

WORK

@

CHANDLER FASHION CENTER





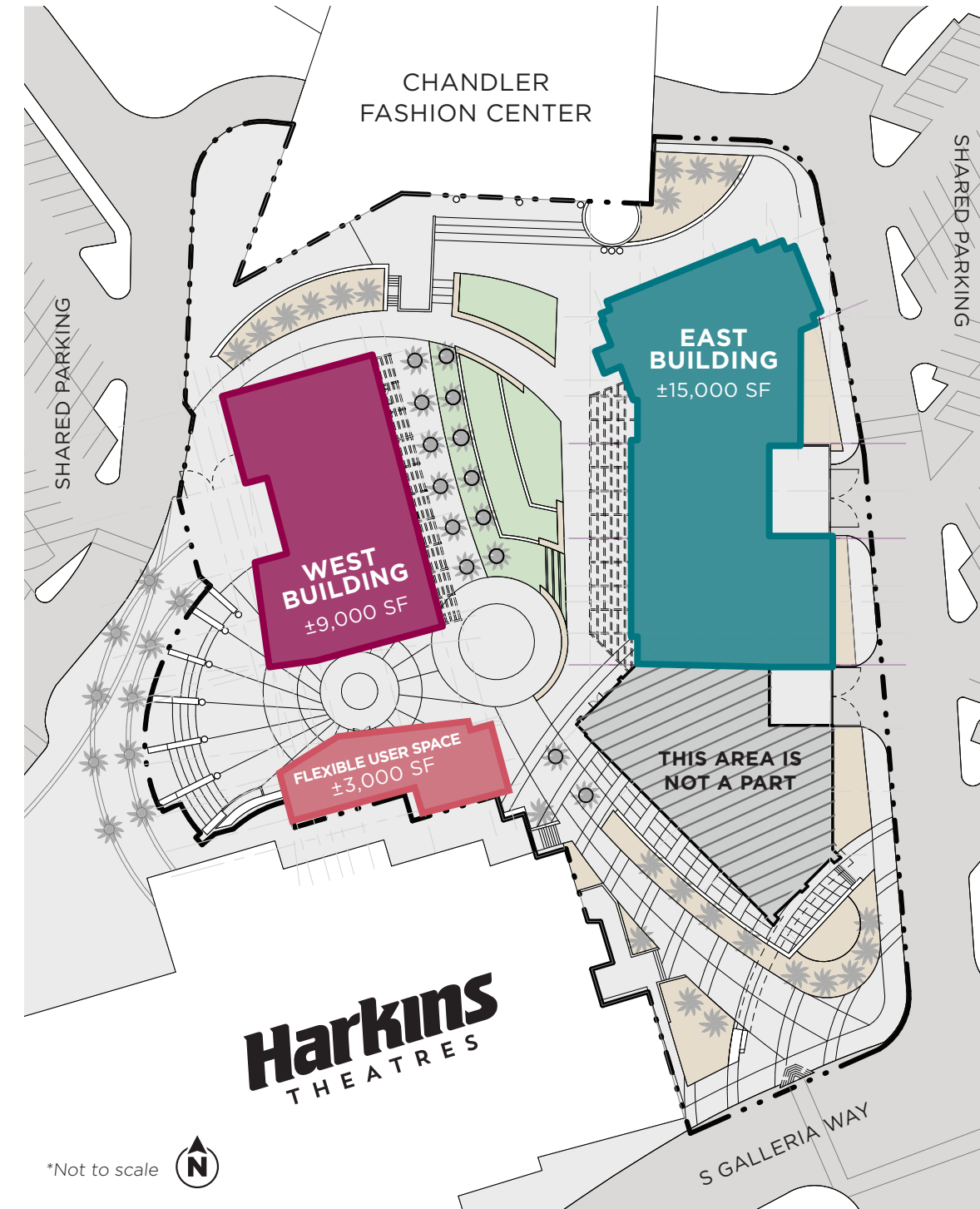
EXTRAORDINARY PROJECT

WEST BUILDING
±9,000 SF
+3,000 SF Mezzanine Opportunity

FLEXIBLE USER SPACE
±3,000 SF
*Separate building can be leased
by single tenant or combined with
West Building for a total of ±12,000 SF*

