



**Location :**  
Queen Creek Road east of Price Road- Chandler, Az.

**Subject:**

- 10,933 sf single story retail building on 2.56 acres
- Improved retail pad on 2.62 acres

**Zoning:**  
PAD Commercial  
Parcel 1- 10,993 SF retail building  
Parcel 2- Conceptual site plan approval for a 2 story, 21,310 SF office building

**Price:**  
Parcel 1- \$2,900,000  
Parcel 2- \$1,650,000  
(\$14.46/sf)

## MIXED USE OPPORTUNITY | CHANDLER, AZ

**Insight Land & Investments**  
7400 E McDonald Dr, Ste 121  
Scottsdale, Arizona 85250  
602.385.1515  
[www.insightland.com](http://www.insightland.com)

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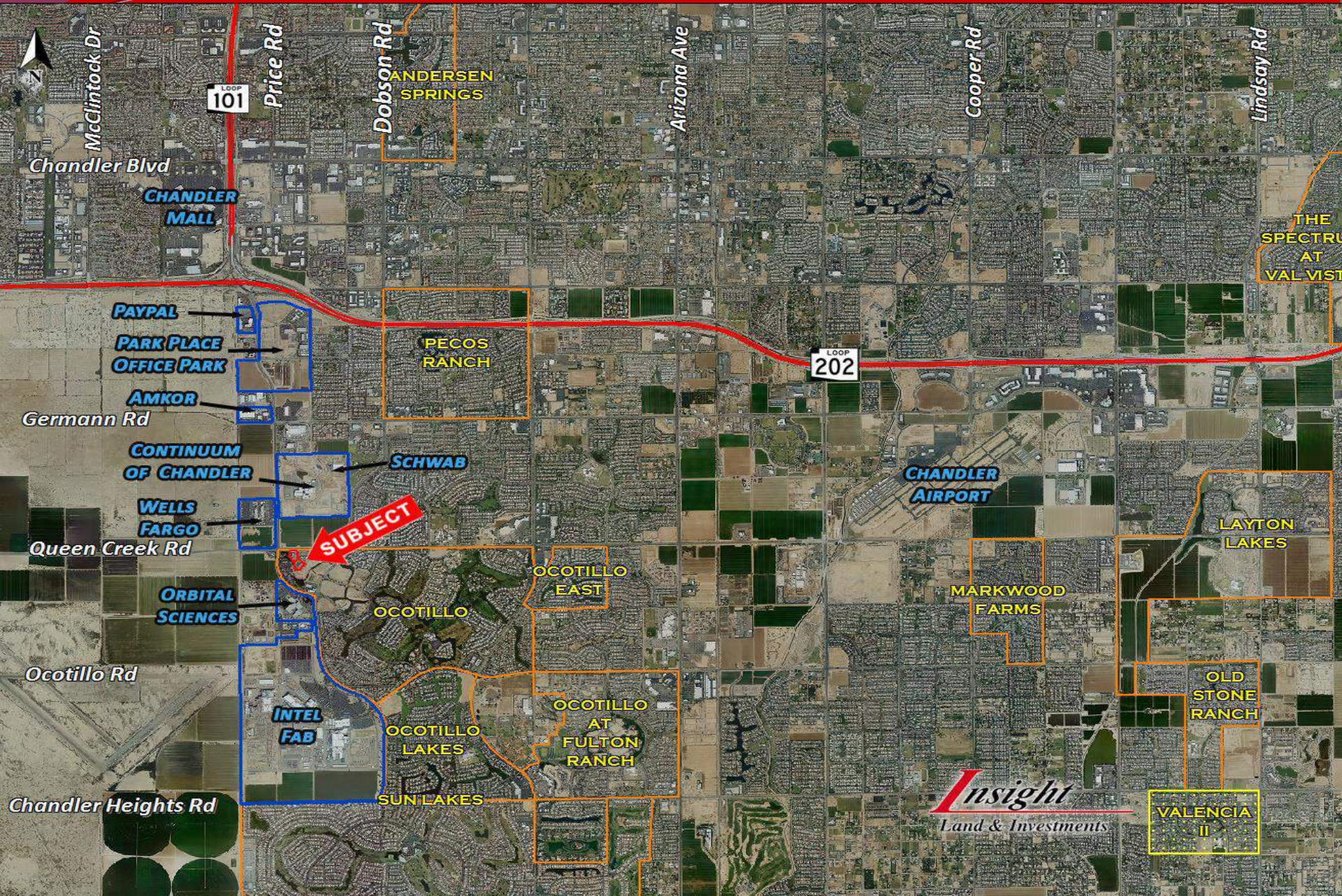
**TRACY GLASS**  
602-330-3201  
[tglass@insightland.com](mailto:tglass@insightland.com)





