



# 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
<b>Total</b>	<b>62,621 CPD</b>

### 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

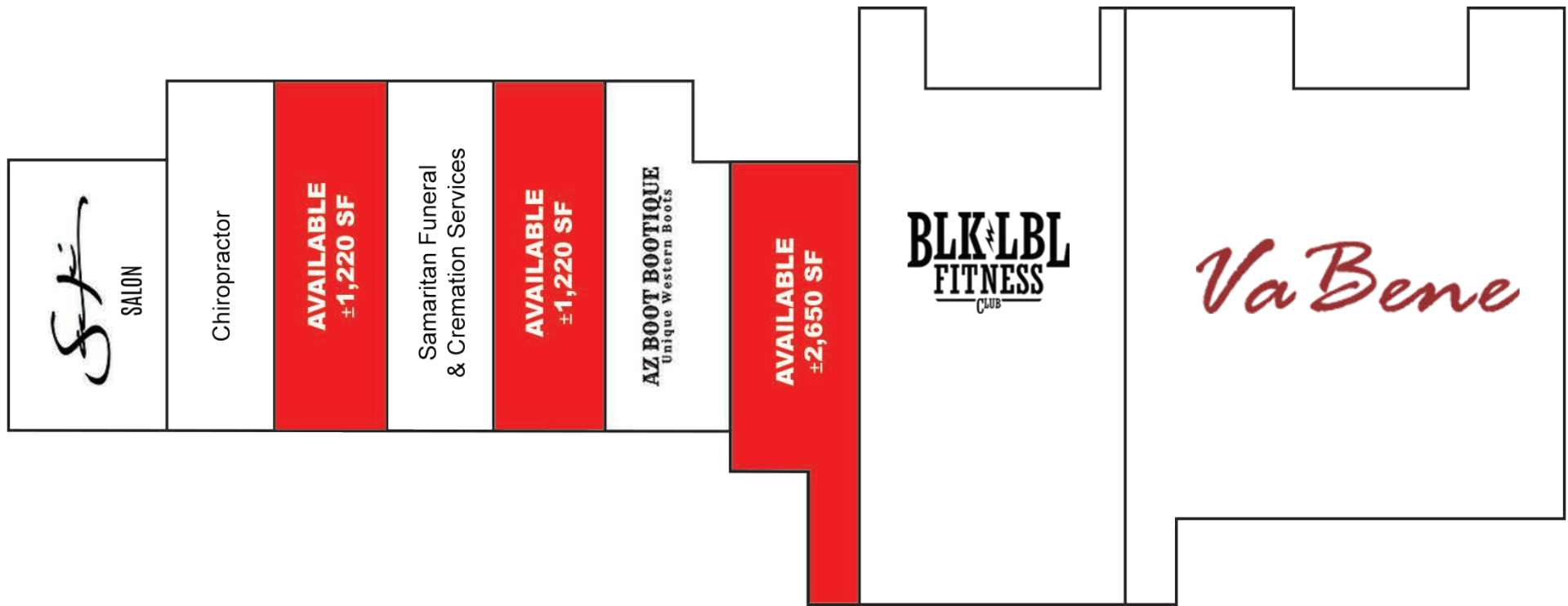
Brian Gast  
602.682.8155  
brian.gast@velocityretail.com

Heather Prinsloo  
602.682.8108  
heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182  
parker.jones@velocityretail.com