EAST BUILDING
±15,000 SF
+3,000 SF Mezzanine Opportunity

P
PARKING
1,927
building adjacent
parking spaces



Outdoor Space Village
Area including open
artificial turf and
landscaped areas, splash
pad and fountain, shade
umbrellas, and oversized
games including Chess
and Checkers, Jenga,
Corn Hole, and Chinese
Checkers



Electric Charging Stations:
EVgo Charging Station
1- 50kw DC Fast Charger

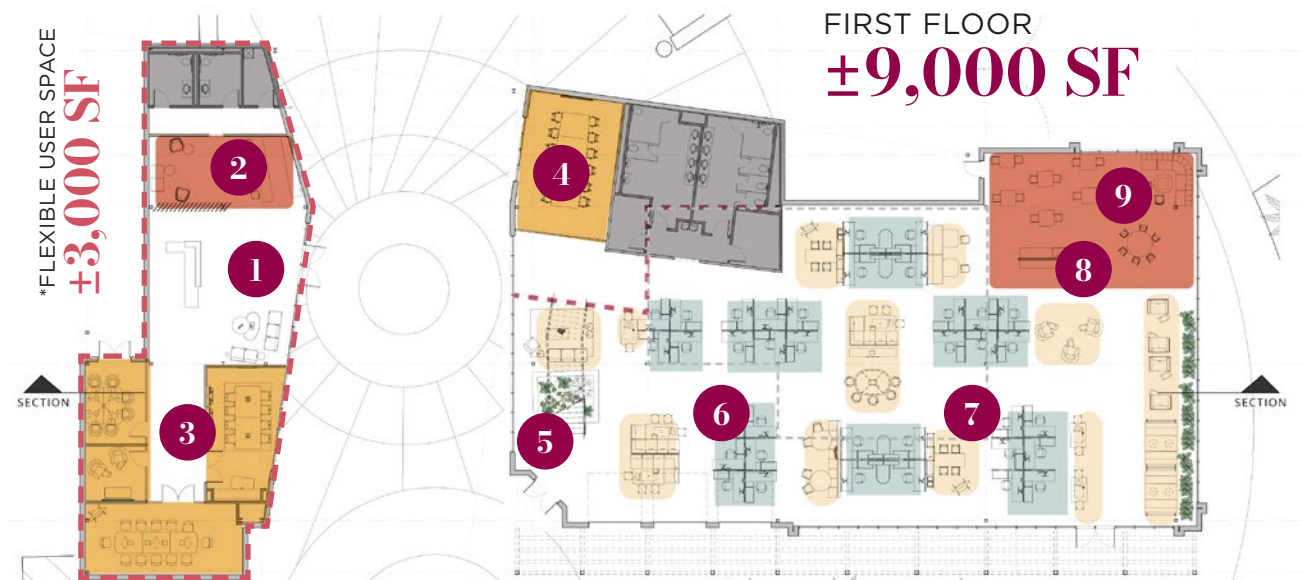


24/7 Security presence

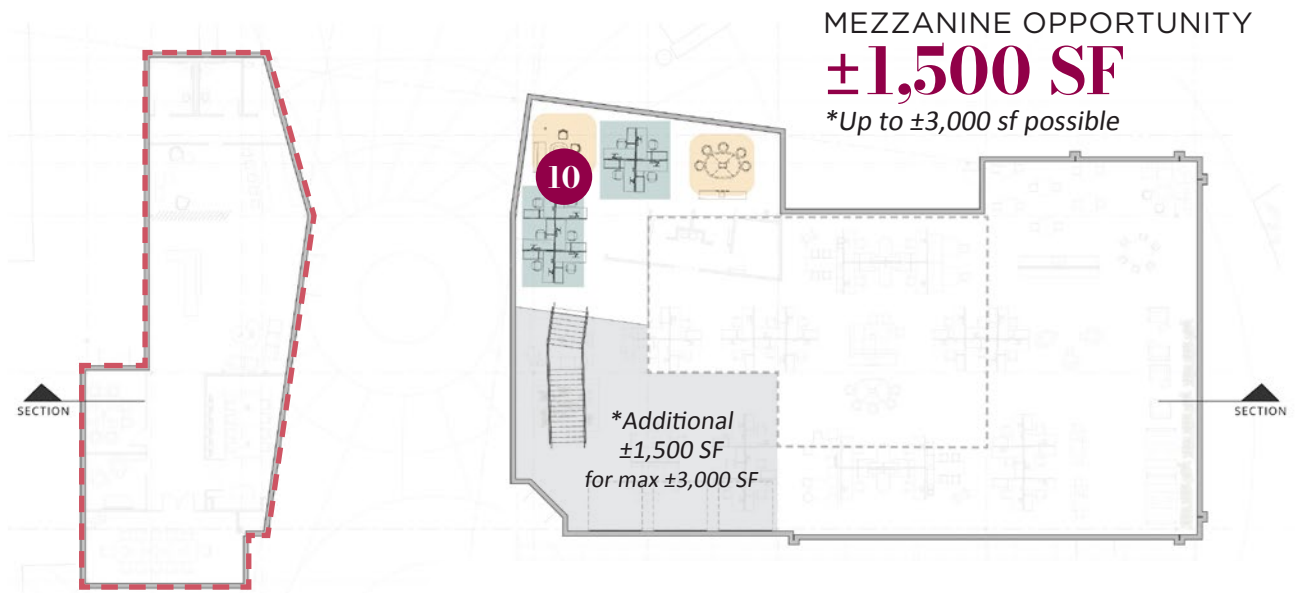


Easy access to Loop 202
and the 101

WEST BUILDING LAYOUT EXAMPLE



*Separate building can be leased by single tenant or combined with West Building for a total of ±12,000 SF



