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## LAKESIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ



### LOCATION DESCRIPTION

SWC 40th St & Chandler Blvd - Ahwautkee

### PROPERTY HIGHLIGHTS

- 2,941 SF Vision Center Available
- 1,118 SF Hair Salon Available
- 914 SF & 986 SF Shop Space Available
- Busy Fry's Marketplace Anchored Shopping Center
- Affluent Ahwautkee Trade Area
- Less than 1 1/2 miles from the I-10 & 3/4 of a mile from the Loop 202
- Monument Signage Available

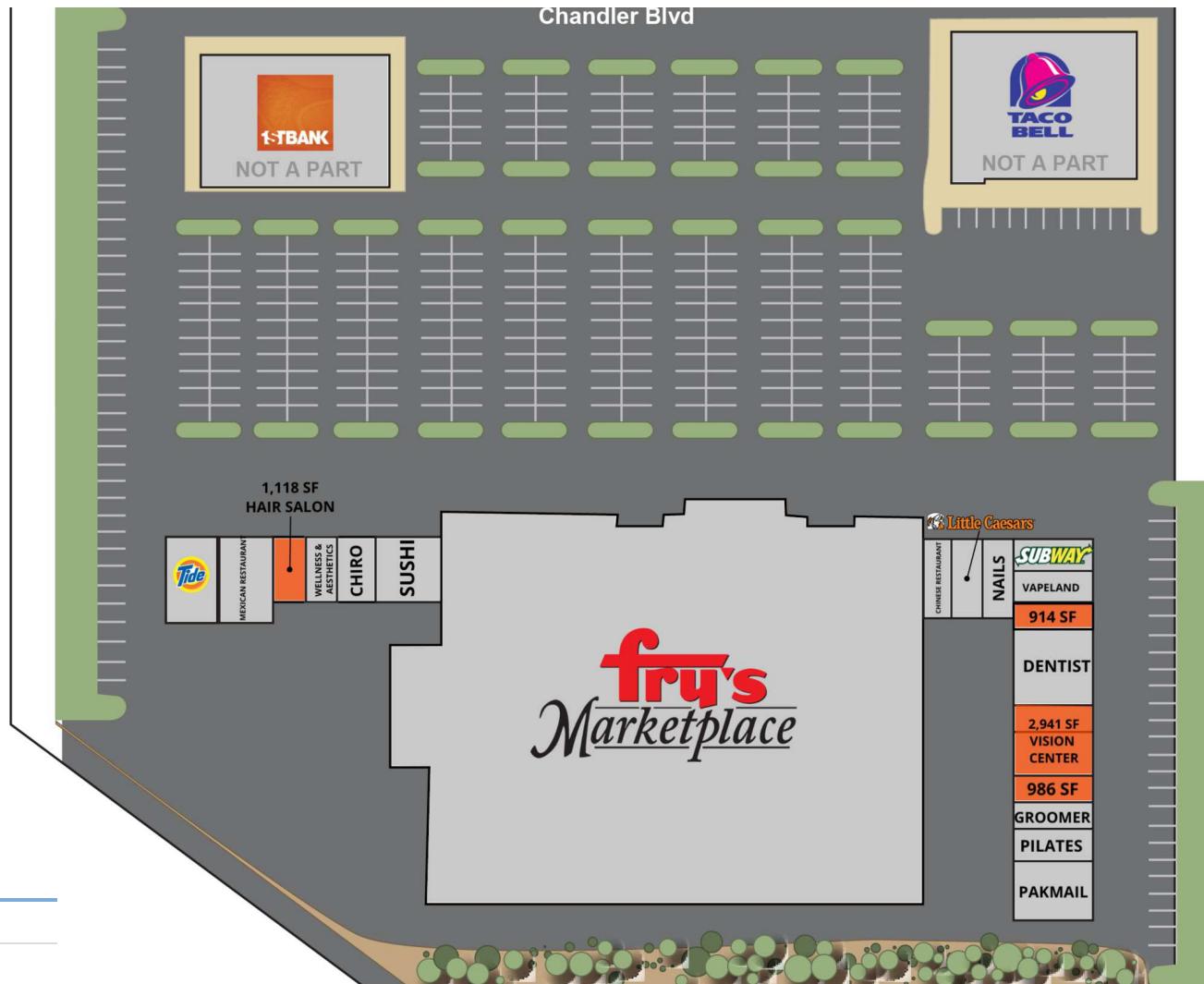
### AREA CO-TENANTS



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## RETAIL PROPERTY FOR LEASE

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	914 - 3,927 SF	Lease Rate:	CONTACT FOR PRICING

### 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	Available	914 SF	-
104	MOUNTAINSIDE DENTISTRY	3,106 SF	-
106	Available	2,941 SF	VISION CENTER
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	-
204	Available	1,118 SF	HAIR SALON

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SUITE	TENANT	SIZE	DESCRIPTION
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	-

