

COPPER POINT

4030-4080 W Ray Road, Chandler, AZ

±1,302-2,075 SF Available



SITE SOURCE



DENA ZELL

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2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY HIGHLIGHTS

- Suite AB 27: ±1,850 SF Endcap Available
- Suite D 7: ±1,302 Available (Do Not Disturb Tenant)
- Suite D 12-13: ±2,075 SF Available (Former Restaurant)
- Located 1-mile West of Loop 101 Pima Freeway
- Strong tenant mix
- Zoning C2, City of Chandler

TENANTS & TRAFFIC



N McClintock Dr: 20,447 VPD

E Ray Rd: 19,039 VPD

S McClintock Dr: 22,673 VPD

W Ray Rd: 18,837 VPD



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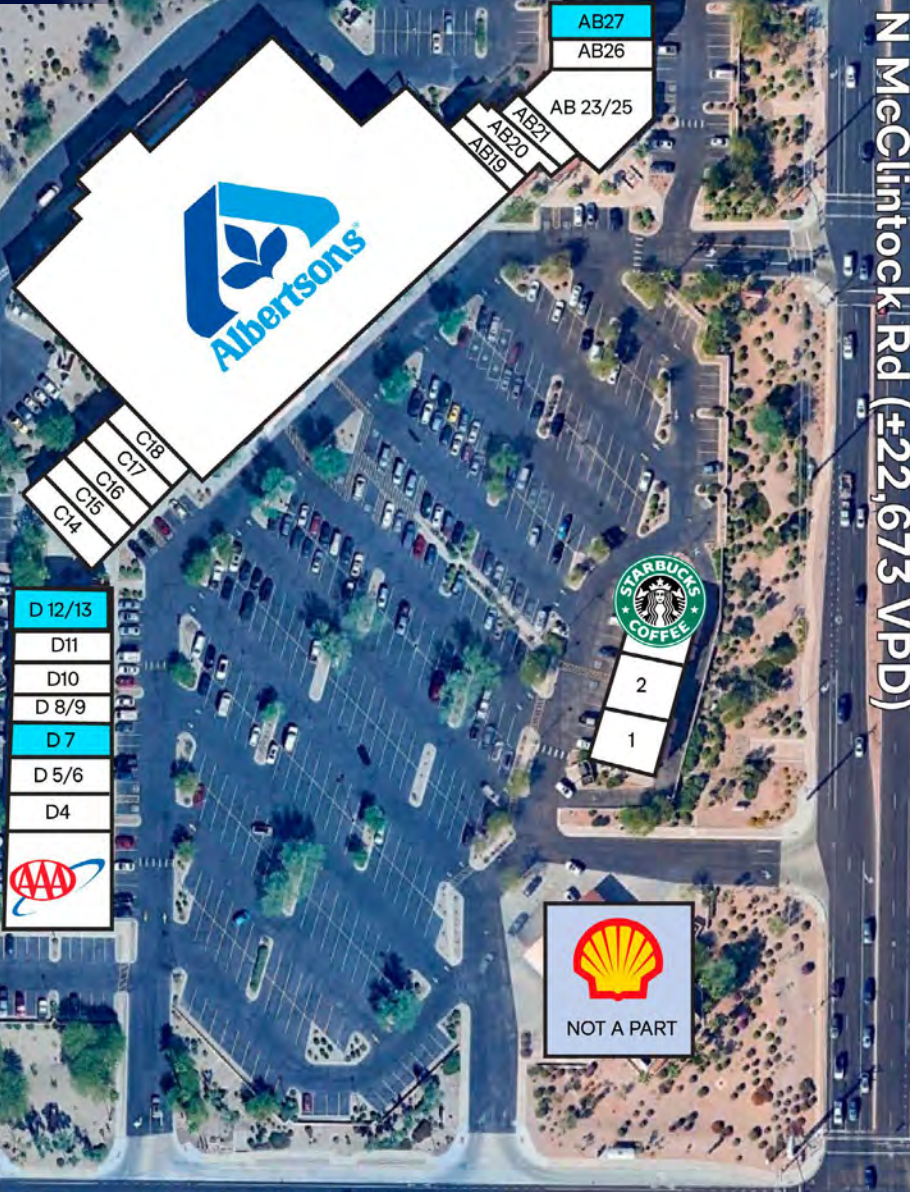
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SITE PLAN

