



VABENE PLAZA

Southwest Corner of Chandler Blvd and 48th St.
Phoenix, Arizona

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VABENE PLAZA SHOPS AVAILABLE



◆ LAST SPACES AVAILABLE!

Property Highlights

- Located on the SWC of 48th Street and Chandler Boulevard with excellent street access
- Over ±100,000 vehicles per day
- Retail center shadow-anchored by Kohl's department store
- Four star rated VaBene Restaurant
- Dense daytime employment population

Traffic Counts

Chandler Blvd	52,688 CPD
48th St	9,933 CPD
Total	62,621 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	14,026	71,948	147,116
Estimated Households	5,771	30,042	60,709
Med Household Income	\$130,602	\$149,976	\$151,714
Daytime Population	6,559	48,426	85,174

Source: SitesUSA

Nearby Tenants

Brian Gast
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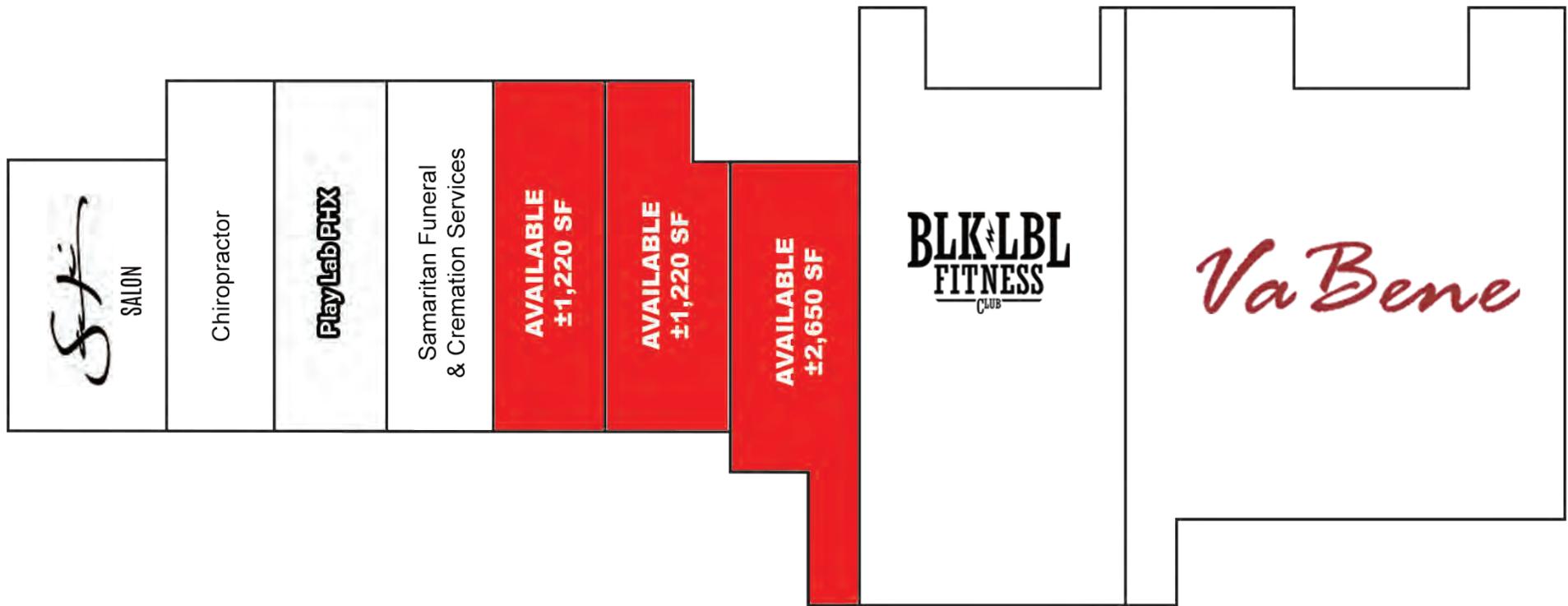
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CONCEPTUAL SITE PLAN

