

PLH25-0043

Round1

Exhibits

Location:

3177 W Chandler Boulevard in the Chandler Fashion Center
Generally located at the southwest corner of Price Road and
Chandler Boulevard

Table of Contents

1. Narrative
2. Keynote Plan
3. Depiction of Center and Surrounding Center
4. Depiction of Premises

Andrea D. Lewkowitz
H.J. Lewkowitz

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November 24, 2025

City of Chandler, Planning Division
215 E. Buffalo Street
Chandler, AZ 85226

Re: Liquor Use Permit Renewal
RoundI Bowling & Arcade | Chandler Fashion Center

Dear Planner:

Round One Entertainment, Inc. operates RoundI Bowling & Arcade ("RoundI") at 3177 W. Chandler Boulevard (Chandler Fashion Center) with a Series 6 liquor license. RoundI would like to renew its Bar Use Permit, which is scheduled to expire December 12, 2025.

RoundI occupies 65,458 square feet on the first level of the anchor tenant space on the Center's west side and retains non-exclusive use of the Center's parking lots and structures. Its Series 6 liquor license was approved on March 13, 2025, permitting the sale of beer, wine, and spirits for on and off premises consumption.

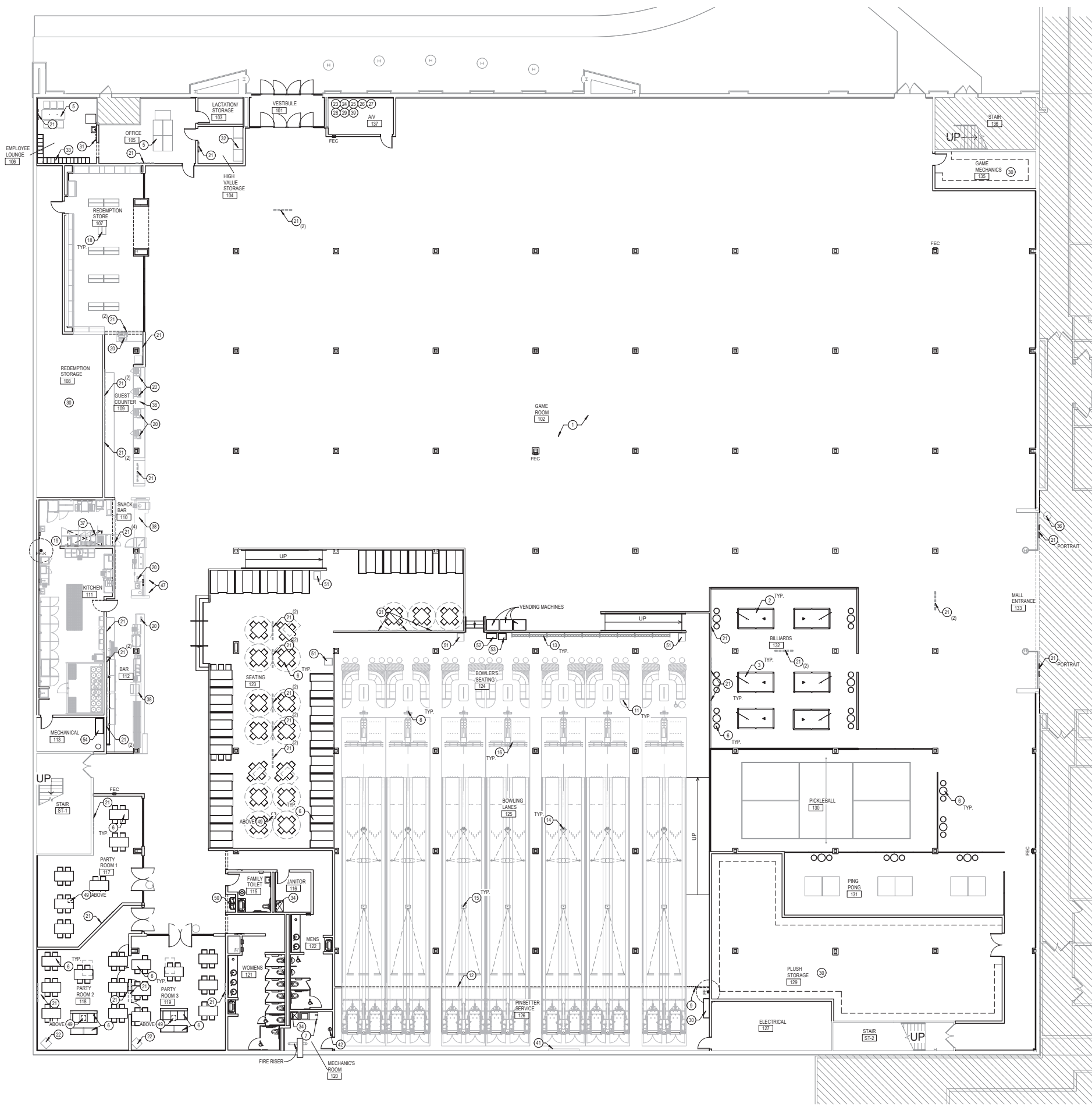
RoundI offers bowling, pickleball, billiards, arcade games, ping pong, and darts, along with a broad food and drink menu that includes American and Japanese-inspired items, desserts, and alcoholic and non-alcoholic beverages. There is no live music, dancing, or outdoor patios, and TVs are limited to dining/bar areas; private party and karaoke rooms are available. Most guests stay approximately 2-3 hours.