- Located at the gateway to Downtown Ocotillo the commercial hub of the 1500 acre Ocotillo Lake master plan. Approaching build out Downtown Ocotillo encompasses 220,000 SF of commercial including boutique retail, Class A office, luxury for sale condos now under construction and entitlements for a 5 story hotel.
- Subject properties are within the geographic center of the Price Road employment corridor yet have a distinctively different setting than much of the multi story corporate campus environment associated with the corridor. Framed by 800' of frontage on the signature Ocotillo lake and surrounded by boutique retail and 1 and 2 story office give the site a greater feeling of exclusivity and identity.
- Parcel #1 is the last available retail building and Parcel #2 is the last available office site in the Downtown Ocotillo development.
- Parcels are divisible
- No onsite retention is required as water runoff is accommodated within the lake
- The 10,993 SF building on Parcel #1 is in shell condition allowing for greater flexibility





McClintock Dr  
Chandler Blvd

Price Rd  
LOOP 101

Dobson Rd  
ANDERSEN SPRINGS

Arizona Ave

Cooper Rd

Lindsay Rd

CHANDLER MALL

THE SPECTRUM AT VAL VISTA

PAYPAL  
PARK PLACE OFFICE PARK

PECOS RANCH

LOOP 202

Germann Rd

CONTINUUM OF CHANDLER

SCHWAB

CHANDLER AIRPORT

WELLS FARGO  
Queen Creek Rd

**SUBJECT**

OCOTILLO EAST

LAYTON LAKES

ORBITAL SCIENCES

OCOTILLO

MARKWOOD FARMS

Ocotillo Rd

OCOTILLO LAKES

OCOTILLO AT FULTON RANCH

OLD STONE RANCH

Chandler Heights Rd

SUN LAKES

INTEL FAB

VALENCIA II





STANDARD  
PACIFIC HOMES  
76 UNITS UNDER  
CONSTRUCTION  
2015

PB BELL  
APARTMENTS  
COMPLETED  
2ND QUARTER  
2015



Price Rd

Dobson Rd

OFFICE  
CONDOS

STATESMAN  
DEVELOPMENT  
CONDOS UNDER  
CONSTRUCTION  
2015

DOWNTOWN  
OCOTILLO  
RETAIL/OFFICE



Queen Creek Rd

Queen Creek Rd





Queen Creek Rd

**DOWNTOWN  
OCOTILLO  
SPECIALTY  
RETAIL**

**2**

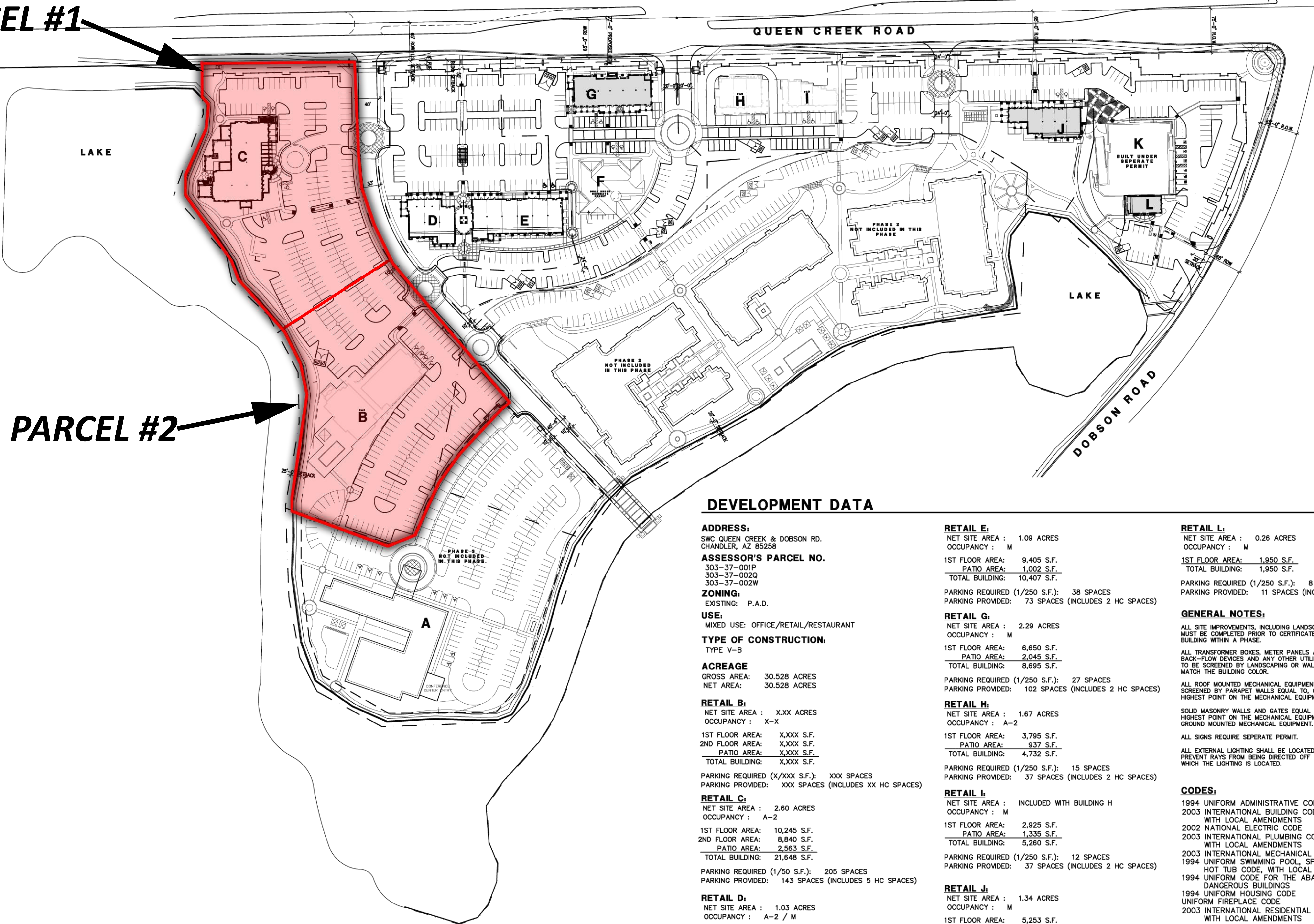
**1**

**AQUILA  
OCOTILLO  
OFFICE  
CONDOMINIUMS**





**PARCEL #1**



**PARCEL #2**

Contractor must verify all dimensions at project before proceeding with this work.  
