

SAN MARCOS SQUARE

1919-1925 W. CHANDLER BOULEVARD, CHANDLER, 85224

1,498 SF Available
Second Gen Pizza Restaurant



SITE SOURCE
REAL ESTATE NETWORK

CAMCRE.

NATALIE JAAFAR
602.386.5710
njaafar@camcre.com

DENA ZELL
602.386.5710
njaafar@camcre.com

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



PROPERTY SUMMARY

AVAILABLE JUNE 2026: 1,498 SF - Suite 102/103

- Zoning: PAD, City of Chandler
- Within 1 mile of: Chandler Regional Medical Center, Loop 101/Pima Freeway, and Loop 202/San Tan Freeway
- Many major employers in the area such as INTEL
- Just 1 mile west from Chandler Fashion Center

NEARBY RETAIL



TRAFFIC COUNTS

Chandler Blvd: 34,268 VPD

Dobson Rd: 30,130 VPD



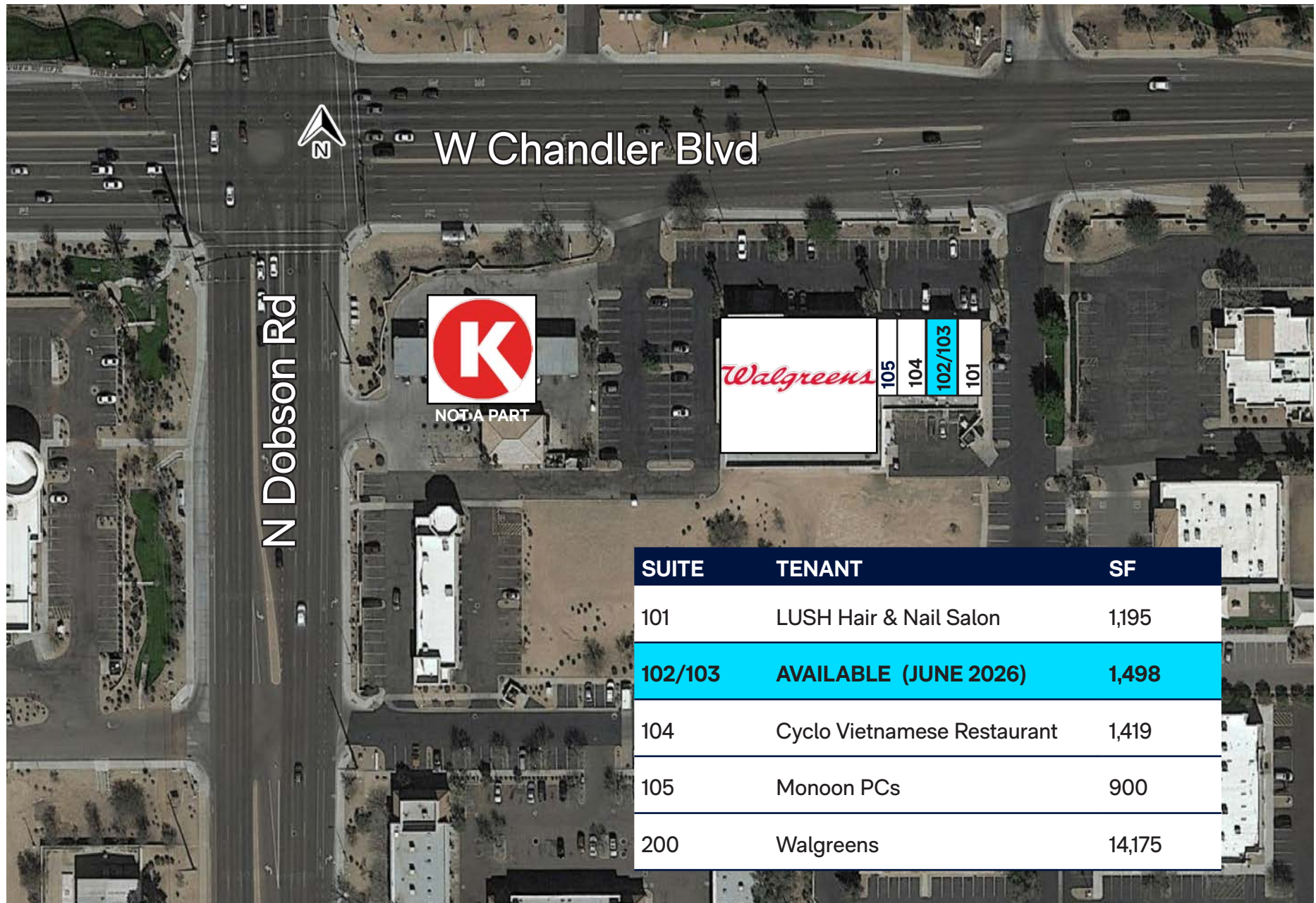
CAMCRE.