The business is open from 10 am – 2 am daily and employ approximately 13 full-time and 60 part-time employees. Employees involved in the sale and service of alcohol are trained in responsible alcohol sales and service.

Sincerely,



Andrea D. Lewkowitz



KEYNOTE LEGEND	
C	LEGEND SYMBOL INDICATOR
NOTE: OMITTED NUMBERS ARE INTENTIONALLY SKIPPED TO REMOVE NOTES NOT APPLICABLE TO THIS PROJECT.	
1	GAMES SUPPLIED AND INSTALLED BY VENDOR, G.C. TO COORDINATE INSTALLATION & PROVIDE POWER DROPS PER ELECTRICAL PLANS - COORDINATE WITH FINAL GAME LAYOUT.
2	BILLIARD TABLES BY BILLIARDS VENDOR
3	PING PONG TABLES BY TENANT
4	FURNITURE BY TENANT
5	FURNITURE BY MILLWORK VENDOR
6	WASHER & DRYER PURCHASED AND INSTALLED BY G.C.
7	BOWLING SCORING CONSOLE / PEDESTAL BY BOWLING VENDOR
8	BI-PARTING BLACK CURTAINS TO THE FLOOR AND CURTAIN TRACKS BY G.C. (FIELD VERIFY WIDTHS) REFER TO 3A-502
9	FURNITURE BY BOWLING VENDOR
10	CUSTOM MASKING UNIT AND FILLER PANELS BY BOWLING VENDOR
11	BOWLING BALL RACKS SUPPLIED BY BOWLING VENDOR
12	COSMIC FIXTURE BY AV VENDOR, FINAL LOCATION TO BE DETERMINED BY TENANT
13	VIDEO PROJECTOR AND MOUNTING HARDWARE BY VENDOR - G.C. TO PROVIDE AND INSTALL 14 GA. (MIN.) UNISTRUT SUPPORT TO STRUCTURE. REFER TO 2A-502
14	OVERHEAD SCORING MONITORS (TRIPLE LCD CONFIGURATION) BY BOWLING VENDOR, STRUCTURAL SUPPORT BY G.C. REFER TO DETAILS 4-404/2 & 5-402/2
15	REDEMPTION STORE DISPLAY GONDOLA UNIT BY TENANT VENDOR
16	FOOD SERVICE EQUIPMENT, WALK-IN COOLERS AND CONDENSING UNITS BY FOOD SERVICE VENDOR
17	POINT OF SALE EQUIPMENT BY VENDOR. SEE ELEC.
18	WALL OR CEILING MOUNT TV AND MOUNTING BRACKET BY AV VENDOR. REFER TO INTERIOR ELEVATIONS AT 2A-502. PROVIDE BLOCKING OR STRUCTURAL SUPPORT AS REQUIRED. COORDINATE CONDUIT, DATA AND POWER WITH E.C.
19	PARTY ROOM AUDIO / VIDEO EQUIPMENT BY AV VENDOR
20	BOWLING SERVER BY BOWLING VENDOR, COORDINATE POWER
21	KARAOKE SERVER BY VENDOR, COORDINATE POWER
22	SECURITY SURVEILLANCE SYSTEM BY VENDOR
23	AV EQUIPMENT, RACK BY VENDOR, COORDINATE CONDUIT AND POWER
24	GAME NETWORKING SERVER / SYSTEM LOCATION BY VENDOR
25	SATELLITE OR CABLE SYSTEM EQUIPMENT BY TENANT
26	TELEPHONE BOARD AND PHONE SYSTEM LOCATION
27	STORAGE RACK BY TENANT
28	TIME CLOCK BY TENANT, COORDINATE POWER AND DATA
29	SAFE EQUIPMENT BY TENANT
30	METAL LOCKERS - 17" W x 8" D x 72" H - 5 TIER (80) LOCKERS TOTAL. REFER TO SPECIFICATIONS
31	UTILITY SHELF WITH MOP RACK
32	MOVABLE BOWLING PIN SCULPTURE BY TENANT
33	EXHAUST HOOD BY FOOD SERVICE EQUIPMENT VENDOR. SEE MECHANICAL
34	MILLWORK, COUNTER, AND FINISHES BY MILLWORK VENDOR
35	EMBED/TERMINAL SERVER BY VENDOR, COORDINATE POWER
36	BOWLING TOOLBOX 8" W x 5" H
37	EYE WASH STATION - REFER TO PLUMBING
38	KIOSK BY TENANT
39	PROJECTOR BY VENDOR
40	DRINKING FOUNTAIN - REFER TO SPECIFICATIONS. REFER TO SHEET A-401 FOR MOUNTING HEIGHT
41	TRASH ENCLOSURE FURNISHED BY VENDOR
42	LANE ASSIST CABINET SUPPLIED BY OWNER
43	SHOE RETURN BIN SUPPLIED BY OWNER
44	LIQUOR CAGE STORAGE