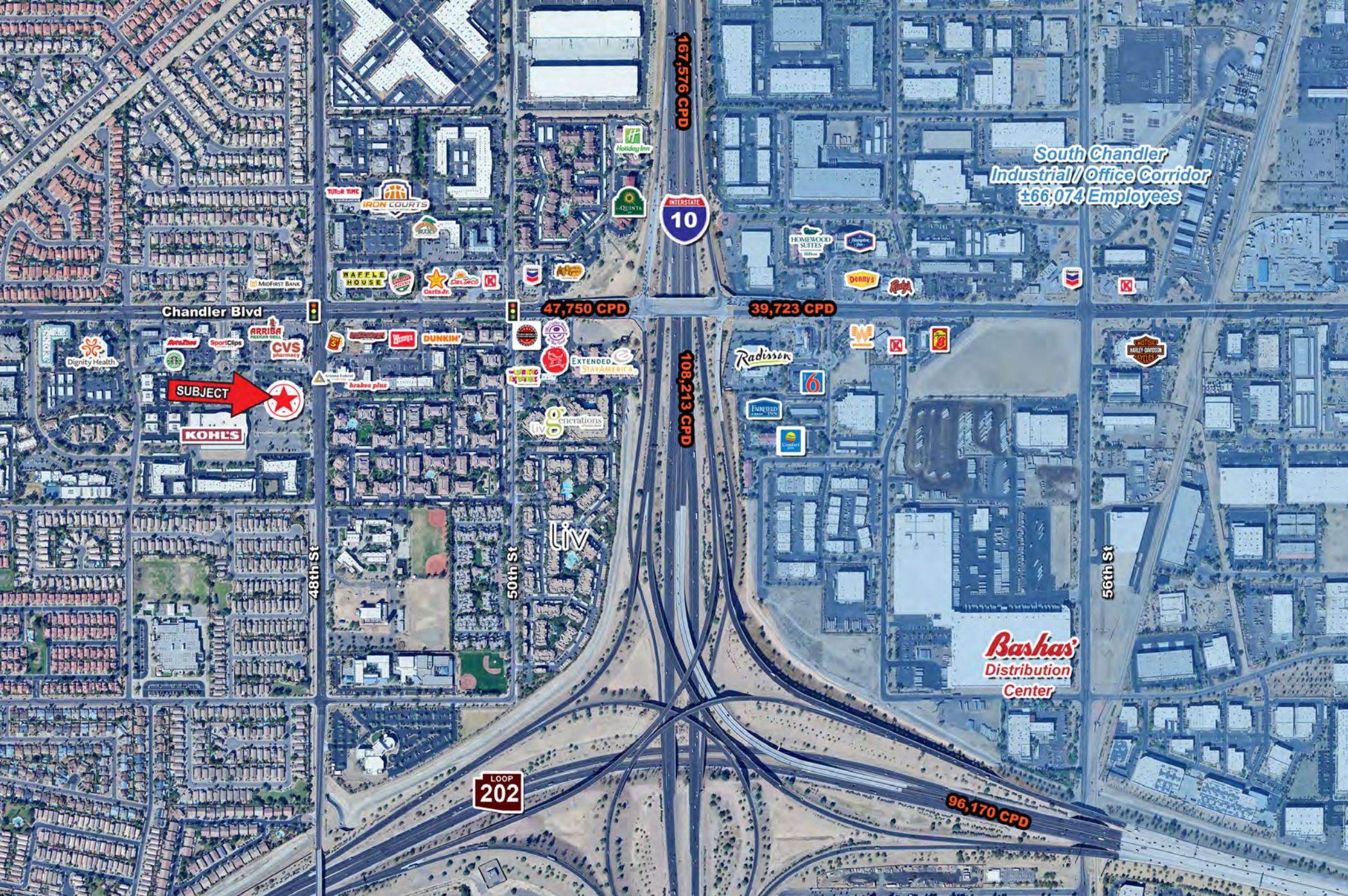


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South Chandler
Industrial / Office Corridor
±66,074 Employees

