

# MARKETPLACE AT FULTON RANCH

WORKING TOGETHER TO BUILD A COMMUNITY



## TENANT DIVERSITY, SHARED SUCCESS

Join Marketplace at Fulton Ranch – a successful tenant community with eleven uniquely designed buildings serving the surrounding neighborhood with entertainment, retail, medical, personal and professional service opportunities.

## FEATURES:

- Office / Medical / Community-based Retail spaces for Lease
- 1,558 - 8,500 SF Available
- Flexible occupancy options: Lease, Purchase or Lease with an option to purchase
- Pricing inclusive of Tenant Improvements\*



\* When building standard finishes are selected.

Benefit from daily traffic associated with Fresh & Easy, Chase Bank, CVS, Urgent Care, Dentist, Care Bear Preschool, Podiatrist and Dermatologist. We have room for the following uses and more:

- Medical Practices
- Dance Studios
- Congregation Offices
- Professional Services
- Boutique Clothing
- Party Planning

**CHAMPION**  
A tenant friendly development company™

## FOR LEASING INFORMATION:

Project is located at the Northwest corner of Arizona Avenue & Chandler Heights Road in Chandler, Arizona.

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**COMMERCIAL PROPERTIES**  
Incorporated

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## Availability:



Building	Address	Available SF
Bldg 100	290 W. Chandler Heights Rd.	1,558
Bldg 200	270 W. Chandler Heights Rd.	3,527
Bldg 300	250 W. Chandler Heights Rd.	Sold
Bldg 400	240 W. Chandler Heights Rd.	Sold
Bldg 500	244 W. Chandler Heights Rd.	6,004
Bldg 600	236 W. Chandler Heights Rd.	6,002
Bldg 700	220 W. Chandler Heights Rd.	8,500
Bldg 800	204 W. Chandler Heights Rd.	6,004
Bldg 900-1	224 W. Chandler Heights Rd.	6,000
Bldg 900-2	208 W. Chandler Heights Rd.	6,000
Bldg 900-3	4900 S. Arizona Ave.	964

## Info:

- Parking ratio of 5:1,000
- Building & monument signage available
- Covered reserved parking available
- Client parking at your door

### General Demographics 3 Mile

 <b>Population</b> 2009 (est.)	<b>63,238</b>
 <b>Average Household Income</b> 2009 (\$)	<b>\$102,747</b>
 <b>Average Household Spending</b> 2009 (\$) Apparel, Entertainment, Eat Out, Gifts, & Furnishings	<b>\$55,298</b>

 = Available Space  
 = Available Pads



Chandler Heights Road

Arizona Avenue

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

## INVESTING IN YOUR SUCCESS

Experience the benefits of Champion's Tenant Advocacy Experience™

It is time that you worked with a landlord who will help you develop and implement a strategic plan to move into your new Champion premise faster, more efficiently, and more profitably.

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