

COPPER POINT

4030-4080 W. Ray Road | Chandler, AZ 85226

NWC Ray Road & McClintock Drive



AVAILABLE FOR LEASE - 1,482 SF BUILT-OUT RESTAURANT



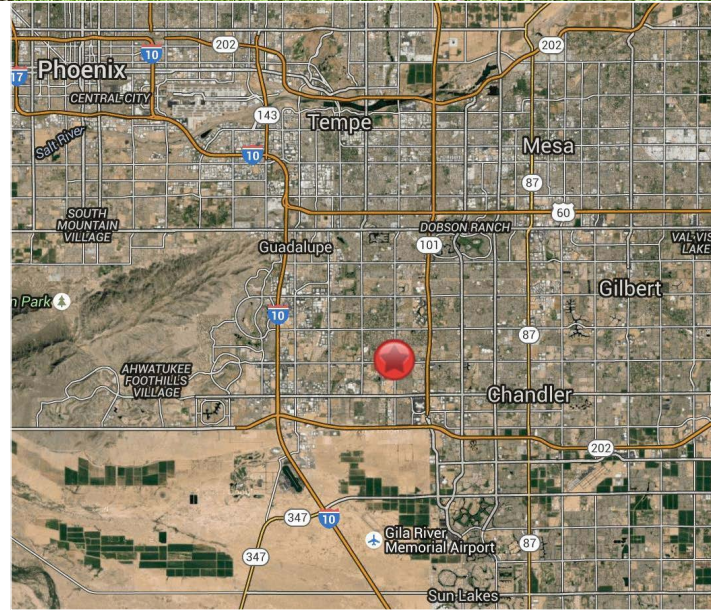
FEATURES:

- PROJECT SIZE: 100,100 SF
- Located one mile west of Loop 101 Pima Freeway
- Strong National Tenant Mix
- Zoning: C2, City of Chandler
- Average Household Income within 1 mile is \$101,259

DEMOGRAPHICS

2015	1 Mile	3 Mile	5 Mile
Population	17,939	95,956	286,277
Avg HH Income	\$101,259	\$96,318	\$78,845

Traffic Counts: N/S on McClintock Drive VPD 20,000
E/W on Ray Road VPD 20,400



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This information is given with the understanding that all negotiations relating to the purchase and/or lease of this property shall be conducted through the office of ZELL Commercial Real Estate Services. The information, while not guaranteed, has been secured from sources we believe to be reliable.



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SUITE TENANT		SF
ANCHOR		
	Albertsons	60,080 SF
SHOPS AB		
19	Edward Jones	1,051 SF
20	Vapor Etc.	1,023 SF
21-22	Chandler Family Dental	1,882 SF
23-25	Sumit's Yoga	3,747 SF
26	AVAILABLE	1,482 SF
27	Magic Touch Cleaners	1,850 SF
SHOPS C		
14	Dessie's Cafe	1,490 SF
15	5 Star Barber	1,163 SF
16	Nails of the World	1,169 SF
17	Maximum Title Loans	1,164 SF
18	Advance Chiropractic	1,423 SF
SHOPS D		
1-3	AAA Arizona Insurance	4,156 SF
4	AVAILABLE	1,487 SF
5-6	Desert View Pool Supply	1,782 SF
7	AVAILABLE	1,302 SF
8-9	Sunflower Pet Supply	2,060 SF
10	Flirt Hair Salon	1,296 SF
11	AVAILABLE	1,296 SF
12-13	Spices Mediterranean	2,075 SF
PAD BUILDING		
1	Tott's Asian Diner	1,802 SF
2	Game Stop	1,283 SF
3	Starbucks	1,500 SF
PAD Valero (Not A Part)		

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