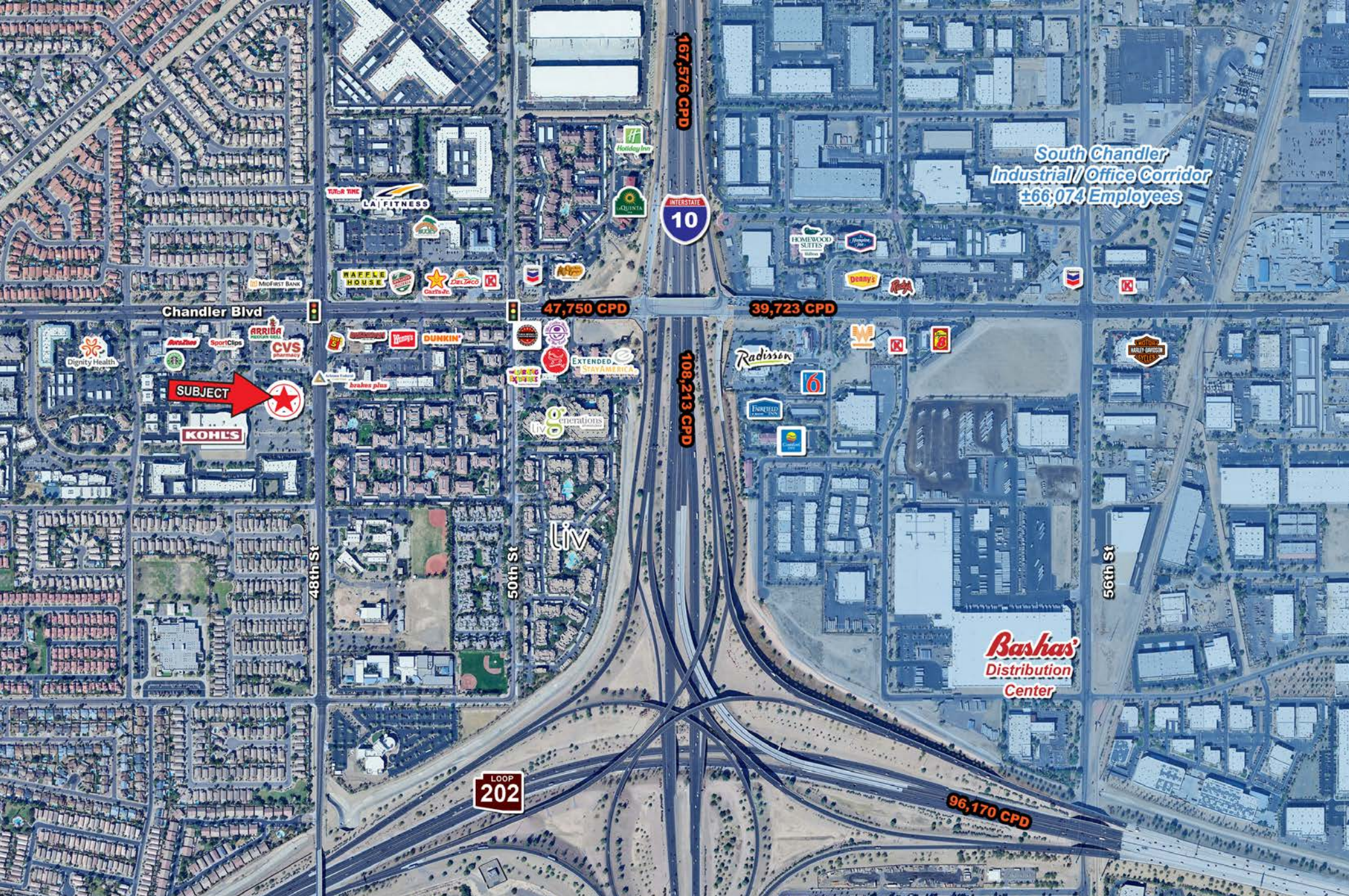
# CONCEPTUAL SITE PLAN



Brian Gast  
602.682.8155  
brian.gast@velocityretail.com

Heather Prinsloo  
602.682.8108  
heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182  
parker.jones@velocityretail.com