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- 5/1/07 CITY REDLINES/REVISIONS
- 5/23/07 CITY REDLINES/REVISIONS
- 5/13/08 OWNER REVISIONS

**DOWNTOWN OCOTILLO**  
CHANDLER, ARIZONA



**DEVELOPMENT DATA**

**ADDRESS:**  
SWC QUEEN CREEK & DOBSON RD.  
CHANDLER, AZ 85258

**ASSESSOR'S PARCEL NO.**  
303-37-001P  
303-37-002Q  
303-37-002W

**ZONING:**  
EXISTING: P.A.D.

**USE:**  
MIXED USE: OFFICE/RETAIL/RESTAURANT

**TYPE OF CONSTRUCTION:**  
TYPE V-B

**ACREAGE**  
GROSS AREA: 30.528 ACRES  
NET AREA: 30.528 ACRES

**RETAIL B:**  
NET SITE AREA : X.XX ACRES  
OCCUPANCY : X-X

1ST FLOOR AREA: X,XXX S.F.  
2ND FLOOR AREA: X,XXX S.F.  
PATIO AREA: X,XXX S.F.  
TOTAL BUILDING: X,XXX S.F.

PARKING REQUIRED (X/XXX S.F.): XXX SPACES  
PARKING PROVIDED: XXX SPACES (INCLUDES XX HC SPACES)

**RETAIL C:**  
NET SITE AREA : 2.60 ACRES  
OCCUPANCY : A-2

1ST FLOOR AREA: 10,245 S.F.  
2ND FLOOR AREA: 8,840 S.F.  
PATIO AREA: 2,563 S.F.  
TOTAL BUILDING: 21,648 S.F.

PARKING REQUIRED (1/50 S.F.): 205 SPACES  
PARKING PROVIDED: 143 SPACES (INCLUDES 5 HC SPACES)

**RETAIL D:**  
NET SITE AREA : 1.03 ACRES  
OCCUPANCY : A-2 / M

1ST FLOOR AREA: 5,375 S.F.  
PATIO AREA: 415 S.F.  
TOTAL BUILDING: 5,790 S.F.

PARKING REQUIRED (1/250 S.F.): 22 SPACES  
PARKING PROVIDED: 49 SPACES (INCLUDES 2 HC SPACES)

**RETAIL E:**  
NET SITE AREA : 1.09 ACRES  
OCCUPANCY : M

1ST FLOOR AREA: 9,405 S.F.  
PATIO AREA: 1,002 S.F.  
TOTAL BUILDING: 10,407 S.F.

PARKING REQUIRED (1/250 S.F.): 38 SPACES  
PARKING PROVIDED: 73 SPACES (INCLUDES 2 HC SPACES)

**RETAIL G:**  
NET SITE AREA : 2.29 ACRES  
OCCUPANCY : M

1ST FLOOR AREA: 6,650 S.F.  
PATIO AREA: 2,045 S.F.  
TOTAL BUILDING: 8,695 S.F.

PARKING REQUIRED (1/250 S.F.): 27 SPACES  
PARKING PROVIDED: 102 SPACES (INCLUDES 2 HC SPACES)

**RETAIL H:**  
NET SITE AREA : 1.67 ACRES  
OCCUPANCY : A-2

1ST FLOOR AREA: 3,795 S.F.  
PATIO AREA: 937 S.F.  
TOTAL BUILDING: 4,732 S.F.

PARKING REQUIRED (1/250 S.F.): 15 SPACES  
PARKING PROVIDED: 37 SPACES (INCLUDES 2 HC SPACES)

**RETAIL I:**  
NET SITE AREA : INCLUDED WITH BUILDING H  
OCCUPANCY : M

1ST FLOOR AREA: 2,925 S.F.  
PATIO AREA: 1,335 S.F.  
TOTAL BUILDING: 5,260 S.F.