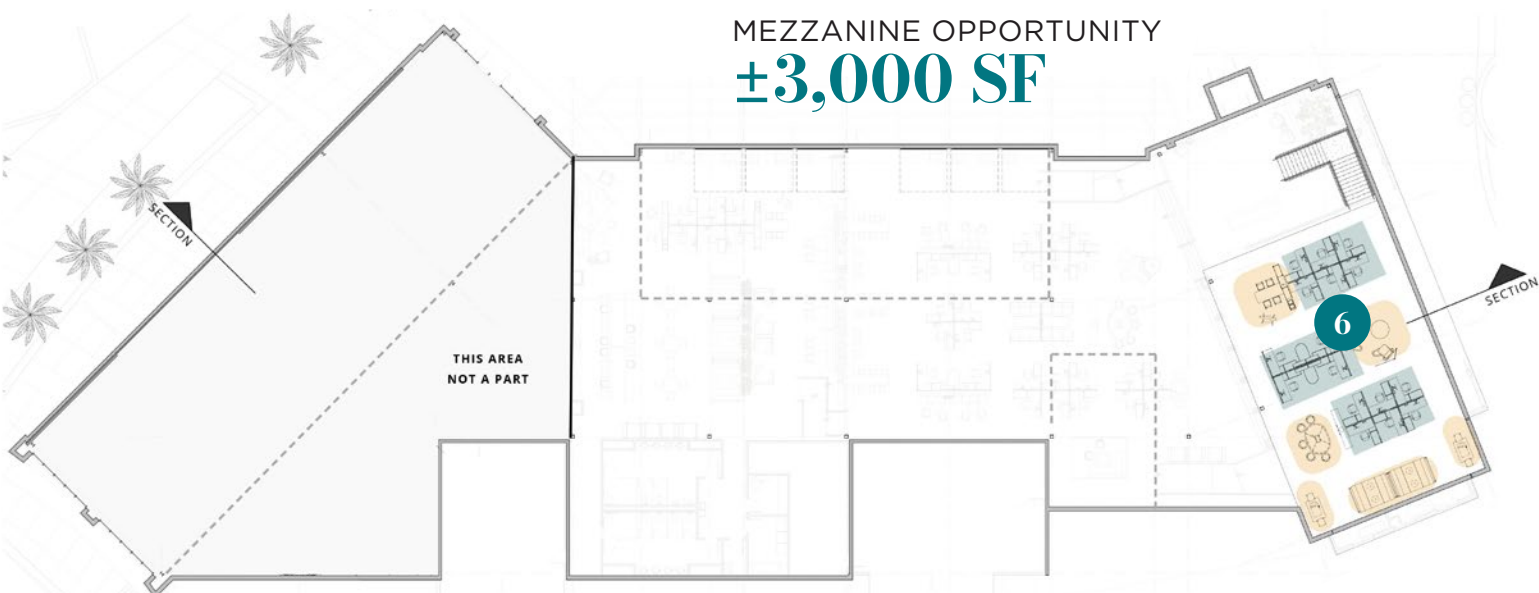
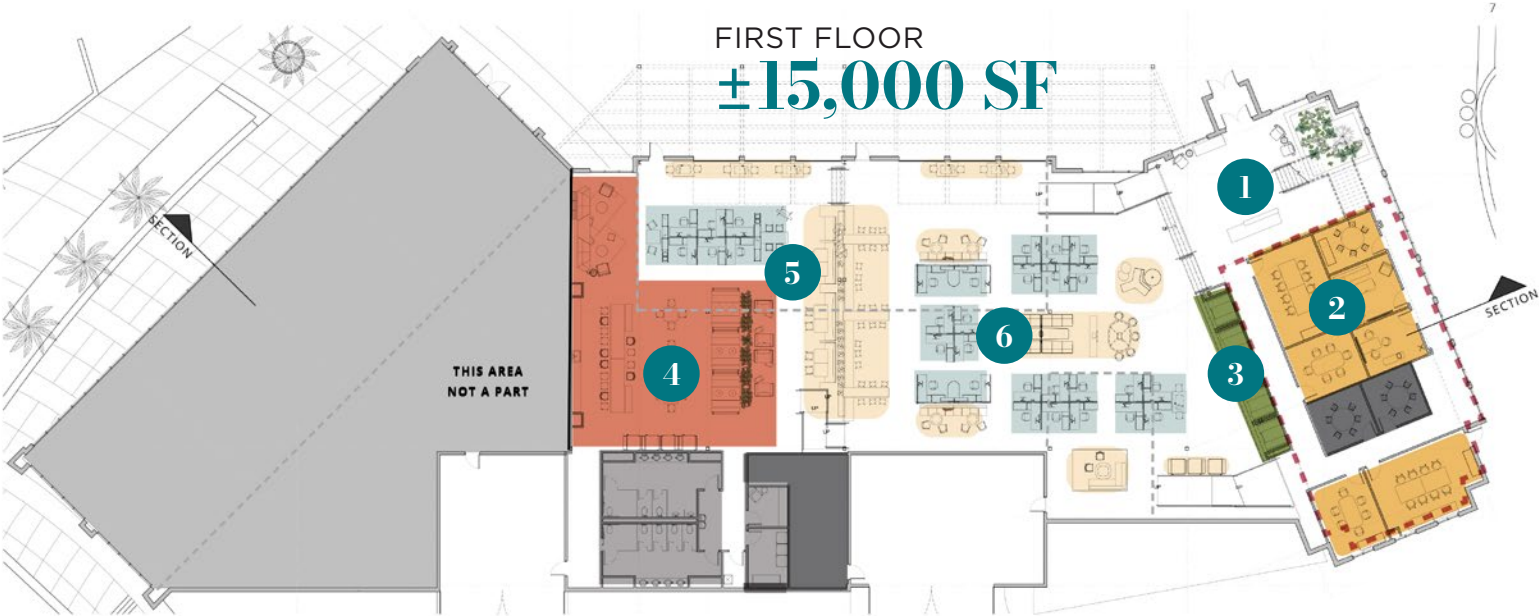
*Floor plan. Not to scale



- 1 Reception
- 2 Client Coffee Bar
- 3 Client-facing Conference
- 4 Large Employee Conference
- 5 Feature stair to mezzanine
- 6 Hoteling
- 7 Open Office
- 8 Employee Coffee
- 9 Work Café
- 10 Mezzanine

- SUPPORT
- INFRASTRUCTURE
- AMENITY
- OPEN COLLAB
- ENCLOSED COLLAB
- PRIVATE OFFICE
- WORKSTATION
- SPECIALTY SPACE
- MECHANICAL WELL ABOVE
- MEZZANINE

EAST BUILDING LAYOUT EXAMPLE



*Floor plan. Not to scale



- 1 Reception + Feature Stair
- 2 Conference Rooms
- 3 Raised Platform
- 4 Work Café
- 5 Hoteling
- 6 Open Office

- SUPPORT
- INFRASTRUCTURE
- AMENITY
- OPEN COLLAB
- ENCLOSED COLLAB
- PRIVATE OFFICE
- WORKSTATION
- SPECIALTY SPACE
- MECHANICAL WELL ABOVE
- MEZZANINE



EXTRAORDINARY
ON-SITE
AMENITIES



Chandler Fashion Center, located on the Southwest corner of Loop 101 and Chandler Boulevard, is home to over 180 stores and restaurants and an adjoining outdoor village.

