

INVESTMENT OPPORTUNITY

BUSY ±13,934 SF STRIP CENTER AVAILABLE FOR SALE



4142 E CHANDLER BLVD | PHOENIX, AZ 85048

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 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CONFAC

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Executive Summary

Welcome to **4142 E Chandler Blvd**, a premier Retail Strip Center strategically positioned in the dynamic Ahwatukee Foothills submarket of Phoenix, Arizona. With a commanding frontage on Chandler Blvd, this meticulously maintained property spans $\pm 13,934$ square feet on a vast ± 1.6 -acre parcel, offering a multitude of opportunities for various business ventures.

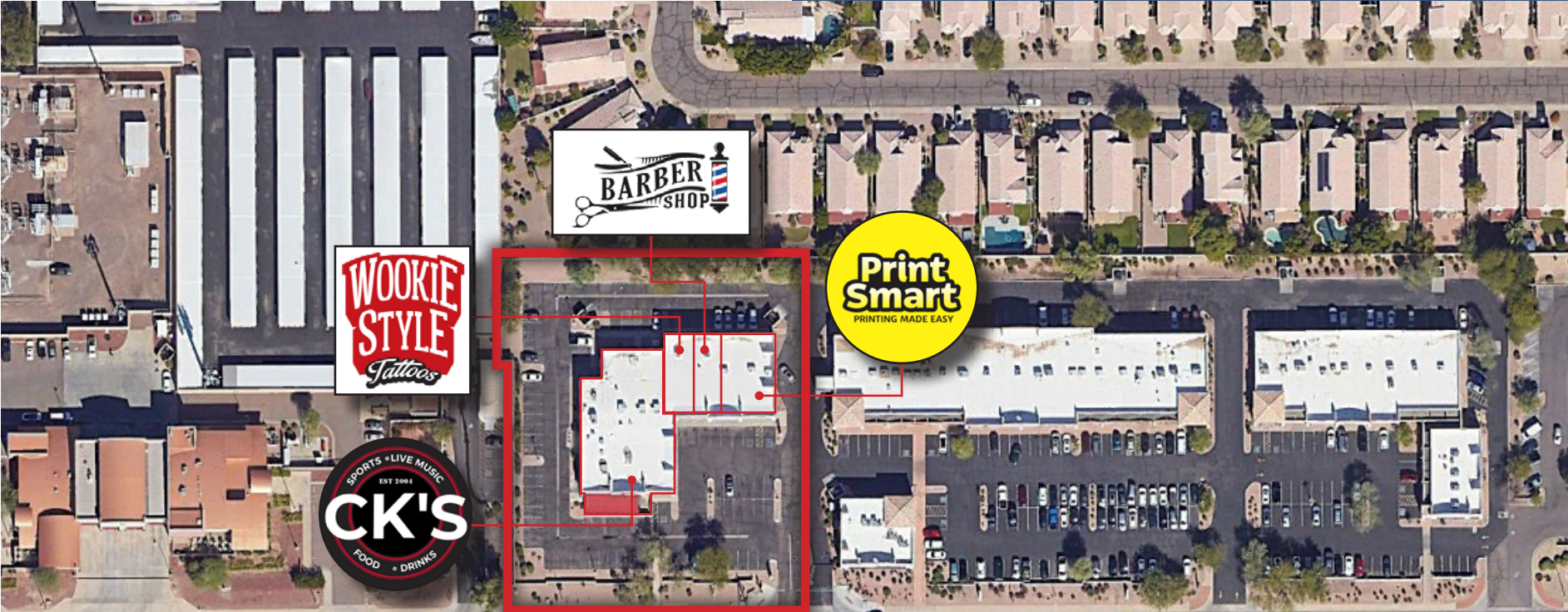
Enjoying a C-2 (Commercial) zoning classification, parcel number 301-83-962 ensures a versatile canvas suitable for multiple tenancies. The property, built in 1998, showcases a thoughtful design that aligns seamlessly with the thriving business district it calls home. This Retail Strip Center caters to convenience and accessibility.

Whether you're an investor seeking a lucrative opportunity or a business owner looking for an ideal location, **4142 E Chandler Blvd** presents a compelling proposition. Arizona has a thriving economy and this property offers a compelling commercial real estate value in the Phoenix area. Explore the limitless possibilities and secure your stake in this prime investment opportunity.



ADDRESS	4142 E Chandler Blvd Phoenix, AZ 85048
BUILDING SIZE	$\pm 13,934$ SF
LAND AREA	± 1.6 Acres ($\pm 69,696$ SF)
PARCEL NUMBER	301-83-962
ZONING	C-2, Phoenix
YEAR BUILT	1998
PROPERTY TYPE	Retail Strip Center
SUBMARKET	Ahwatukee Foothills
TENANCY	Multiple (4)
PARKING RATIO	3.03/1,000
FRONTAGE	E Chandler Blvd
SALE PRICE	Contact Broker for Pricing Guidance

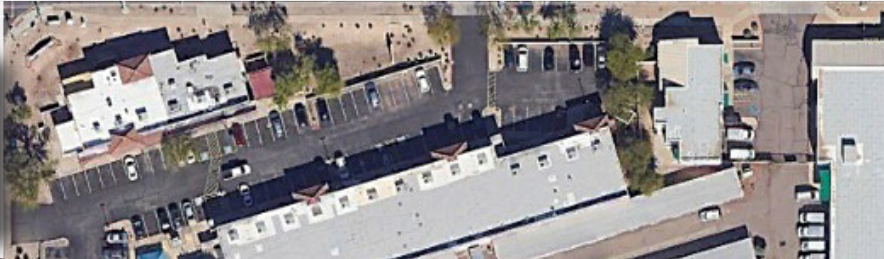
Site Plan



E CHANDLER BLVD



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Ahwatukee Foothills Submarket Leasing Trends

Vacancy in the Ahwatukee Foothills retail submarket is 4.1% and has decreased 0.6% over the past 12 months. During this period, 18,000 SF has been absorbed, and nothing has delivered. Total availability, which includes sublease space, is 6.7% of all inventory.



