

RETAIL PROPERTY FOR LEASE

LAKESIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ 85048

BRYAN LEDBETTER

602.795.8670

bledbetter@w-retail.com

KATIE WEEKS

602.368.1372

kweeks@w-retail.com

WESTERN RETAIL ADVISORS

2555 E Camelback Rd, Suite 200

Phoenix, AZ 85016

602.778.3747 | w-retail.com

LAKESIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ



LOCATION DESCRIPTION

SWC 40th St & Chandler Blvd - Ahwatukee

PROPERTY HIGHLIGHTS

- 986 SF Shop Space Available
- 1,118 SF Hair Salon Available
- Busy Fry's Marketplace Anchored Shopping Center
- Affluent Ahwatukee Trade Area
- Less than 1 ½ miles from the I-10 & ¾ of a mile from the Loop 202
- Monument Signage Available

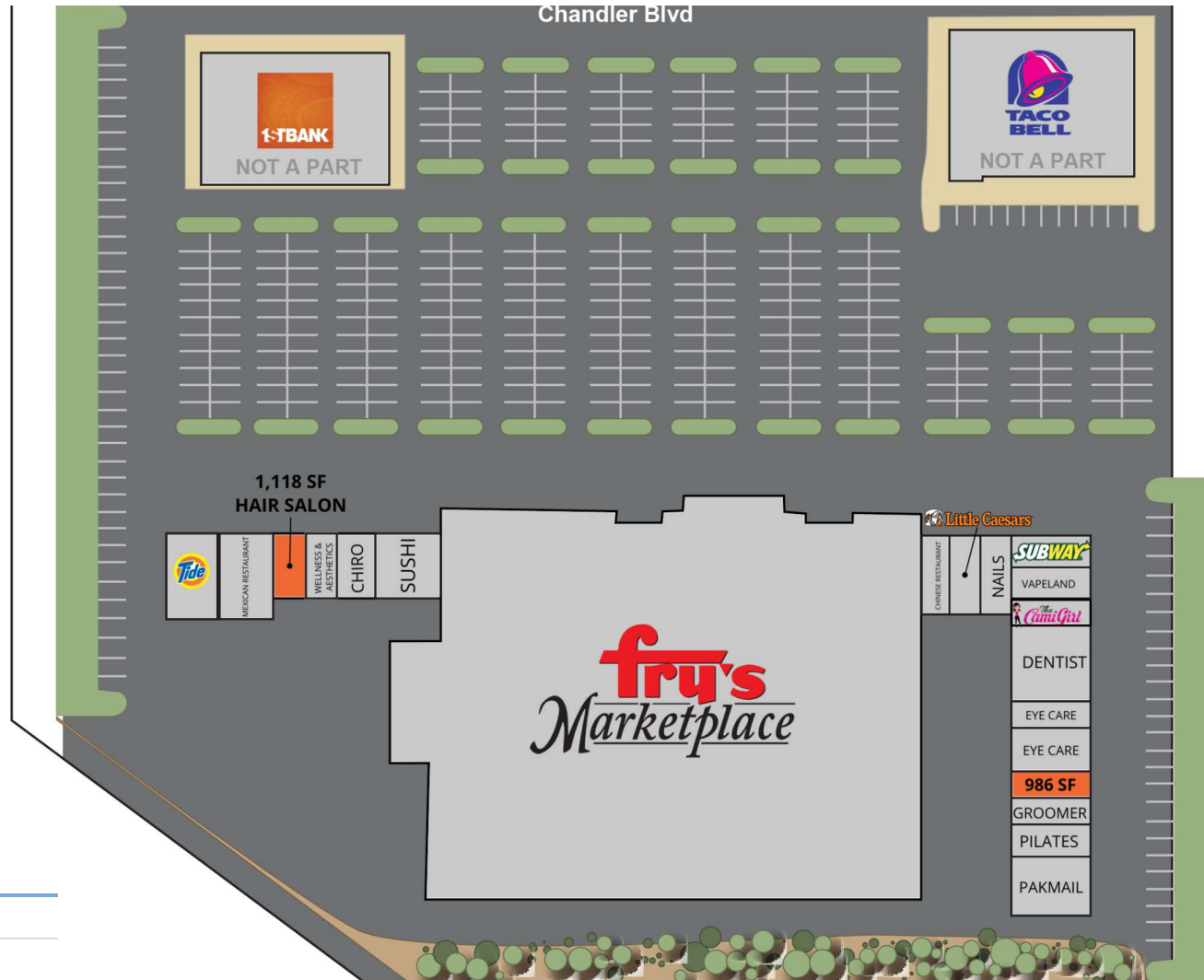
AREA CO-TENANTS



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

LAKESIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ



LEGEND

Available

Unavailable

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

LAKESIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ

LEASE INFORMATION

| | | | |
|--------------|----------------|-------------|------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 986 - 1,118 SF | Lease Rate: | Negotiable |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | DESCRIPTION |
|------------|------------------------|---------------|-------------|
| 100 | CHINESE RESTAURANT | 1,200 SF | - |
| 101 | LITTLE CAESAR'S | 1,108 SF | - |
| 102 | AHWATUKEE NAILS | 1,638 SF | - |
| 103A | SUBWAY | 1,314 SF | - |
| 103B | VAPELAND | 1,280 SF | - |
| 103C | THE CAMI GIRL | 914 SF | - |
| 104 | MOUNTAINSIDE DENTISTRY | 3,106 SF | - |
| 105 | LIFE TIME EYE CARE | 998 SF | - |
| 106 | LIFE TIME EYE CARE | 1,943 SF | - |
| 108 | Available | 986 SF | - |
| 109 | PET STYLIST | 870 SF | - |
| 110 | PILATES BY JEAN | 1,160 SF | - |
| 111 | PAKMAIL | 2,436 SF | - |
| 201 | TIDE DRY CLEANERS | 2,132 SF | - |
| 203 | LA CASA DE JUANA | 3,000 SF | - |

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

LAKESIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ

| SUITE | TENANT | SIZE | DESCRIPTION |
|--------|---------------------------------|------------|-------------|
| 204 | Available | 1,118 SF | HAIR SALON |
| 205 | AHWATUKEE WELLNESS & AESTHETICS | 1,008 SF | - |
| 206 | AWAKEN CHIROPRACTIC | 1,216 SF | - |
| 207 | SUSHI | 2,432 SF | - |
| ANCHOR | FRY'S | 134,513 SF | - |
| PAD 1 | 1ST BANK | 2,752 SF | - |
| PAD 2 | TACO BELL | 2,624 SF | - |

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

LAKESIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

LAKESIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

LAKESIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

LAKESIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|------------|--------|---------|---------|
| Area Total | 18,598 | 64,361 | 129,424 |
| Median Age | 38.5 | 39.4 | 39.0 |



HOUSEHOLD INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------|-----------|-----------|-----------|
| Median | \$101,285 | \$100,845 | \$102,383 |
| Average | \$127,578 | \$139,294 | \$141,604 |



DAYTIME WORKFORCE

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------|--------|---------|---------|
| Total Businesses | 504 | 2,325 | 4,559 |
| Employees | 4,947 | 37,466 | 70,623 |
| Daytime Population | 13,738 | 71,658 | 140,883 |



EDUCATION

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|--------|---------|---------|
| Percentage with Degrees | 61.0% | 65.7% | 65.1% |



EMPLOYMENT

| | 1 MILE | 3 MILES | 5 MILES |
|--------------|--------|---------|---------|
| White Collar | 80.6% | 80.3% | 79.2% |
| Services | 7.6% | 8.4% | 9.2% |
| Blue Collar | 11.8% | 11.3% | 11.7% |



HOUSEHOLD STATISTICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|----------|-----------|
| Households | 7,446 | 27,269 | 54,751 |
| Median Home Value | \$398,373 | \$433,68 | \$432,941 |

*2023 Demographic data derived from ESRI

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.