

FULTON RANCH TOWNE CENTER

4040 S ARIZONA AVE
CHANDLER, AZ 85248

RETAIL PROPERTY FOR LEASE

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PROPERTY DESCRIPTION

Fulton Ranch Towne Center is located on Arizona Ave & Ocotillo Road. This busy power center consists of multiple anchor tenants including: Lowe's, Petco, ROSS and BIG 5. Directly to the East of the center is Fulton Ranch, a 520-acre master planned community, featuring a 28-acres lake system. Additionally, the center is near Hamilton High School, Snedigar Recreation Center & Sportsplex, Chandler's Tech Corridor, Ocotillo Golf Club and the Chandler Municipal Airport to name a few.

PROPERTY HIGHLIGHTS

- Excellent visibility at a high-profile intersection.
- Affluent area with an average household income of \$215,817 within 1-mile radius.
- Located less than 1-mile from Hamilton High School and Aquatic Center. Hamilton High School is home to over 4,100+ students and is Arizona's largest High School.
- Located near Chandler's Tech Corridor, nicknamed "Silicon Desert," providing 44,000 tech jobs in the surrounding area.

OFFERING SUMMARY

Available SF:	1,220 - 7,020 SF
Building Size:	120,490 SF
Vehicles Per Day:	40,780 VPD via Arizona Ave
	17,805 VPD via Ocotillo Road
Major Tenants:	Lowe's, Ross, BIG 5, Staples, Dollar Tree, Petco

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	\$215,817	\$164,461	\$148,177
Total Population	11,396	92,217	211,454
Total Households	3,871	35,603	78,916

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LEGEND

Available

Unavailable



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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,396	92,217	211,454
Median age	39.2	43.1	40.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,871	35,603	78,916
# of persons per HH	3.17	3.02	3.15
Average HH income	\$215,817	\$164,461	\$148,177
Average house value	\$626,187	\$581,787	\$540,592

* Demographic data derived from 2020 ACS - US Census



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