Within this submarket, Neighborhood Centers are the largest subtype, with 1.5 million SF in this category.



Rents are around \$26.00/SF, which is a 9.2% increase from where they were a year ago. In the past three years, rents have increased a cumulative 23.0%.



There is nothing currently under construction. In the past 12 months, 11 sales have taken place. Sales have averaged \$200/SF, and the estimated value for the submarket as a whole is \$262/SF.

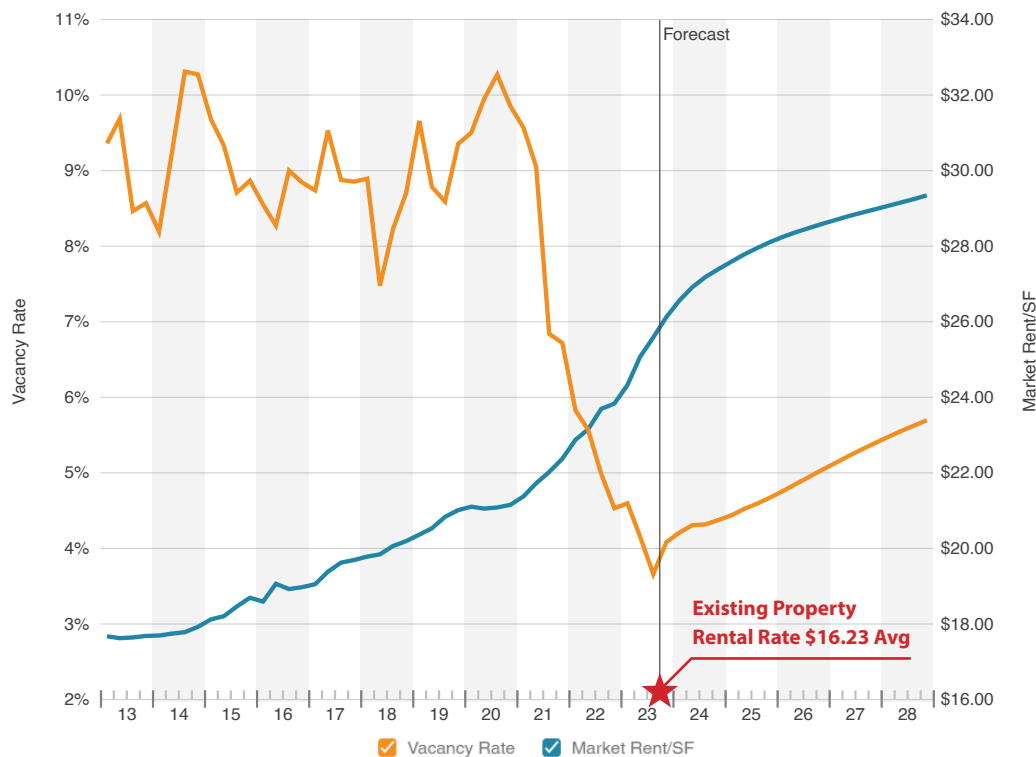


Over the past three years, there have been 39 sales, which have traded for approximately \$140 million. During this time, the market cap rate for Ahwatukee Foothills has edged down to 6.7%, marginally lower than its trailing three-year average of 6.8%.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 POPULATION	18,639	65,160	134,208
2028 POPULATION PROJECTION	18,533	65,048	134,354
ANNUAL GROWTH 2023-28	-0.1%	0%	0%
MEDIAN AGE	38.9	40.3	39.7
BACHELOR'S DEGREE OR HIGHER	44%	47%	47%
2023 HOUSEHOLDS	7,600	26,771	53,350
2028 HOUSEHOLD PROJECTION	7,561	26,718	53,392
AVG HOUSEHOLD INCOME	\$107,115	\$115,160	\$118,100
MEDIAN HOUSEHOLD INCOME	\$86,883	\$89,135	\$91,741
MEDIAN HOME VALUE	\$351,814	\$367,254	\$370,033
MEDIAN YEAR BUILT	1993	1992	1991
OWNER OCCUPIED HHS	4,203	16,322	33,868
RENTER OCCUPIED HHS	3,358	10,395	19,524
AVG HOUSEHOLD SIZE	2.4	2.4	2.5
TOTAL CONSUMER SPENDING	\$268.5M	\$979.7M	\$2B
DAYTIME EMPLOYEES	5,703	40,235	70,591
BUSINESSES	877	3,305	5,881



Market Statistics



Historically Low Vacancy

Now is an opportune moment to invest in commercial real estate. With the current vacancy rate at its lowest in 10 years (3.7%) and market rate rent reaching a decade-high of \$25.57 per square foot, the future of retail is bright. This unique convergence of factors makes it an ideal time to purchase retail centers, as demand outweighs supply, providing potential for strong returns. Additionally, with a projected market rate rent of \$29.33 by 2028, securing a property now positions investors to capitalize on the projected upward trend in rental values. Don't miss out on the chance to make a strategic move and harness the potential for significant financial gains in the Ahwatukee Foothills Submarket.