

For Sale | Investment
Opportunity

Watermark at Chandler Airpark



CHANDLER MUNICIPAL AIRPORT

WATERMARK
AT CHANDLER AIRPARK

**CARDINAL
HEALTHCARE**

AVAILABLE
Development PAD
Lot 17 ±4.2 Acres

AVAILABLE
Development PAD
Lot 7-15 ±21.3 Acres

GILBERT ROAD

AVAILABLE
Development PAD
Lot 6 ± 1.2 Acres

GERMANN ROAD

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Investment Summary

Total Land Area ±26.74 Acres
 Zoning PAD, City of Chandler
 Property Website www.colliers.com/watermark

Investment Summary

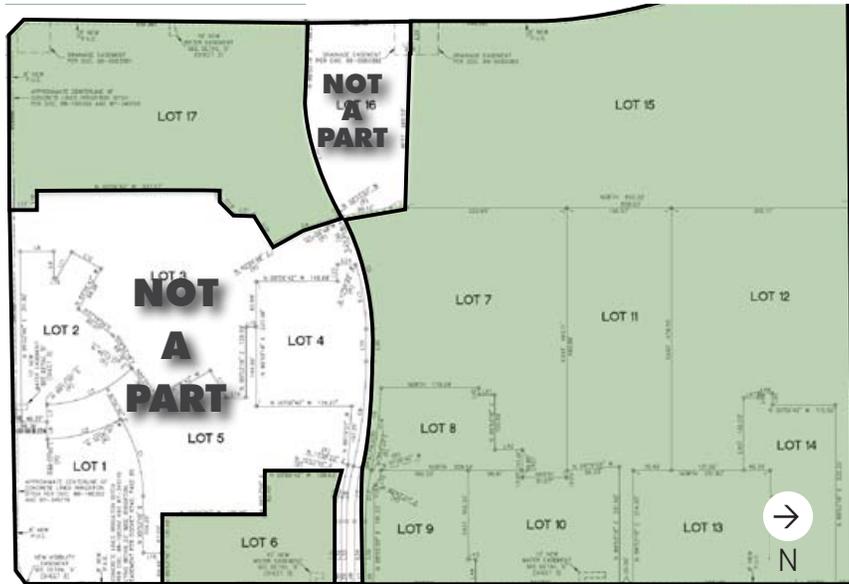
- › Outstanding office and retail mixed use development site
- › Fully approved zoning - Ready to develop
- › Generous size that enables a variety of creative development options
- › The only office development site of its size currently available along Gilbert Road
- › Exceptional location that is bordered by three roadways - Gilbert Road, Ryan Road and Stearman Drive
- › Multiple means of site ingress and egress
- › Convenient and easy freeway access to Loop 202
- › Located one-half mile south of a full diamond interchange
- › Within the Village Core of Chandler Airpark
- › In close proximity to an abundant supply of retail amenities as well as executive and worker housing
- › Over 1,200,000 people within a 30 minute commute to the site
- › In the center of one of the fastest growing labor pools throughout metropolitan Phoenix
- › Back view of main building



WATERMARK LOT SUMMARY

LOT #	Max Bldg Size (SF)	Lot Sizes/Acres	FAR Calc
6	7,000	1.210	13.28%
7	69,030	3.364	47.11%
8	7,500	0.854	20.16%
9	7,000	0.862	18.64%
10	5,500	1.354	9.33%
11	13,000	2.225	13.41%
12	69,030	3.449	45.95%
13	6,000	1.290	10.68%
14	7,500	1.009	17.06%
15	196,012	6.834	65.84%
17	54,000	4.288	28.91%
Total	441,572	26.739	37.91%

Parcel Map



Property Description

Location

Watermark is located south of the SWC of Gilbert Road and Germann Road within the City of Chandler, Arizona

Parcels

This offering consists of a total of eleven (11) parcels containing approximately 26.74 acres

Traffic Counts

East/West on 202:	76,997 cars per day
North/South on Gilbert:	31,500 cars per day

Zoning

PAD, City of Chandler, the Planned Area Development (PAD) zoning designation is intended to accommodate, encourage and promote innovatively designed developments involving residential and nonresidential land uses, which together form an attractive and harmonious unit of the community.*



Location Overview

Located in the three square mile Chandler Airpark, Watermark is in the primary Village core of the Southwest Valley. Strategically located near Loop 202 and immediately east of the Chandler Municipal Airport, Watermark stretches along a major arterial road that carries traffic north/south along the east edge of the airpark area. This three square mile area is in the center of one of the fastest growing labor pools throughout metropolitan Phoenix. It is sufficiently large enough to create a dynamic environment that will attract businesses, enabling the area to become the most important “Village Core” of the Southwest Valley.

The 542 acre airport acts as the backbone of the surrounding area. Various master-planned mixed-use sites further enhance the synergy needed to support a diverse employment center. Vestar’s newly constructed Crossroads and small national and regional retailers and restaurants. North of the Loop 202, the Chandler 202 Auto Park will house many of the top automotive manufacturers. Developers such as Rockefeller Group, Nationwide, mark IV, Orsett, Panattoni, Hewson, Carlson and LGE have made commitments to the area with office, flex office, condos and light industrial projects, and employers such as CardinalHealth and Covance have made significant investments for large corporate facilities.

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EXCLUSIVELY MARKETED BY

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	1 mile radius	3 mile radius	5 mile radius	30 Minute Drive Time	Chandler	Maricopa County
Population	4,524	46,735	210,258	1,386,779	242,162	3,972,204
Average Household Income	\$105,846	\$94,336	\$89,034	\$72,078	\$82,012	\$71,372
Average Housing Value	\$352,615	\$296,355	\$246,795	\$184,277	\$208,248	\$216,979
Workforce Population (18 to 64)	61.20%	60.80%	60.80%	61.50%	63.80%	61.20%
Average Age	31.70	31.70	32.49	34.76	33.04	35.50
Some College Education	63.40%	65.60%	68.80%	66.30%	70.00%	60.30%
College Degrees	31.30%	36.50%	42.20%	40.10%	44.00%	35.90%
Employed Population	2,066	21,804	100,704	678,792	123,135	1,848,441
Employed as % of Workforce	74.62%	76.73%	78.78%	79.59%	79.70%	76.04%
White Collar Jobs	57.40%	61.00%	65.60%	65.50%	68.00%	62.20%
Source: Claritas						