Situated at the center of metro Phoenix’s rapidly growing East Valley, Uptown Chandler is a location of choice. More relaxed than your standard corporate environment, Uptown offers entrepreneurs a laid-back business climate that fosters creativity and supports new startups. In addition to Uptown’s casual and welcoming atmosphere, businesses benefit from a number of operating advantages including a large supply of affordable commercial real estate options and tremendous access to customers and talented workers.

**15-MINUTE DRIVE TIME DEMOGRAPHICS**

**POPULATION GROWTH**

2024: 606,324
2019: 565,786
2010: 501,874
2000: 481,866

**EDUCATION**

- 14% Advanced Degree
- 91% High School Graduate
- 38% Bachelor's Degree or Higher
- 72% At Least Some College

**WORKING AGE POPULATION**

- 15-24: 14%
- 25-34: 18%
- 35-44: 14%
- 45-54: 12%
- 55-64: 11%

**INCOME LEVELS**

- Average Household: $90K
- Median Household: $69K
- Median Disposable: $52K
- Per Capita: $34K

Median Age = 34.1

ECONOMIC DEVELOPMENT

Data Source: CSRI Business Analyst (2019). Map depicts 5, 10, and 15-minute drive time areas from Uptown Chandler’s geographic center. All infographic statistics are for a 15-minute drive time area from Uptown Chandler’s geographic center.
The City of Chandler’s Adaptive Reuse Program and Infill Incentive Plan are two programs available to assist property and business owners in Uptown Chandler who are interested in redeveloping or making qualifying improvements to their commercial properties.

**Adaptive Reuse Program**
The Adaptive Reuse Program assists property and business owners seeking to adaptively reuse older buildings for commercial purposes. A streamlined process has been established for most qualifying projects to expedite development and make timeframes and costs more predictable. By allowing for flexibility in applying City regulations (e.g., setbacks, parking, mechanical screening, landscaping), the program also offers new opportunities to reuse underutilized properties and encourages investment that provides needed services, amenities, and jobs to the community.

In Uptown Chandler, the Adaptive Reuse Overlay District extends north to Warner Road and encompasses properties adjacent to Arizona Avenue.

**Infill Incentive Plan**
The primary focus of the Infill Incentive Plan is the redevelopment of all or a significant portion of existing commercial centers in order to introduce new and/or additional uses such as residential or office components. City participation in any Infill Incentive Plan is anticipated to be in the form of reimbursements for costs such as the demolition of existing commercial space and/or providing the public infrastructure necessary to accommodate new uses on the site.

Projects that upgrade the appearance of older, existing retail centers and lower retail vacancy rates can be considered. However, the project must provide marketable improvements and be determined to be necessary in order to retain or secure a quality tenant as determined by the Economic Development Division. Funding is subject to City Council approval.