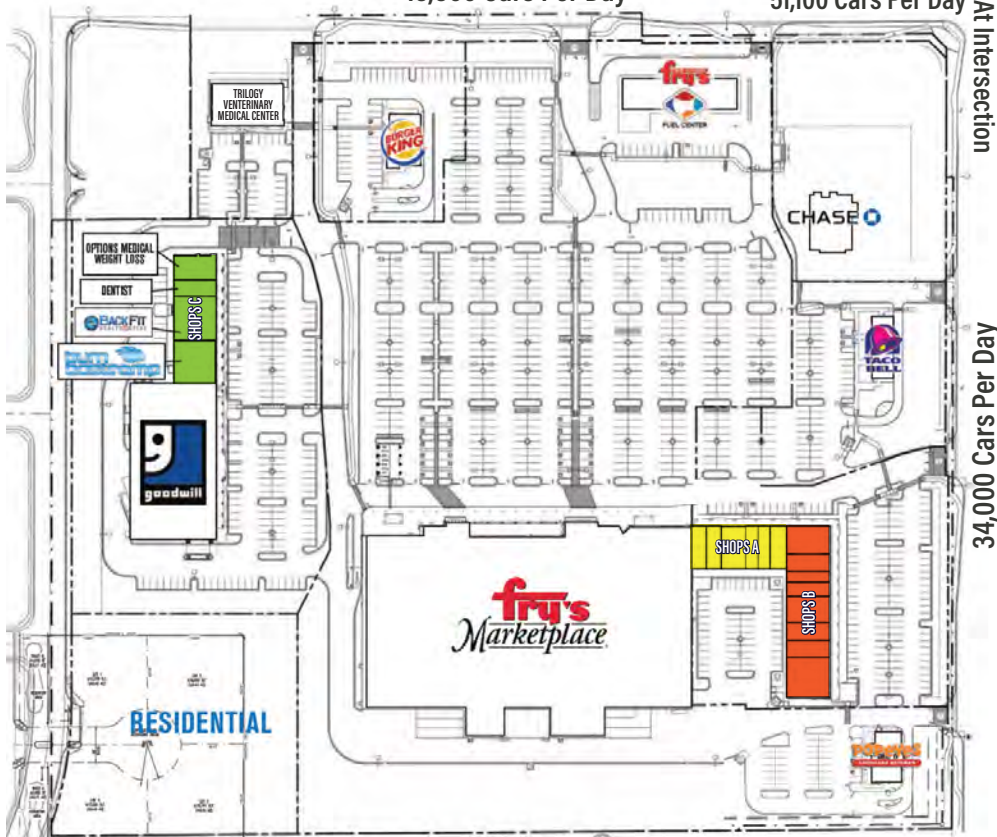


## Property Highlights

- 195,000SF Shopping center anchored by 123,000 SF Fry's Marketplace
- Top 5 Fry's grocery store within the state of AZ
- Join Fry's, Wells Fargo, Sherwin Williams, T-Mobile & other national tenants in this high traffic retail plaza
- 76,603 homes within a 5-mile radius of the plaza
- Average household income of \$175,926 with-in a 1-mile radius of the plaza
- 13,000 students with-in 5-mile radius
- 2.5 miles to the Loop 202
- 2 miles to the Chandler Airport Center
- Tenant synergy
- 51,100 Cars Per Day at intersection of Ocotillo Rd & Gilbert Rd

15,500 Cars Per Day

51,100 Cars Per Day At Intersection



## Tenants

### Shops A

- Supercuts
- Modern's Nail & Spa
- Honey Baked Ham
- Sun Devil Pool Supply
- Elite Paw Spa
- Subway

### Shops B

- Wells Fargo
- T-Mobile
- Roots Coffee Bar & Juicery
- My House
- MassageLuXe Spa
- Tide Dry Cleaners
- Little Caesar's
- Sherwin Williams Paints

### Shops C

- Options Medical Weight Loss
- Back Fit
- Burn Bootcamp



# AREA DETAILS

*(within 5-miles)*

Chandler, Arizona is a thriving suburban city located in the Southeast Valley of the Phoenix metropolitan area and is widely recognized for its strong economy, diverse population, and high quality of life. With an estimated population of over 280,000 residents, Chandler is one of the largest cities in Arizona and continues to experience steady residential and commercial growth. The city is primarily composed of family households and working professionals, with approximately 108,000 households and an average household size of about 2.6 people. The median age of residents is roughly 37 to 38 years, reflecting a balanced mix of young families, mid-career professionals, and retirees.

Chandler is considered an affluent community, with a median household income ranging between \$103,000 and \$113,000, well above the Arizona state average. The average household incomes surpasses \$130,000, underscoring the city's strong earning potential and economic stability. Homeownership is common, and median home sale prices are \$540,000 to \$550,000, reflecting a robust and desirable housing market.

The local workforce is highly educated and skilled, with nearly half of adults holding a bachelor's degree or higher. Employment in Chandler is driven by a diverse mix of industries, including technology, advanced manufacturing, healthcare, finance, education, retail, and professional services. The city is home to more than 2,700 businesses, ranging from small local enterprises to large national and global employers, particularly within its established employment and innovation districts. These businesses support over 130,000 jobs citywide, making Chandler a significant employment center within the region.

Diversity is a defining characteristic of Chandler's community. While the city has a White majority population, it is home to a substantial Latino population of approximately 22-23%, a growing Asian community of around 11-12%, and a Black population of about 5-6%, along with residents from many other cultural backgrounds. This blend of cultures contributes to a vibrant, inclusive community atmosphere. Overall, Chandler combines economic opportunity, residential appeal, and cultural diversity, making it an attractive place to live, work, play, and do business.



**224,332**  
Population



**76,603**  
Households



**\$139,741**  
Average Household  
Income



**58,429**  
Daytime Population



**39.5**  
Medi



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Davis Commercial AZ is dedicated to helping you realize your commercial real estate vision. Founded in the Scottsdale Airpark and contributing to the communities of the greater Metropolitan Phoenix area for decades, our local roots have run deep. This expertise, combined with over 70 years of accumulated experience, allows us to personalize each transaction. We assure that every client receives our undivided support and achieves maximum value by capturing all possible incentives in their deal. Choose Davis Commercial AZ for a partner committed to your success and the growth of our local market.

Davis Commercial AZ was founded by Andrea Davis, an innovative and respected industry leader. She is acknowledged in Commercial AZ's prestigious Office Brokerage top ten list and recognized by commercial influencers for her thought leadership. Andrea's commitment to education helps clients feel secure in moving forward with real estate endeavors. She writes monthly blogs, shoots educational videos, is a respected speaker on numerous industry panels, and will be launching her new educational podcast in 2026.

Andrea has authored two essential books designed to demystify complex transactions and reflect the core mission of Davis Commercial AZ: empowerment through expertise. *SimpLEASEity™* neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. *Simply Own It, the American Dream* provides readers with the tools and confidence needed when purchasing commercial property. These resources ensure you are equipped with the knowledge and confidence to make informed real estate decisions.

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