NOTES:
 1. GENERAL CONTRACTOR TO COORDINATE REQUIREMENTS AND INSTALLATION WITH ALL VENDOR AND TENANT ITEMS - REFER TO SHEET 0-002.



Grand Rapids | Phoenix | Traverse City
 www.paradigm.com

PROJECT
**ROUND 1
 CHANDLER
 FASHION
 CENTER**

TENANT
 IMPROVEMENT

3177 W. CHANDLER BLVD.
 SUITE 04 CHANDLER, AZ 85226

CLIENT
ROUND 1

3070 SATURN ST. STE. 200
 BREA, CA 92821

RELEASE DATE		
DATE	DESCRIPTION	
05-17-24	FOR PERMITS	
06-26-24	PLAN REVIEW RESPONSE	
07-17-24	FOR BIDS & CONSTRUCTION	

PROJECT
2307113GR

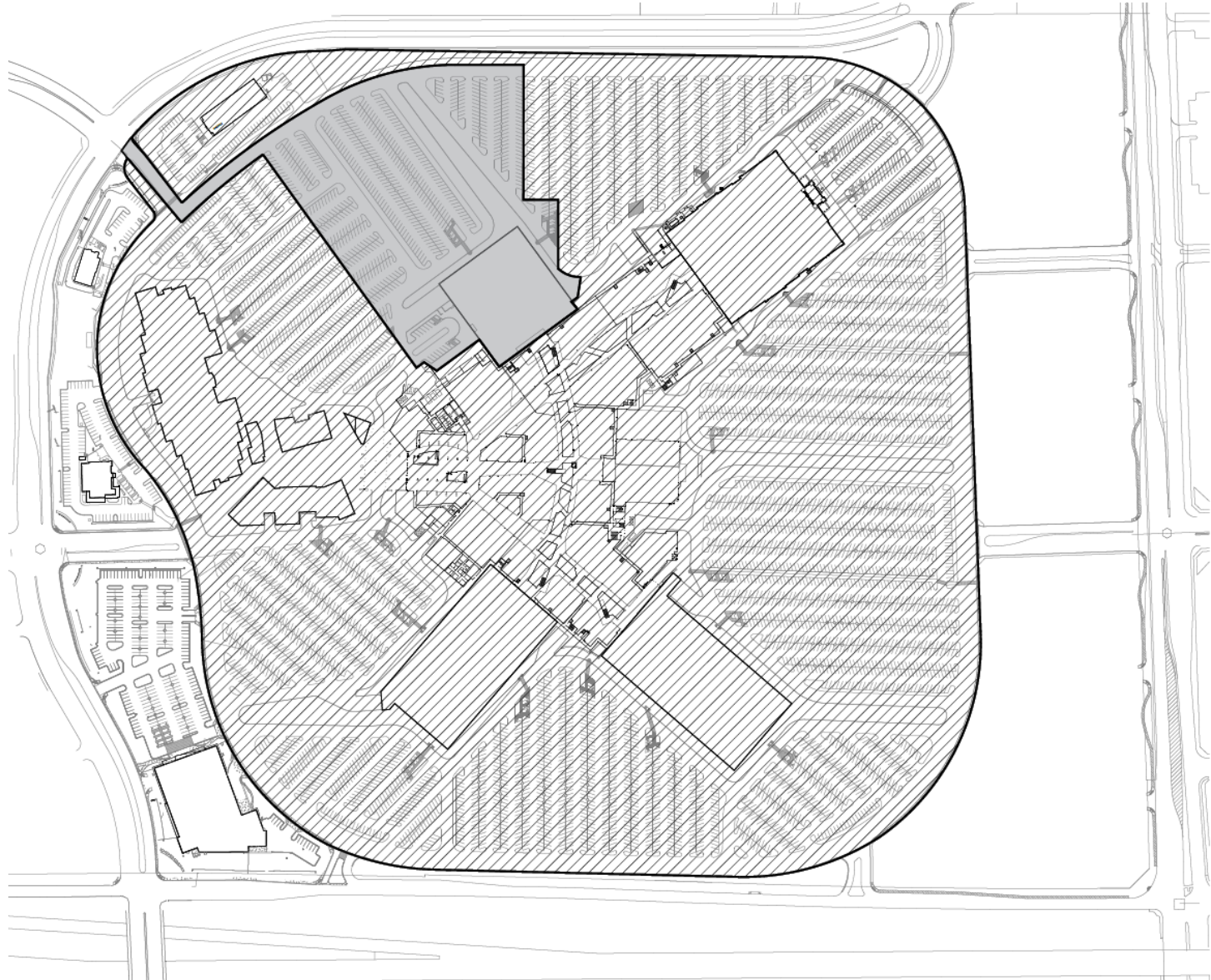
SHEET
KEYNOTE PLAN

A-100

KEYNOTE FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 ACTUAL PLAN

7/18/2024 10:32:36 AM



EXHIBIT A
DEPICTION OF CENTER AND ADJACENT CENTER



Mail Address:
CHANDLER FASHION CENTER
3111 W. Chandler Blvd.
Chandler, AZ 85226
Phone: (480) 812-0152
Fax: (480) 812-0002

For Leasing
Information Contact:
Bre Williams
MACERICH
11411 North Tatum Blvd.
Phoenix, AZ 85028
Phone: (602) 953-8432
Fax: (602) 953-1964

For Restaurant
Leasing Contact:
Jessica Janes
MACERICH
401 Wilshire Blvd.
Santa Monica, CA 90401
Phone: (424) 229-3542

-  CENTER
-  ADJACENT CENTER

Note:
This is a schematic plan only
intended to show the general layout
of the shopping center or part
thereof. This plan is not to be scaled.