PARKING REQUIRED (1/250 S.F.): 12 SPACES  
PARKING PROVIDED: 37 SPACES (INCLUDES 2 HC SPACES)

**RETAIL J:**  
NET SITE AREA : 1.34 ACRES  
OCCUPANCY : M

1ST FLOOR AREA: 5,253 S.F.  
PATIO AREA: 1,379 S.F.  
TOTAL BUILDING: 6,632 S.F.

PARKING REQUIRED (1/250 S.F.): 21 SPACES  
PARKING PROVIDED: 35 SPACES (INCLUDES 2 HC SPACES)

**RETAIL L:**  
NET SITE AREA : 0.26 ACRES  
OCCUPANCY : M

1ST FLOOR AREA: 1,950 S.F.  
TOTAL BUILDING: 1,950 S.F.

PARKING REQUIRED (1/250 S.F.): 8 SPACES  
PARKING PROVIDED: 11 SPACES (INCLUDES 1 HC SPACES)

**GENERAL NOTES:**

ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.

ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACK-FLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.

ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

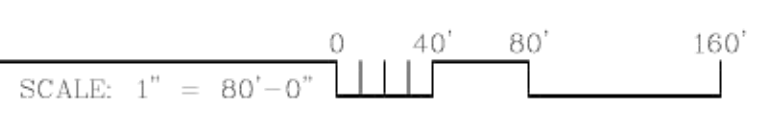
ALL SIGNS REQUIRE SEPERATE PERMIT.

ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

**CODES:**

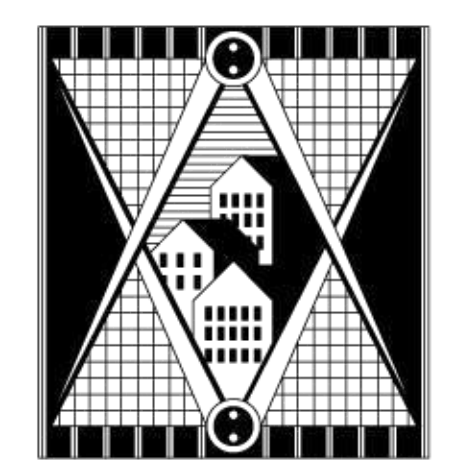
1994 UNIFORM ADMINISTRATIVE CODE  
2003 INTERNATIONAL BUILDING CODE (IBC), WITH LOCAL AMENDMENTS  
2002 NATIONAL ELECTRIC CODE  
2003 INTERNATIONAL PLUMBING CODE (IPC), WITH LOCAL AMENDMENTS  
2003 INTERNATIONAL MECHANICAL CODE (IMC)  
1994 UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE, WITH LOCAL AMENDMENTS  
1994 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS  
1994 UNIFORM HOUSING CODE  
UNIFORM FIREPLACE CODE  
2003 INTERNATIONAL RESIDENTIAL CODE (IRC), WITH LOCAL AMENDMENTS  
2003 INTERNATIONAL FUEL GAS CODE (IFGC)  
AMERICANS WITH DISABILITIES ACT ADAAG

**OVERALL SITE PLAN**



**PRELIMINARY**

**WHITNEYBELL PERRY INC**  
1102 East Missouri Avenue  
Phoenix, Arizona 85014-2784  
(602)265-1891



ARCHITECTURE AND PLANNING

**1.10**  
0473

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19 Jun 2015

ARCHITECTURAL  
SITE PLAN

J:\DWG\0473 - The River Walk at Ocotillo\Construction Documents\phase2\0473 1.10-1.20 Enlarged Site Bldg C.dwg 20/10/2015 1:29 PM kevin



