

RETAIL PROPERTY FOR LEASE

LAKE SIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ 85048

BRYAN LEDBETTER

602.795.8670

bledbetter@w-retail.com

KATIE WEEKS

602.368.1372

kweeks@w-retail.com

WESTERN RETAIL ADVISORS

2555 E Camelback Rd, Suite 200

Phoenix, AZ 85016

602.778.3747 | w-retail.com

LAKESIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ



LOCATION DESCRIPTION

SWC 40th St & Chandler Blvd - Ahwatukee

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 Ahwatukee Trade Area
- Less than 1 ½ miles from the I-10 & ¾ of a mile from the Loop 202
- Monument Signage Available

AREA CO-TENANTS



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

LAKESIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ



LEGEND

Available

Unavailable

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

LAKE SIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ

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

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

LAKESIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ

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	-

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

LAKE SIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

LAKE SIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

LAKESIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

LAKE SIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ



POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	18,598	64,361	129,424
Median Age	38.5	39.4	39.0



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$101,285	\$100,845	\$102,383
Average	\$127,578	\$139,294	\$141,604



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	504	2,325	4,559
Employees	4,947	37,466	70,623
Daytime Population	13,738	71,658	140,883



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	61.0%	65.7%	65.1%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	80.6%	80.3%	79.2%
Services	7.6%	8.4%	9.2%
Blue Collar	11.8%	11.3%	11.7%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	7,446	27,269	54,751
Median Home Value	\$398,373	\$433,68	\$432,941

*2023 Demographic data derived from ESRI

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.