EXTRAORDINARY OPTIONS A SHORT WALK AWAY



122 Retail Amenities
INCLUDING:


ANTHROPOLOGIE

Dillard's
KENDRA SCOTT

EXPRESS
MICHAEL KORS

VANS



38 Restaurants
INCLUDING:


FIREBIRDS


Jamba Juice


the old spaghetti factory





Services


LaserAway


LIVINLUXX NAIL SPA


verizon


Harkins THEATRES




EXTRAORDINARY
**AREA
AMENITIES**

1-3 MINUTE DRIVE

Restaurants

- Abuelo's Mexican Restaurant
- Black Angus
- Café Rio
- Cheddar's Scratch Kitchen
- Chick-fil-A
- Chompie's
- Coffee Bean & Tea Leaf
- Dutch Bros. Coffee
- Einstein Bros. Bagels
- El Pollo Loco
- In-N-Out Burger
- Jersey Mike's Subs
- Juan Jamie's Tacos & Tequila
- KFC
- McDonald's
- Mimi's Cafe
- NYPD Pizza
- Olive Garden
- Panera Bread
- Pastries 'N' Chaat
- Pieology Pizzeria
- Pita Heaven
- Red Robin
- Sicilian Butcher
- Some Burros
- Subway
- Thirsty Lion
- Which Wich
- Cooper's Hawk Winery & Restaurant (Coming Soon)

Retail

- Nordstrom Rack
- AT&T
- Buy Buy Baby
- Carter's
- Conn's
- Costco
- Dollar Tree
- Lowe's
- Men's Wearhouse
- Michael's
- Ross
- Sprint
- Target
- TJ Maxx
- Ulta

Hotels

- Cambria Hotel
- Element Chandler Fashion Center
- Hyatt Place Chandler Fashion Center
- SpringHill Suites by Marriott

5 MINUTE DRIVE

Restaurants

- Peter Piper Pizza
- Aspire Jumpin Java
- Culver's
- Denny's
- Dunkin' Donuts
- Dutch Bros. Coffee
- Fired Pie
- Firehouse Subs
- Gosan Poke & Roll
- Hash Kitchen
- La Madeleine French Bakery
- Los Taquitos
- Lucky Lou's
- Pizza Hut
- Pokitrition
- Potbelly Sandwich Shop
- Subway
- The Parlay Kitchen & Cocktails

Retail

- Whole Foods
- Shops at Downtown Chandler

Services







- Amtrust Bank
- BMO Harris Bank
- Charles Schwab
- Corepower Yoga
- Cyclebar
- Navy Federal Credit Union
- Pure Barre