Retail E (Parcel 9)  
-1.09 Acres

Retail F & G (Parcel 9)  
-2.29 Acres

Retail H & I (Parcel 9)  
-1.66 Acres

Retail J (Parcel 9)  
-1.33 Acres

Retail K (Parcel 9)  
-2.01 Acres

Retail D (Parcel 9)  
-1.03 Acres

**PARCEL #1**

Retail C (Parcel 9)  
-2.54 Acres

**PARCEL #2**

Retail B (Parcel 9)  
-2.62 Acres

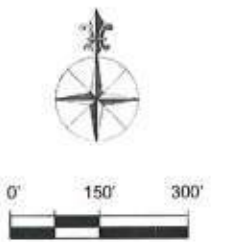
Hotel A (Parcel 9)  
-4.27 Acres

Retail L (Parcel 9)  
-.25 Acres

Residential (Parcel 9)  
-6.78 Acres

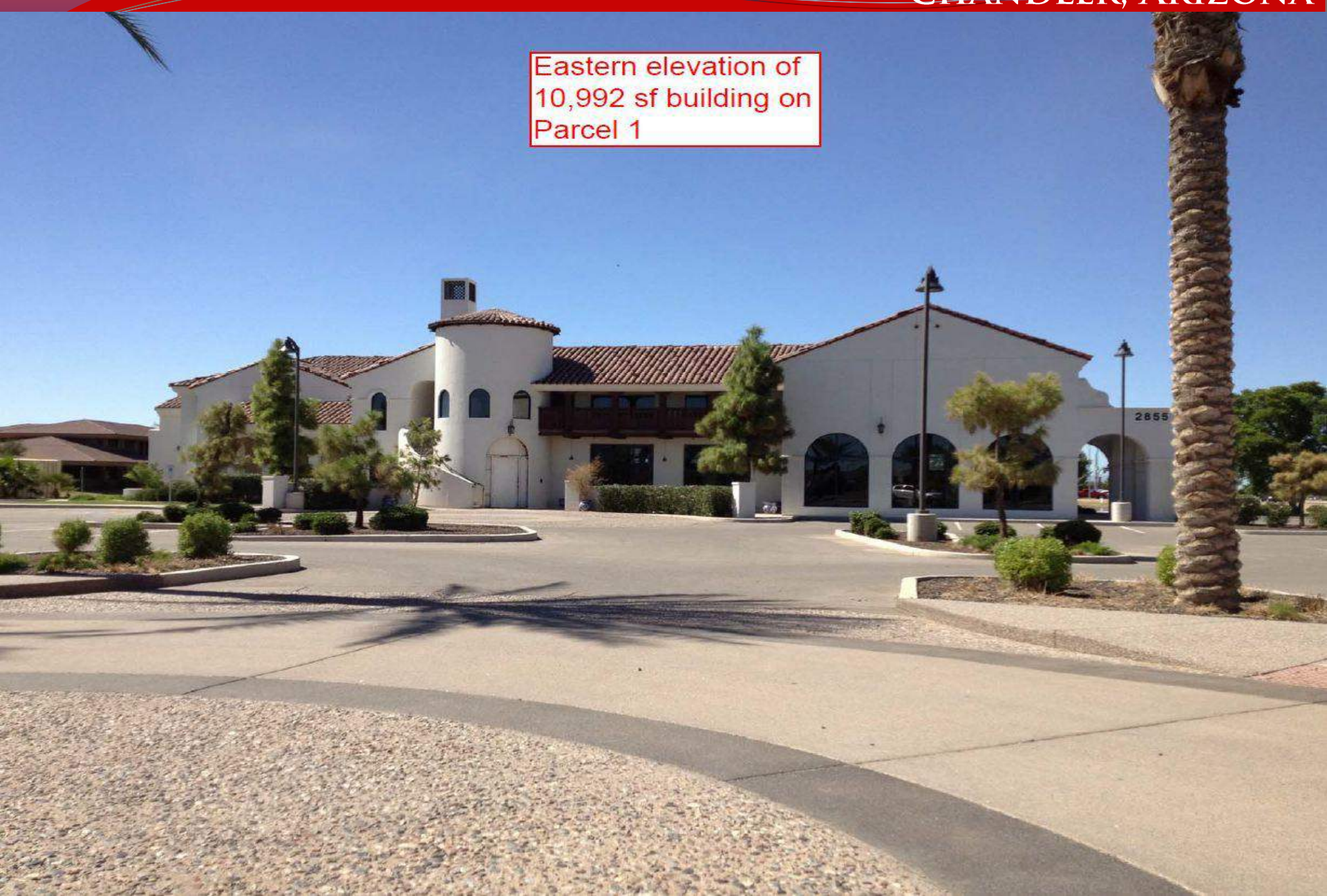


**DOWNTOWN  
OCOTILLO**





Eastern elevation of  
10,992 sf building on  
Parcel 1





Southeastern elevation  
of 10,992 sf building on  
Parcel 1





Southern view from building balcony





Northern view from  
building balcony





**PARCEL #2**  
**CONCEPTUAL ELEVATIONS**



**SOUTH ELEVATION**



**WEST ELEVATION**



**DOWNTOWN  
OCOTILLO**



OFFICE / RETAIL B  
ELEVATIONS



**PARCEL #2**  
**CONCEPTUAL ELEVATIONS**



**NORTH ELEVATION**



**EAST ELEVATION**



**DOWNTOWN  
OCOTILLO**



OFFICE / RETAIL B  
ELEVATIONS



Western  
view





Western view  
from building  
balcony





## PROJECT NARRATIVE

### **Executive Summary**

On the corner of Queen Creek and Dobson Road, we are proposing an exciting Mixed Use development that will provide a remarkable new destination for Chandler. With a mix of commercial and residential uses, we envision Downtown Ocotillo to be a vibrant, work-live community that will both energize and complement the Ocotillo area.

This application will present the design components of Downtown Ocotillo as well as request an amendment to the Area Plan. This application is also requesting approval of Rezoning, Preliminary Development Plan, and Mid-rise Overlay (see Mid-rise Area Exhibit for location).

Downtown Ocotillo is located at the southwest corner of Queen Creek and Dobson Roads and is adjacent to the lake on its southern and eastern side. This waterside setting and proximity to a major thoroughfare creates a unique opportunity for development of a fully integrated town center. Downtown Ocotillo will maximize this proximity to the lake in both commercial and residential development.