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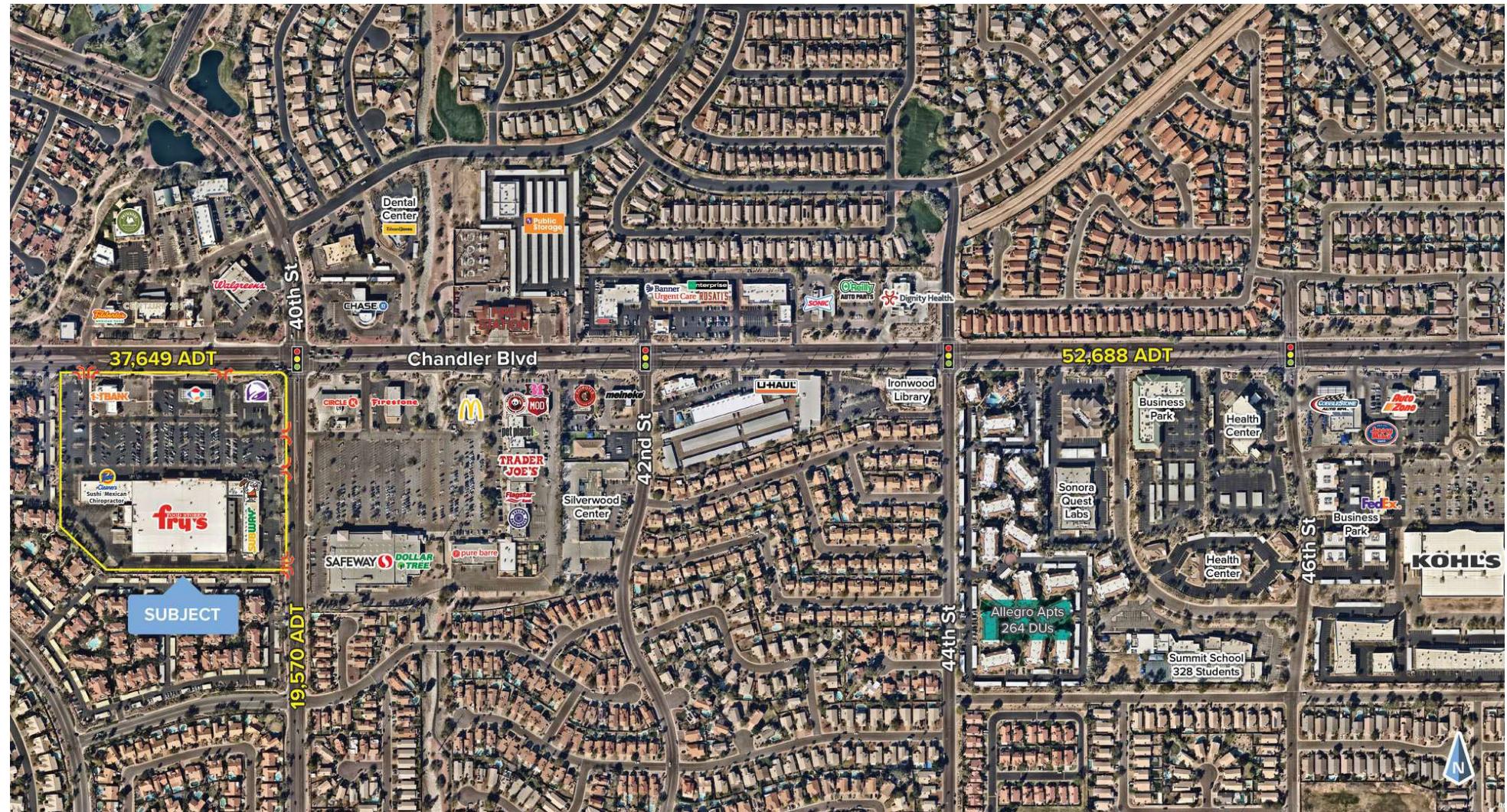
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POPULATION			HOUSEHOLD INCOME			DAYTIME WORKFORCE					
	1 MILE	3 MILES	5 MILES	Median	1 MILE	3 MILES	5 MILES	Total Businesses	1 MILE	3 MILES	5 MILES
Area Total	18,598	64,361	129,424	Median	\$101,285	\$100,845	\$102,383	Total Businesses	504	2,325	4,559
Median Age	38.5	39.4	39.0	Average	\$127,578	\$139,294	\$141,604	Employees	4,947	37,466	70,623
EDUCATION			EMPLOYMENT			HOUSEHOLD STATISTICS					
Percentage with Degrees	1 MILE	3 MILES	5 MILES	White Collar	80.6%	80.3%	79.2%	Households	7,446	27,269	54,751
	61.0%	65.7%	65.1%	Services	7.6%	8.4%	9.2%	Median Home Value	\$398,373	\$433,68	\$432,941
				Blue Collar	11.8%	11.3%	11.7%				

\*2023 Demographic data derived from ESRI

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