

Chandler Blvd

Arizona Ave



San Marcos Commons

Sites 1,2,3 - San Marcos Commons

- Phase I, 79 Townhomes, 50% complete
- Mixed-use development
- 152,000 SF of retail, office & restaurant space
- Multi-level parking garage (450 spaces)

Site 7 - Phase II

- Currently in design
- Approximately 2.5 acres
- Mixed-use commercial
- Phase I - 54 townhomes completed



123 Washington

New Serrano Headquarters

- 3 story office & retail development
- 29,000 SF with space available



Fire Administration

Fire Administration Building

- Ground-breaking September 6th
- Completion expected in July of 2009

Chandler City Hall

- Approximately \$70 million investment
- 5 story tower with campus setting
- museum to be incorporated with the site
- 125,000 SF of space and parking for 600 vehicles
- Completion expected in 2010



Chandler City Hall

Site Currently Available

- 7 acres

San Marcos Golf Resort

- \$9 million in renovations completed
- Additional renovations planned
- Potential future Conference Center

Site 4, 5, 6

- Consultant hired for the master-planning of Sites 4, 5, 6
- Mixed-use retail, office, residential

Sites 1,2 &3

Site 7

Sites 4&5

Site 6

Future City Hall Site

County Justice Court

Frye Rd

South Arizona Avenue Improvements

- \$60 million in voter approved bonds
- Area plan adopted by City Council for future land uses 1/17/08
- Reducing Arizona Ave to 2 lanes
- Wider sidewalks and pedestrian amenities
- Upgrade to utilities to support greater density
- Landscaped medians
- Additional signalized pedestrian crossings

Land Use

- Civic
- Residential**
 - High Density
 - Medium Density
 - Low Density
- Mixed Use/High Res
- Urban Commercial
- Office
- Mixed Use Entertainment
- Proposed Circulation

Pecos Rd

Arizona 202

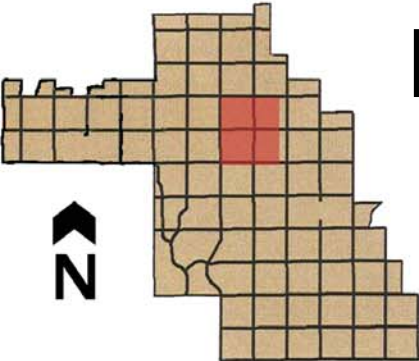
- 2 class A office buildings as part of mixed-use development
- Planned for 2009 construction
- Freeway frontage with monument signage
- Retail, hotel amenities and pads on site. Some pad sites still available
- Easy access for Chandler's well-educated workforce
- 5:1,000 parking
- Development opportunities available



Arizona 202

New Downtown Monument Features

San Tan Freeway Loop 202



Downtown Redevelopment

Current Projects

Chandler, AZ