Chandler Blvd

INTERSTATE 10

LOOP 202

SUBJECT →

KOHL'S

47,750 CPD

39,723 CPD

108,213 CPD

96,170 CPD

Bashia's
Distribution
Center

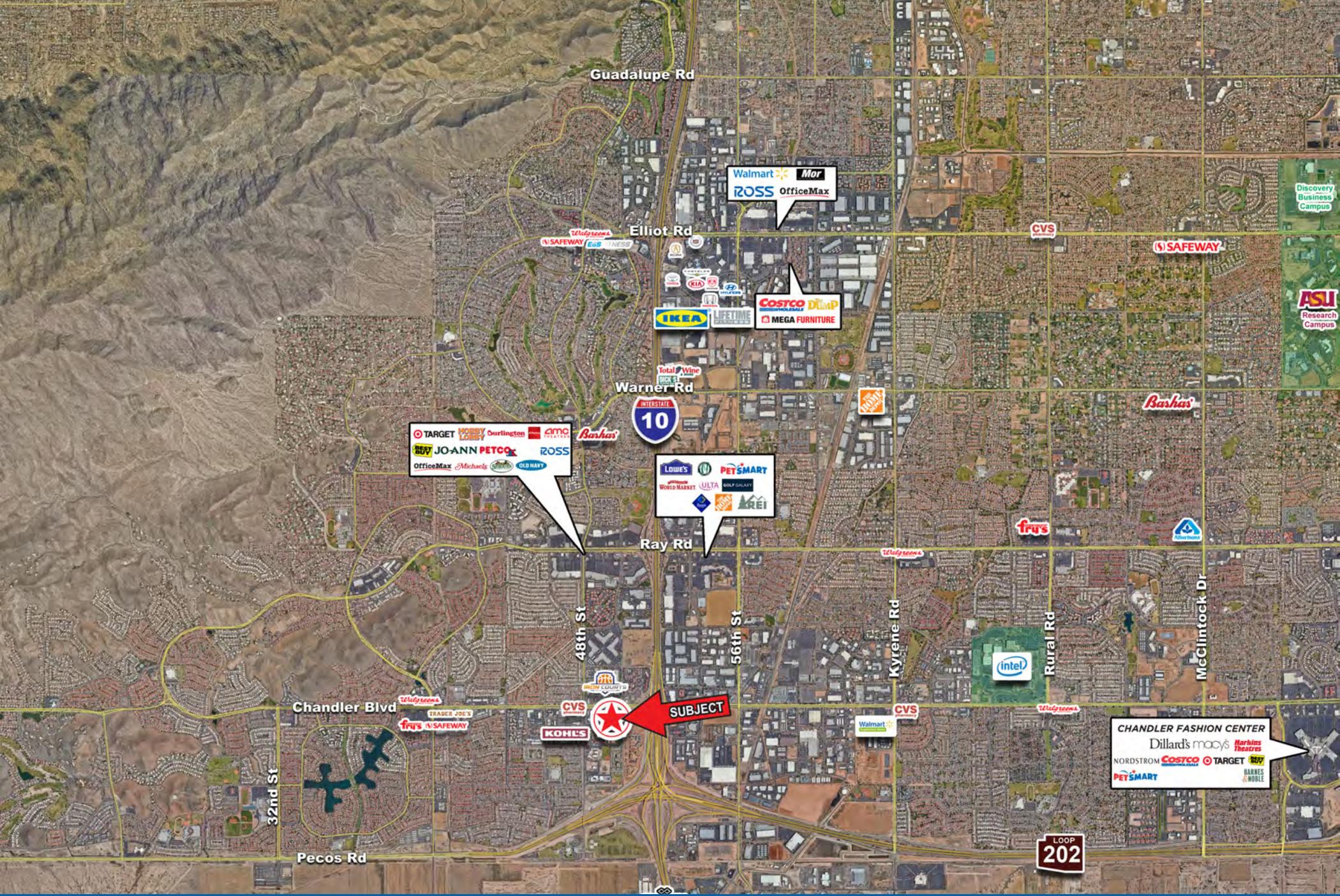
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DEMOGRAPHICS

2025 POPULATION



1 MILE: 14,026
3 MILES: 71,948
5 MILES: 147,116



MEDIAN HOUSEHOLD INCOME

1 MILE: \$130,602
3 MILES: \$149,976
5 MILES: \$151,714

POPULATION GROWTH PROJECTION 2025 - 2030



1 MILE: 0.0%
3 MILES: 0.0%
5 MILES: 0.0%



TOTAL BUSINESSES

1 MILE: 818
3 MILES: 4,228
5 MILES: 8,182

2025 TOTAL HOUSEHOLDS



1 MILE: 5,771
3 MILES: 30,042
5 MILES: 60,709



NUMBER OF EMPLOYEES

1 MILE: 6,559
3 MILES: 48,426
5 MILES: 85,174

MEDIAN HOME VALUE



1 MILE: \$444,785
3 MILES: \$491,838
5 MILES: \$503,642

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