NATALIE JAAFAR
602.386.5710
njaafar@camcre.com

DENA ZELL
602.386.5710
njaafar@camcre.com

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

SITE PLAN

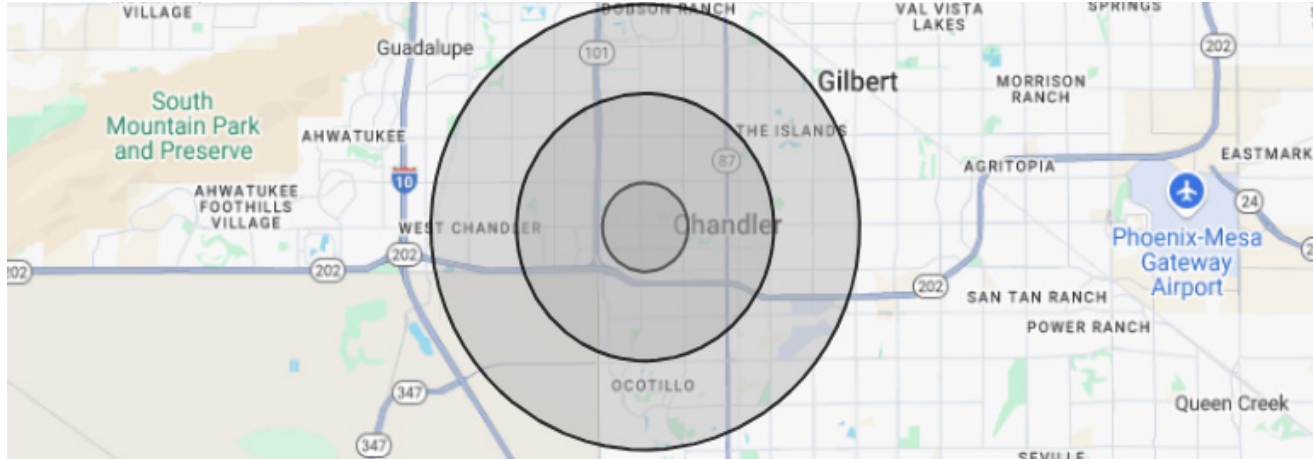


CAMCRE.

NATALIE JAAFAR
602.386.5710
njaafar@camcre.com

DENA ZELL
602.386.5710
njaafar@camcre.com

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



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	18,525	139,548	310,326
Current Year	17,009	129,524	288,196
2020 Population	15,985	129,844	289,879
Growth Current Year - 2029	1.8%	1.5%	1.5%
Growth 2020 - Current Year	1.6%	-0.1%	-0.1%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	7,593	52,846	118,238
Current Year	6,963	49,008	109,727
2020 Population	6,580	49,479	111,226
Growth Current Year - 2029	1.8%	1.6%	1.6%
Growth 2020-Current Year	1.7%	0.4%	0.3%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$97,188	\$103,788	\$115,882
Median Household Income	\$77,451	\$82,592	\$94,162

CONFIDENTIALITY STATEMENT 2025 Capital Asset Management, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

CAMCRE.

NATALIE JAAFAR
602.386.5710
njaafar@camcre.com

DENA ZELL
602.386.5710
njaafar@camcre.com

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