The commercial section of Downtown Ocotillo will consist of retail, specialty grocer, day spa, restaurants, office space, and a hotel. Approximately 19 acres of the 25 acre site will be commercial in nature with the remaining 6 acres as residential. Instead of separating the two uses, the office and retail space in Downtown Ocotillo has been artfully combined in single and two story buildings and will have the charm of a small town Santa Barbara main street. The residential area will complement the shopping district by providing elegant formal connections and easy pedestrian access. Residents will have a unique opportunity to work and shop while enjoying beautiful lakeside amenities and breathtaking views of the Ocotillo community. To further embrace the work-live opportunity, residential units adjacent to the main drive have been creatively designed to allow residents to run their own business in work-live units.

### **Existing Zoning & Land Usage**

The existing Area Plan has designated the Downtown Ocotillo site as Employment. The proposed plan has kept elements of this with the integration of office space, but seeks amendment to include mixed use of retail, residential, and hotel. The addition of a residential and retail element is critical to the creation of a work-live community.

The original Ocotillo Area Plan was approved for 8130 residential dwellings. The projected build out including the proposed dwelling units in both "Downtown Ocotillo" and "The Waters" is 5495 residential units. This proposal and area plan amendment will still have 2635 fewer residential dwellings than originally approved. The elimination of much of the currently approved C-2 commercial designation will actually reduce overall potential traffic and result in a viable mixed use (livable and walkable) community.

With an Employment only designation, the site would be effectively limited only to daytime use and would be isolated from the adjacent residential community after business hours. With the addition of retail, residential, and hotel on site, a whole new dynamic can be achieved with evening and weekend activity that keeps Downtown Ocotillo continually connected to The Waters and the rest of the Ocotillo residential community. By amending the Area Plan, this will open the door to development of a truly unique area to work, live, dine, and shop.

To ensure an active and vibrant community that allows direct interchange between residential and retail environments, this truly mixed use community is providing "for sale" luxury condominiums and a new upscale hotel. This will provide a consumer base only a short stroll away from the restaurants and retail. To provide this critical piece of the puzzle, we are requesting a mid-rise overlay for the hotel and luxury condominiums. This location adjacent to the Price Road corridor is identified as an acceptable location for the mid-rise designation. The overall residential densities for both "The Waters" and "Downtown Ocotillo" fall within the Multi-family designations for the ordinance. As noted above, the overall Ocotillo Area Plan will fall substantially short of meeting the original proposed residential units. The location of our proposed mid-rise overlay is perfectly located in what has become known as the "Golden Triangle". Buffered on all sides away from single family communities and enclosed by three major arterial streets. "Downtown Ocotillo" is the ideal location for the proposed six story hotel and the two, four, and five story luxury condominiums.

Currently the Downtown Ocotillo parcel is undeveloped. A vehicular connection is proposed to connect to the neighboring development of The Waters at Ocotillo.





## PROJECT NARRATIVE

### Site Design

When traveling east on Queen Creek Road, drivers and pedestrians are greeted by distinctive landscape and Santa Barbara influenced signage. Turning into the western drive, visitors are surrounded by tree-lined boulevards, above which are views of the towers of Downtown Ocotillo shops and restaurants. To the immediate right is a building that we envision to be a lakeside restaurant. To the left is the west end of the retail center shops and restaurants that front Queen Creek Road. Each building is connected by landscaped pedestrian paths and rows of cypress trees provide a formal pedestrian connection from Queen Creek Road to the front of the retail center. Visitors to the retail center will be able to meander through the colonnades from building to building and experience a sequence of water features and courtyards. In order to maintain this experience, we are requesting relief from the building setback for building G, H, and I. By building into the setback, we are able to enhance the features of the building, adding additional towers and other items of visual interest.

At the northeast corner of the development we envision a small, upscale grocery store. This store, if included in the development, would be a key element in the realization of a work-live community. Residents, employees, and visitors will have convenient pedestrian access to the store. In the development of the site, building and parking area have been restricted by the amount of pre-existing utilities running through the site. In order to provide access to the store and maintain the pedestrian paths along the lake, we would like to request relief from the landscape setback on both the Queen Creek and Dobson sides. To supplement the adjacent landscaping, a green open area has been dedicated next to the lake as well as an exquisite water feature for the corner next to the intersection.

Along the southwestern side of the development will be a hotel where guests, in addition to enjoying the hotel amenities, will have the opportunity for close shopping and dining. As the hotel and retail will be integrally connected, we would like to ask relief from the 1.3 spaces/room requirement for guest parking and use a rate of 1.19 spaces per room. In the event that additional parking is needed, there is comfortable pedestrian access from the adjacent parking lot of retail B. At the southern lakeside edge is the residential community. The Downtown Ocotillo residential community features a combination of two, four, and five story buildings, surrounding a central courtyard with formal landscaping and open areas. To the northwest of the residential community is a grassy open area for recreation. In order to provide the maximum amount of open area adjacent to the lake, all resident parking for the community has been placed underground. In order to facilitate this, we are requesting relief from the 19'x 9' parking requirement for the underground parking and would like to make the spaces 18'x 9'. Adjacent to the lake are walking and biking trails that span the entire lake edge uniting the commercial, hotel, and residential areas. Within the trails are seating areas and water features where visitors and residents can stop and enjoy the views of the lake. The capstone, at the corner of Queen Creek and Dobson Roads, will be a unique water feature that will signify to visitors and residents their arrival at Downtown Ocotillo.