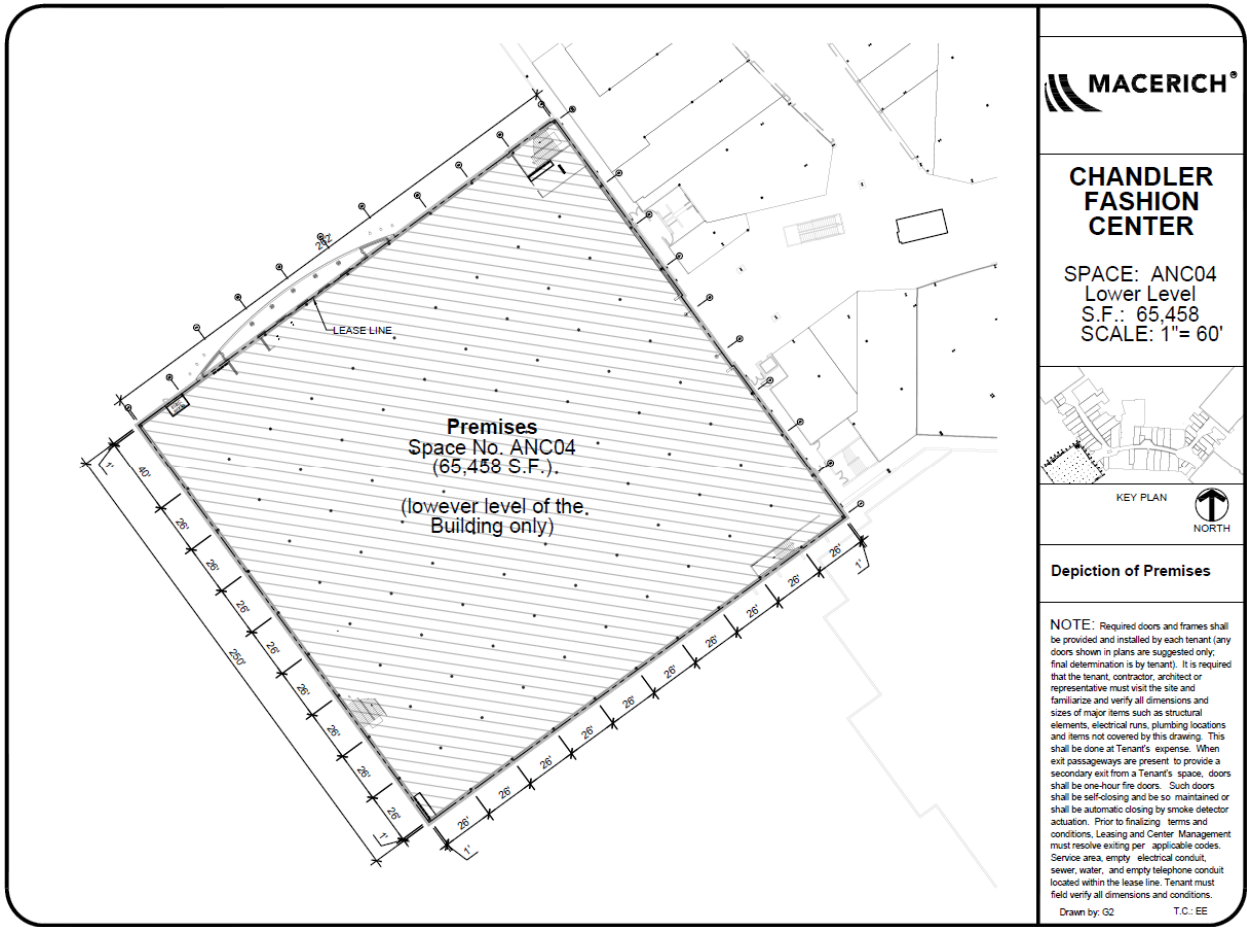
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BY: MH

