

The Boardwalk at Andersen Springs

1959 W Ray Road | Chandler, AZ 85224

GLA SF
89,804

Available SF
Fully Leased

Number of Spaces
0



**Sprouts-Anchored
Shopping Center**



**Recently Upgraded
Exterior Facade**



**Ideal Location
in Highly-Affluent
Chandler**



Visitor Metrics Sourced by Advan

Annual Visits

1.7 M

Visitor Frequency
Number of monthly visits per individual customer

12

Mobile Trade Area Density Powered by Advan

994,130
Daytime Population

288,790
Households

750,690
Population

David Mitroff
Senior Regional Leasing Director
dmitroff@westfin.com
480.865.2397



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Suite	Tenant	GLA SF
A100	Sprouts Farmers Market	25,272
A101	StrechLab	1,330
A102	Water Plus	1,670
A103	Super Cleaners	1,500
B104	Amethyst Veterinary Clinic	2,800
B105	Domino's Pizza	1,040
B105B	Cold Stone Creamer/Rocky Mountain Chocolate Factory	1,260
C106	Patent 139 Brewing Co.	4,145
C107	La Bella Paw Spa	2,520
C108	Tinted Salt	2,360
C109	SoHo Hairbar Salon	2,120
D110	Valle Luna Restaurant	8,142
E111	Backfit Chiropractic	4,200
E112	Lakeview Dental Care	2,800
E113	Tii Cup	1,368
E114	Pita Jungle	3,220
E115	European Wax Center	1,681
E116	Hon Machi Sushi Grill	2,000
E117	F-45	2,666
F118	Desert Schools Financial Credit Union	5,210
F119	Mr. Pickle's Sandwich Shop	1,300
F120	Roosters Men's Grooming Center	1,300
F121	Natural Nails Spa	1,300
F122	Playa Bowls	1,300
F123	The Coffee Rush	1,300
P124	Banner Urgent Care	6,000



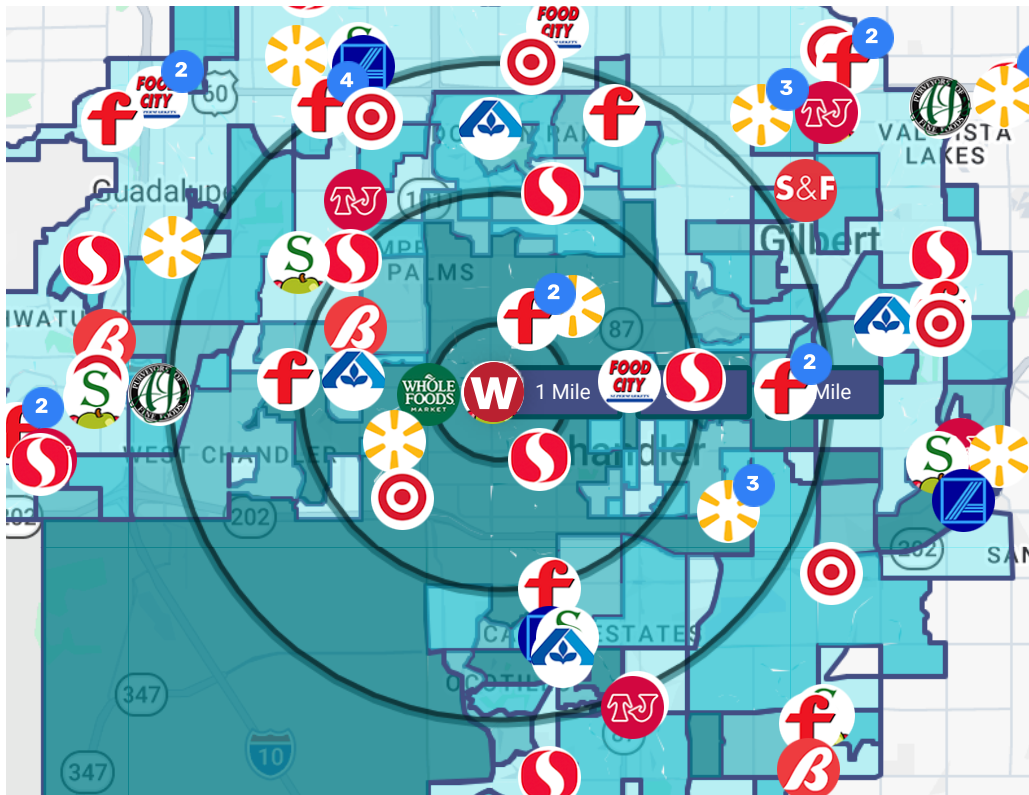
Traffic Count (VPD)

N Dobson Road	26,852
W Ray Road	34,719



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	MTA*	1 Mile	3 Mile	5 Mile
Total Population	750.69K	15.37K	141.13K	318.60K
5-Year Population Growth Rate	1.7%	1.5%	0.8%	1.3%
Total Daytime Population	994.13K	21.49K	173.39K	419.59K
Average Household Income	\$128.9K	\$139.3K	\$125K	\$137K
Total Households	288.79K	6.06K	55.10K	123.67K
Average Home Value	\$549.1K	\$618.2K	\$557.4K	\$582.3K

*MTA (Mobile Trade Area) Based on Cellular Data; Powered by Advan

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Mobile Trade Area
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