### Architectural Character

**In its design, Downtown Ocotillo will fully embrace Santa Barbara style architecture.** In the early 20<sup>th</sup> century and again in the late 1980s, California architects drew upon both Italian and Spanish architecture as inspiration for their design. The details of these classic themes were reinvented to complement the Southern California environment. Over time, the method of detailing has evolved into a unique style known as 'Santa Barbara'. Santa Barbara architecture is most readily identified by application of materials and the programmatic relationship between interior and exterior living space.

The most distinctive exterior features of Santa Barbara architecture is red clay tile roofing and smooth white stucco walls. Every building, architectural pedestrian feature, and monument sign in Downtown Ocotillo will embrace this style. When walking in Santa Barbara, a pedestrian's view includes tall, distinctive elements rising above trees and framing the skyline. Visitors to Downtown Ocotillo will experience this through a variety of towers, spires, and domes. Another distinctive feature of Santa Barbara architecture is the acute attention to the placement and construction of windows, openings, and architectural recesses. Traditional Santa Barbara style windows are recessed into the walls and include heavier frames. Variation of window size and placement are also characteristic of the style as well as the complement of shutters and wrought iron. Great care has been taken in the detailing of all recessed openings in Downtown Ocotillo in both retail and residential buildings to hold true to Santa Barbara style. Other adornments of Santa Barbara style that have been incorporated in Downtown Ocotillo include ceramic tile, Cantera stone accents, and ornate columns.

Another important element of Santa Barbara style is the connection between interior and exterior space. In Santa Barbara style architecture, exterior space is a large programmatic function of the building. Downtown Ocotillo has taken this element and incorporated it into many of the buildings. Outside of the retail and office buildings are colonnades and vine covered trellises. Several buildings have wood standing balconies on upper floors. The two buildings on the western side of the development take advantage of lake views by the addition of extensive open terraces for sitting and dining. These buildings also enhance the lakeside experience with large ground level patios immediately adjacent to the water. Interior buildings have also maximized adjacent open areas and incorporated patio seating with lush landscape and water features.





## PROJECT NARRATIVE

### **Landscape Design**

The landscape design for Downtown Ocotillo is inspired by two unique site features: pedestrian axes and lake edge conditions. The overall intent of the landscape design is to provide a lush oasis here in the Arizona desert and complement the surrounding Ocotillo area. With the adjacent source of reclaimed water, Downtown Ocotillo will be able to accomplish this goal without taxing local water resources.

The proposed landscape aims to provide a sense of arrival to Downtown Ocotillo as well as a uniform streetscape and is designed to sustain seasonal interest. It knits together planting and hardscape with specialty elements like shady trellis structures and water features. The plant palette for the project includes the plant species listed in the Ocotillo Community Standards, the City of Chandler landscape standards, as well as other varieties that complement the design intent of providing a shady, lush landscape. Selected plants include a combination of canopy trees, palms, shrubs, groundcovers and turf; all chosen for their adaptation to the local climate, growth patterns, form, and color.

The planting design works in conjunction with circulation patterns throughout the development. Pedestrian areas are defined through specialty paving materials for paths, plazas, courts, and cross walks. Vehicular entry nodes are emphasized through special paving patterns and materials. Specialty accent bands and patterns in the roadway help in highlighting exclusive areas like the retail corridor and the entry to the conference center and hotel.

Pedestrian paths and planting lead one from different parts of Downtown Ocotillo to the lake. Plantings along the lake are strategically placed so that they do not block the view of the water or restrict access. Along the path next to the residential community and the hotel are numerous water features and seating areas shaded with designed trellis structures. Where pedestrian paths cross, the intersection is accentuated with paving and planting features.

The landscape design for "Downtown Ocotillo", also includes special features like a fountain at the corner of Price and Dobson Roads and a public park. The park is proposed adjacent to the restaurant/retail building J, the grocery store in building K and the residential area. It links the eastern entry to the lake, culminating at a palm lined circular court with water jets. The park is a multi-use destination with waterside seating that provides opportunities for a variety of activities.

Two major landscape axes connect the residential to the retail site. Between the center and east residential building, there is a pedestrian path that physically connects the residential buildings to retail buildings H and I, eventually terminating at Queen Creek Road. Travel along the axis is pleasantly interrupted by landscape elements such as fountains, runnels, and accent paving. Between the west and center residential buildings is another axis that directly connects the residential community to the front entrance of the office/retail building F. These two axes provide a formal connection through the greenbelt of trees that screen the residential drive from the commercial area.

