

MOUNTAINSIDE CROSSING



4221 East Chandler Boulevard - Phoenix, Arizona 85048

SEC CHANDLER BLVD & 42ND STREET



Availability:	± 1,200 SF
Lease Rate:	Negotiable
GBA:	± 21,320 SF
Year Built:	1997
Zoning:	C-1
Cross Streets:	42nd Street & Chandler Blvd.
Traffic Counts:	35,050 VPD (Chandler Blvd.)

- » ***Turn-Key Barber Shop Available**
- » **Monument Signage Available**
- » **New Lighted Intersection for Easy Ingress/Egress**
- » **High Household Incomes (\$160,524 w/in 5-mile-radius)**
- » **Located in Affluent Ahwatukee Neighborhood**

SUITE:	SIZE:	RATE:
*116	± 1,200 SF	Negotiable

Mountainside Crossing is a well-maintained neighborhood center serving the Ahwatukee neighborhood of Phoenix. It is located on the going-to-work side of the street. Current Tenants include a day care, gym, chiropractor, professional make-up artist, two restaurants: All providing a steady flow of daily traffic to the center.

Please Contact Agents for More Information:

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CHANDLER BOULEVARD: 34,188 VPD

42ND STREET

meineke



Arrivederci Trattoria
ITALIAN RESTAURANT

HAIR BRAIDING

THAI BASIL
SIGNATURE

TURN-KEY BARBER SHOP

AVAILABLE SUITE 116



Living In Line

HAIR SALON

UNIFY HEALTH
HOME WELLNESS

Alexa's PIANO

MAIL SALON

Caked by Glam CO.



SUITE:	TENANT:	SIZE (SF)	SUITE:	TENANT:	SIZE (SF)
101	Arrivederci Trattoria	± 2,800	117	Shonia's Unique Designs	± 1,200
104	Sierra Hair Braiding	± 1,000	118 / 119	Unify Health	± 3,400
105	Thai Basil	± 1,520	120	Alexa's Piano Lessons	± 1,014
110	A Step Ahead Preschool	± 4,800	121 / 122	Shayna Nail & Spa	± 1,900
114 / 115	Living In Line Chiropractic	± 2,400	123	Caked by Glam	± 1,100
116	VACANT Turn-Key Barber Shop	± 1,200			

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**AVAILABLE: SUITE 116
FORMER BARBER SHOP**



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**AHWATUKEE
FOOTHILLS**

fru's Melting Pot **FLORENCIA** pizza bistro

SPROUTS FARMERS MARKET **Marshalls**
PET SMART **Burlington**
Party City **Kirkland's Home**

AMC THEATRES **BIG LOTS!**
HomeGoods
petco **CHRYA HUT**
The Living Room
PITA JUNGLE **RA**

Walgreens

LA FITNESS **TUTOR TIME** CHILD CARE / LEARNING CENTERS

COFFEE BEAN **TEA LER**

CHANDLER BOULEVARD: 34,188 VPD



goodwill **DUTCH BROS** **PARLOR BUCHHUIS** **Pizza Hut**

fru's Marketplace
SUBWAY
Little Caesars **TACO BELL**

SAFeway **TRADER JOE'S**
CHIPOTLE **PANDA EXPRESS** **MOD**
FIREHOUSE SUBS **McDonald's**
BR **baskin robbins** **Chok'it**

KOHL'S **STARBUCKS** **Jersey Mike's**

DUNKIN' DONUTS **Wendy's**

Desert Vista High School
3,000+ Students

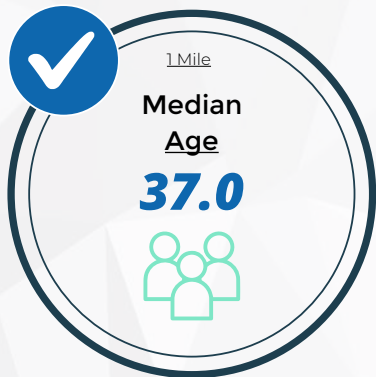
HORIZON HONORS
1,550+ Students

QT QuikTrip

Pecos Park & Community Center

MOUNTAINSIDE CROSSING

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2023 SUMMARY (SitesUSA)	1 MILE	3 MILE	5 MILE
Daytime Population:	23,045	107,489	210,599
Residential Population:	18,667	65,001	135,367
Average Household Income:	\$151,758	\$156,412	\$160,524
Median Age:	37.0	39.0	38.4
Average Household Size:	2.5	2.4	2.4
Annual Retail Expenditures:	\$337.68 M	\$1.24 B	\$2.58 B
Total Households:	7,532	27,134	55,309
Total Housing Units:	7,882	28,442	58,243
Total Employees:	4,378	42,488	75,232