South Chandler Industrial / Office Corridor ±66,074 Employees

INTERSTATE 10

108,213 CPD

LOOP 202

96,170 CPD

167,576 CPD

47,750 CPD

39,723 CPD

Chandler Blvd

48th St

50th St

56th St

SUBJECT

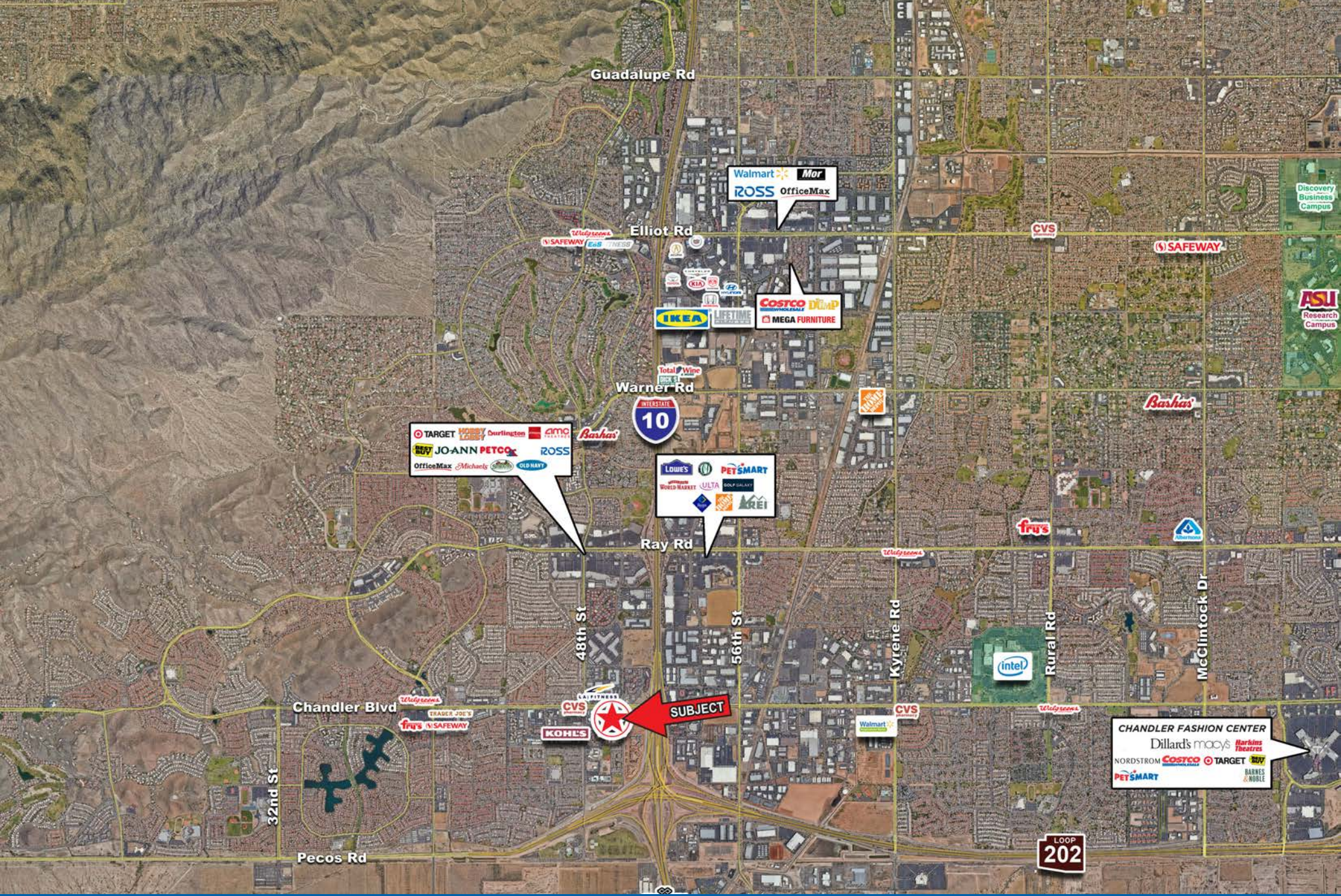
KOHL'S

Brian Gast  
602.682.8155  
brian.gast@velocityretail.com

Heather Prinsloo  
602.682.8108  
heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182  
parker.jones@velocityretail.com





TARGET  
WALBEY  
DORLING  
AMC  
JO-ANN  
PETCO  
ROSS  
OfficeMax  
Michaels  
OLD NARY

Walmart  
Mor  
ROSS  
OfficeMax

IKEA  
LIFETIME  
COSTCO  
Dillard's  
MEGA FURNITURE

LOWE'S  
WORLD MARKET  
PETSMART  
ULTA  
SOUF GALAXY  
A REI

CHANDLER FASHION CENTER  
Dillard's  
macy's  
Harkins  
Theatres  
NORDSTROM  
COSTCO  
TARGET  
PETSMART  
BARNES  
& NOBLE

Brian Gast  
602.682.8155  
brian.gast@velocityretail.com

Heather Prinsloo  
602.682.8108  
heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182  
parker.jones@velocityretail.com



# DEMOGRAPHICS



## 2024 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 2024 - 2029

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



## 2024 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

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RF5  
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Brian Gast

602.682.8155

brian.gast@velocityretail.com

Heather Prinsloo

602.682.8108

heather.prinsloo@velocityretail.com

Parker Jones

602.682.8182

parker.jones@velocityretail.com





**VELOCITY  
RETAILGROUP**

2415 East Camelback Road, Suite 400  
Phoenix, Arizona 85016  
**602.682.8100**

### **Brian Gast**

602.682.8155  
brian.gast@velocityretail.com

### **Parker Jones**

602.682.8182  
parker.jones@velocityretail.com

### **Heather Prinsloo**

602.682.8108  
heather.prinsloo@velocityretail.com

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.



**VELOCITY  
RETAILGROUP**