

THE SHOPS AT PECOS RANCH

1900 W. GERMANN RD.
CHANDLER, AZ 85286

RETAIL PROPERTY FOR LEASE

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PROPERTY DESCRIPTION

The Shops at Pecos Ranch is located on the NEC of South Dobson Road & Germann Road. The center is less than two miles from Chandler Regional Hospital, 1 mile South of Santan Freeway (202 Loop). Orangetheory Fitness, D1 Sports Training, K9 Resorts Luxury Pet Hotel, and Cold Beers & Cheeseburgers are a few of the tenants that support the Chandler community.

PROPERTY HIGHLIGHTS

- The 5-mile trade area includes 97,713 households / 2.52 persons per household.
- Affluent area with an average household income of \$162,679 within a 1-mile radius.
- Outdoor center with covered walkways to accommodate foot traffic.
- Located 2 miles from Chandler's Tech Corridor, with 747 total businesses and 43,900 jobs

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OFFERING SUMMARY

Available SF:	2,195 SF - 10, 685 SF
Building Size:	78,767 SF
Vehicles Per Day:	Dobson Road - 25, 497
	Germann Road - 27,973
Major Tenants:	Cold Beers & Cheeseburgers, Orangetheory, D1, K9 Resorts Luxury Pet Hotel

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average HH Income	\$162,679	\$139,554	\$135,516
Total Population	14,436	92,578	250,044
Total Households	5,245	36,188	97,713



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WHITESTONE

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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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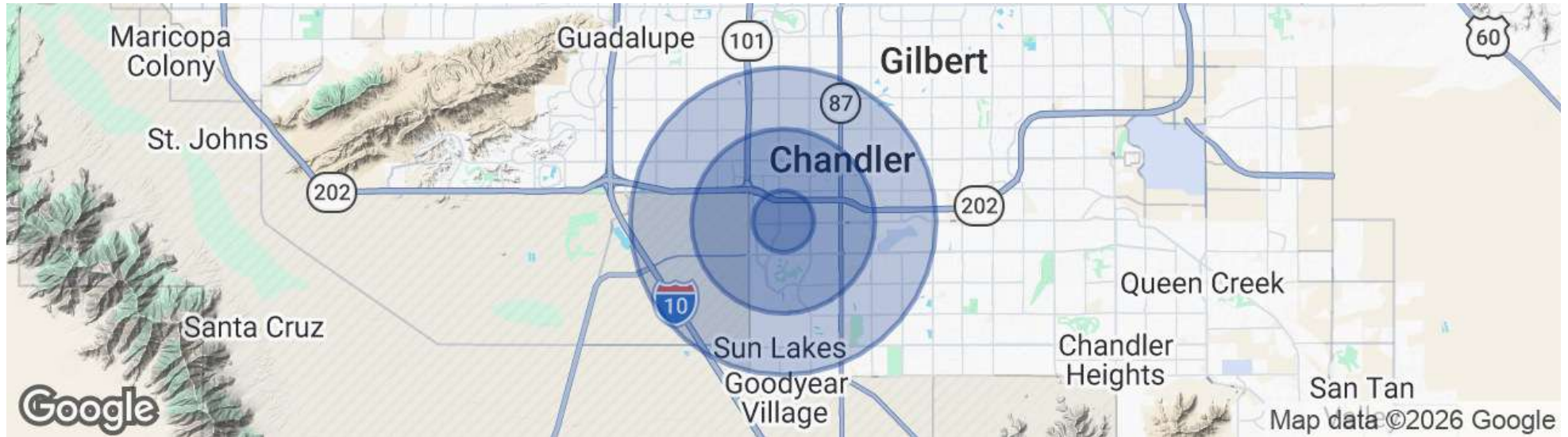


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,436	92,578	250,044
Median age	38.6	36	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,245	36,188	97,713
# of persons per HH	2.74	2.54	2.54
Average HH income	\$162,679	\$139,554	\$135,516

* Demographic data derived from 2020 ACS - US Census



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