### **Vision**

In the community of Downtown Ocotillo, we envision an exciting mixed use community where residents can work, dine, and shop in a pleasant Santa Barbara style setting. Through creative design and careful planning, we feel that we can accomplish a unique destination for both Ocotillo and Chandler. We are proud to present Downtown Ocotillo and look forward to the continuation of this exciting development.





# PARCEL 9 SITE DATA

**CONSTRUCTION TYPE:**

HOTEL A	TYPE IB
RETAIL B	TYPE VB
RETAIL C	TYPE VB
RETAIL D	TYPE VB
RETAIL E	TYPE VB
RETAIL F	TYPE VB
RETAIL G	TYPE VB
RETAIL H	TYPE VB
RETAIL I	TYPE VB
RESIDENTIAL	
PARKING GARAGE	IA
STRUCTURE ABOVE	IIIB

**BUILDING HEIGHT:**

HOTEL A	6 STORIES*
RETAIL B	2 STORIES
RETAIL C	1 STORY
RETAIL D	1 STORY
RETAIL E	1 STORY
RETAIL F	2 STORIES
RETAIL G	1 STORY
RETAIL H	1 STORY
RETAIL I	1 STORY
RETAIL J	1 STORY
RETAIL K	1 STORY
RESIDENTIAL	2-5 STORIES

**OCCUPANCY:**

HOTEL A	R-1
RETAIL B	B
RETAIL C	A-2
RETAIL D	A-2 / M
RETAIL E	M
RETAIL F	M / B
RETAIL G	M
RETAIL H	A-2
RETAIL I	M
RETAIL J	M
RETAIL K	M
RESIDENTIAL	R-2

**ACREAGE:**

GROSS AREA	30.528 ACRES
NET AREA	26.829 ACRES

**HOTEL A:**

PARCEL AREA:	4.279 ACRES
BUILDING AREA:	131,208 S.F.
TOTAL UNITS:	170

PARKING REQUIRED: 1.3 X 170 UNITS = 221 SPACES  
 ACCESSIBLE PARKING REQUIRED: 7 SPACES

PARKING PROVIDED: 203 SPACES  
 ACCESSIBLE PARKING PROVIDED: 8 SPACES

**RETAIL C:**

PARCEL AREA:	2.549 ACRES
BUILDING AREA:	11,020 S.F.

PARKING REQUIRED: 11,020 S.F. / 250 = 44 SPACES  
 ACCESSIBLE PARKING REQUIRED: 2 SPACES

**RETAIL B:**

PARCEL AREA:	2.623 ACRES
BUILDING AREA:	21,310 S.F.

PARKING REQUIRED: 21,310 S.F. / 250 = 85 SPACES  
 ACCESSIBLE PARKING REQUIRED: 4 SPACES

PARKING PROVIDED: 174 SPACES  
 ACCESSIBLE PARKING PROVIDED: 4 SPACES

**RETAIL D:**

PARCEL AREA:	1032 ACRES
BUILDING AREA:	5,367 S.F.

PARKING REQUIRED: 5,367 S.F. / 250 = 22 SPACES  
 ACCESSIBLE PARKING REQUIRED: 1 SPACE

**PARCEL #1** ←

← **PARCEL #2**

**PARCEL #2** ↙

**PARCEL #1** ↗





**Several large-hiring announcements have been made in Chandler. Figures include companies new to the city, in addition to expansion projects by existing companies.**

<b>2014-2015 Job Creation</b>	<b>Number of Jobs</b>
Nationstar	1,200
General Motors	1,000
OnTrac	850
QBE	700-1,200
Intel	350
Infusionsoft	300
Element Payment Services	150
Garmin	150
Phacil	120
Wells Fargo	2500
Chandler Regional expansion	350
CyrusOne	50
Clearcall Solutions	100
IO manufacturing (8mi from subject)	100
Banner Health	50
Santan Brewery	35
<b>TOTAL</b>	<b>8505</b>

<b>2015-2016 Job Creation</b>	<b>Number of Jobs</b>
DaVitaRx (Early 2016)	550
CVS	700
HealthPlanOne	200
Chandler Fashion Center	30
Paypal	150
Wells Fargo	2600
FedEx	200
<b>TOTAL</b>	<b>4430</b>



## The City

As a city, Chandler has been the powerhouse of job generation in the metro Phoenix area for the last 2 years. General Motors, Garmin, and the expansions of both Chandler Regional Hospital and Wells Fargo account for close to 5000 to 9000 jobs created in the city since the fall of 2011.

## Chandler Area Highlights

Average Household Income: \$83,296 (2015)

Population - 247,979 in September 2015

73% of population have associate degrees or better vs. 56% in Phoenix

Between 1990 and 2000, Chandler was the 7<sup>th</sup> fastest growing city in the United States of those with a population more than 100,000

Young population - 2013 median age is 34.9

At a Glance Chandler Demographic Profile: <http://www.chandleraz.gov/content/EDDemographicOverview.pdf>

Source: City of Chandler (2013)

Chandler Demographic Profile: <http://www.chandleraz.gov/content/August%202013.pdf>

Source: City of Chandler (2013)