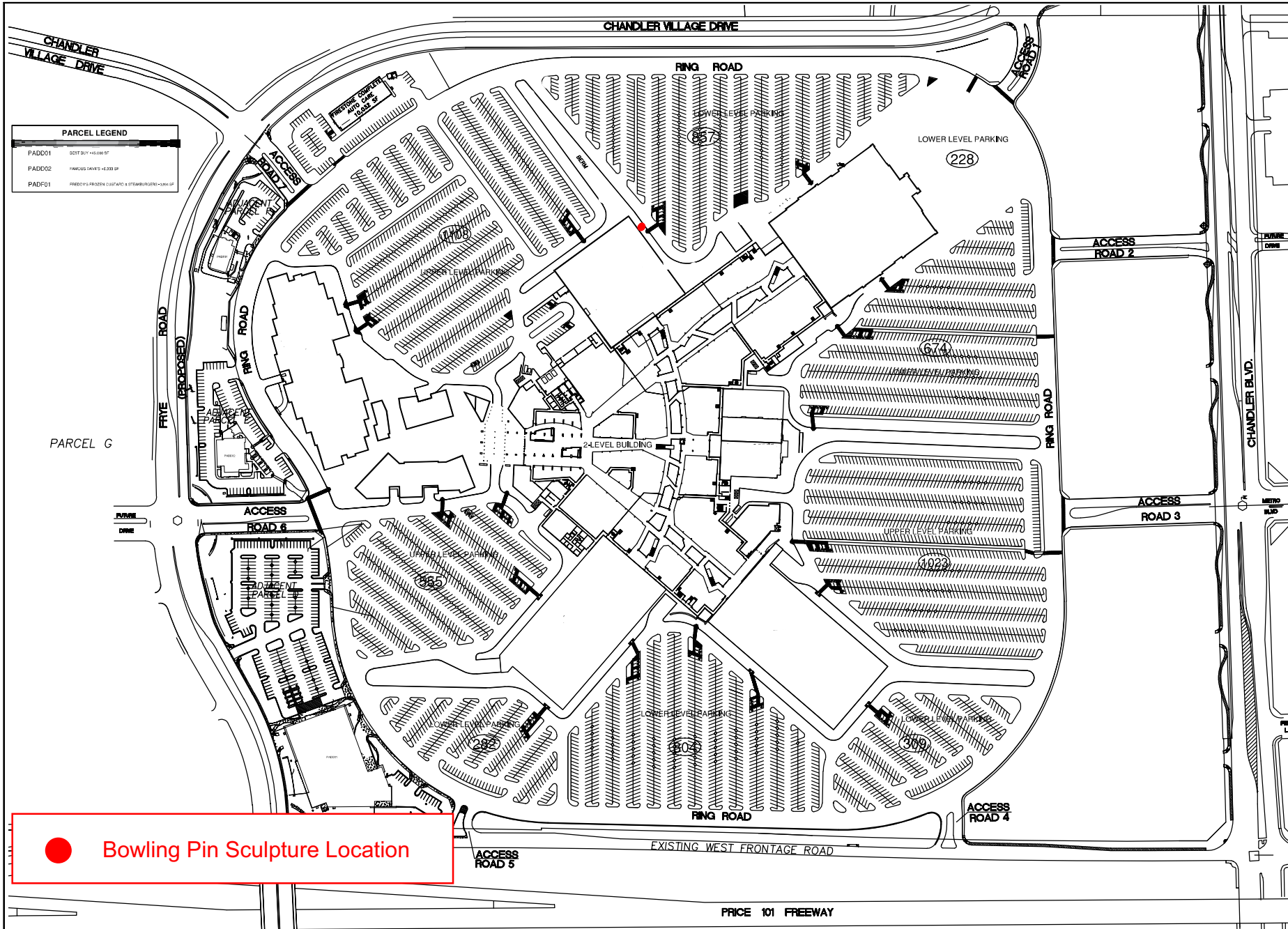


EXHIBIT A



EXHIBIT B
DEPICTION OF PREMISES





PARCEL LEGEND	
PADD01	SOFT BUY - 45,000 SF
PADD02	FAMOUS DRIVERS - 4,333 SF
PADD03	FREDDY'S FROZEN CUSTARD & STEAKHOUSE - 100,000 SF

● **Bowling Pin Sculpture Location**



Mall Address:
CHANDLER FASHION CENTER
 3111 W. Chandler Blvd.
 Chandler, AZ 85226
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 Fax: (480) 812-0002

For Leasing
 Information Contact:
Bre Williams
 MACERICH
 11411 North Tatum Blvd.
 Phoenix, AZ 85028
 Phone: (602) 953-6432
 Fax: (602) 953-1964

For Restaurant
 Leasing Contact:
Jessica Jones
 MACERICH
 401 Wilshire Blvd.
 Santa Monica, CA 90401
 Phone: (424) 229-3542

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 thereof. This plan is not to be scaled.

Last Updated:
 NOV 19, 2022



SITE PLAN



PRICE 101 FREEWAY