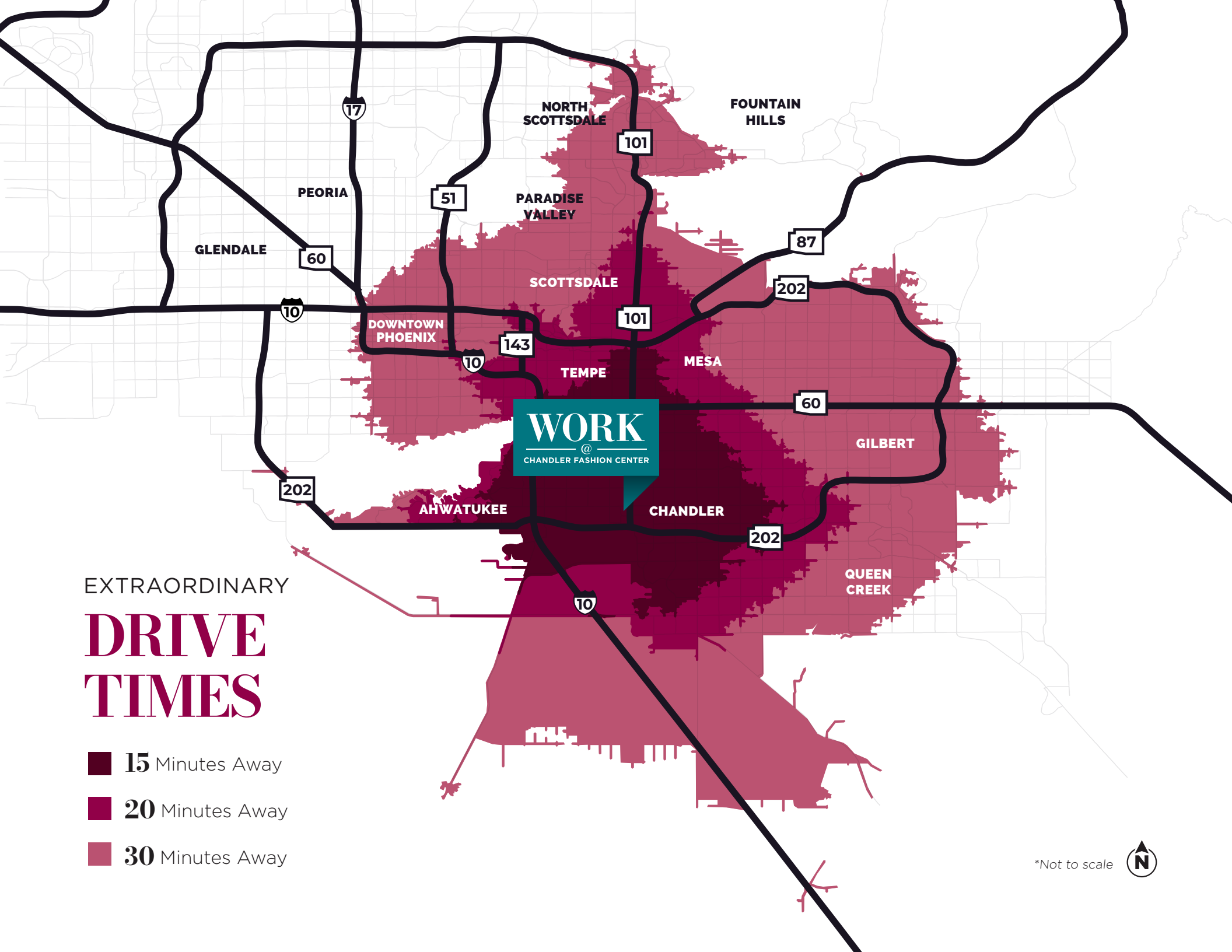
Hotels

- Drury Inn & Suites
- Hampton Inn
- Hilton
- Homewood Suites
- Marriott Courtyard
- Staybridge Suites
- Towne Place Suites



EXTRAORDINARY DEMOGRAPHICS

	15 Minute Commute	20 Minute Commute	30 Minute Commute	Phoenix-Mesa- Scottsdale, AZ MSA
 2020 Total Population	565,978	1,061,129	2,045,433	4,932,833
 2020 - 2025 % Population Growth	7.2%	8.1%	8.1%	8.0%
 2020 Total Households	222,358	400,848	778,485	1,794,657
 2020 Average Household Income	\$96,125	\$93,552	\$95,151	\$90,996
 2020 White Collar Labor Force	214,584 70.6%	378,347 68.9%	672,254 68.0%	1,430,207 64.3%
 2020 Total Daytime Population	575,070	1,121,378	2,234,141	4,878,634



EXTRAORDINARY COMMUNITY

Chandler, known for its corporate-friendly environment and diverse, well-educated workforce, attracts organizations from all sectors, most notably high-tech, advanced manufacturing, and biosciences. Chandler's employment corridors are home to over 2,100 businesses and Chandler Fashion Center is located in the Price Corridor, which is the most dominant, representing 36% of the total jobs in the city of Chandler.



BEST U.S. CITIES FOR FINDING A JOB

(WalletHub, 2018)



BEST PLACES TO RAISE A FAMILY IN ARIZONA

(WalletHub, 2018)



BEST CITY TO BUY A FAMILY HOME

(WalletHub, 2018)



BEST CITY TO RENT

(WalletHub, 2018)



12,068

MULTI-FAMILY UNITS WITHIN 3 MILES,

640 units under construction



68%

OF ALL RESIDENTS ARE COLLEGE EDUCATED

Called the
**SILICON
DESERT**

With more than
15,000 employees at:





Bryan Taute

602.735.1710

bryan.taute@cbre.com

Charlie von Arentschildt

602.315.9565

charlie.vonarentschildt@cbre.com

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE

MACERICH®