LEGEND

 Available

 Not A Part



N McClintock Rd (±22,673 VPD)

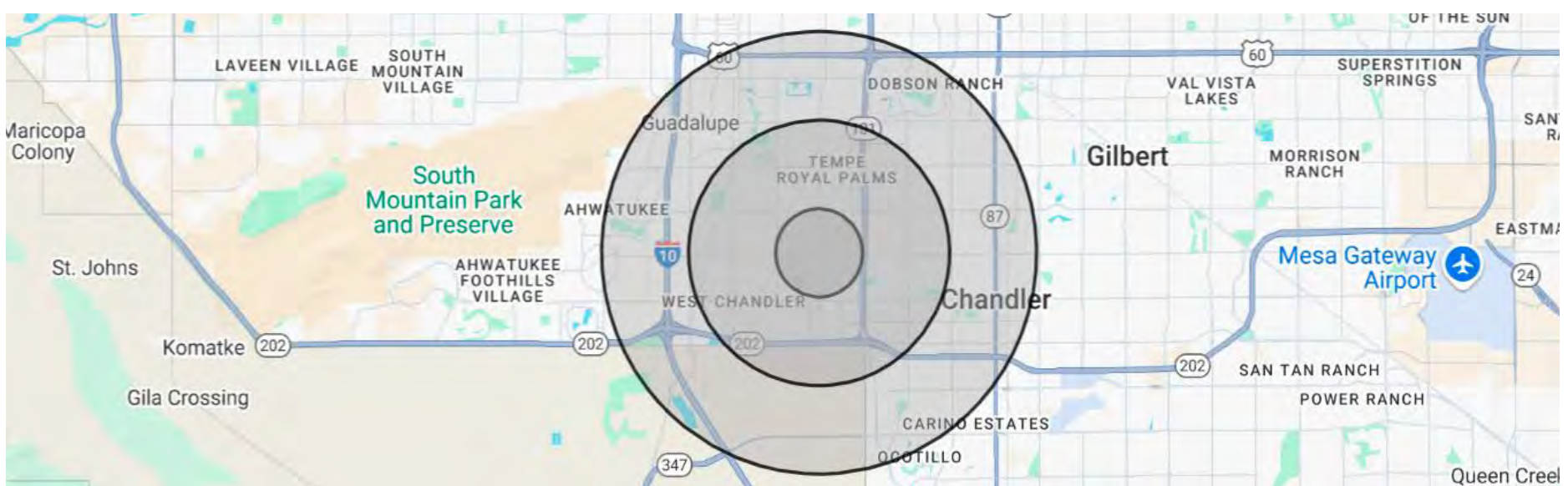
E Ray Rd (±19,039 VPD)

Suite	Tenant	SF
Anchor	Albertsons	60,080
SHOPS AB		
19	Tianmei Spa	1,051
20	State Farm Insurance	1,033
21-22	Chandler Family Dental	1,882
23-25	Sumit's Yoga	3,747
26	Pho Mai	1,482
27	AVAILABLE	1,850
SHOPS C		
14	Paradise Biryani Pointe	1,490
15	5 Star Barber	1,163
16	Pink Nails	1,169
17	Sharkey's Cuts for Kids	1,164
18	Advance Chiropractic	1,423
SHOPS D		
1-3	AAA Arizona Insurance	4,156
4	Desert Bloom Flooring	1,487
5-6	E-Smoke	1,782
7	COMING AVAILABLE (Do Not Disturb Tenant)	1,302
8-9	Mariner Finance	2,060
10	Flirt Hair Salon	1,296
11	Kumon	1,296
12-13	AVAILABLE	2,075
PAD BLDG		
1	Tott's Asian Diner	1,802
2	Live Hydration Spa	1,283
3	Starbucks	1,500
PAD	Shell (Not a Part)	--

 **Capital
Asset
Management**

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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	17,997	106,535	324,096
Current Year	16,793	99,160	301,132
Growth Current Year - 2029	1.4%	1.5%	1.5%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	6,884	42,175	128,963
Current Year	6,421	39,227	119,720
Growth Current Year - 2029	1.4%	1.5%	1.5%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$130,313	\$121,082	\$104,520
Median Household Income	\$105,673	\$98,548	\$83,571

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