

# Retail spaces For Lease

## Pedregal Pointe Plaza

3145 E CHANDLER BLVD,



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# PROPERTY SUMMARY

3145 EAST CHANDLER BOULEVARD



## Property Summary

|                |                  |
|----------------|------------------|
| Lease Rate:    | Negotiable       |
| CAMs           | Negotiable       |
| Available SF:  | 1,400 - 2,000 SF |
| Year Built:    | 2000             |
| Parking:       | 109              |
| Parking Ratio: | 6/1,000          |

## Property Overview

Neighborhood Retail Center  
Suites available from  $\pm 1,400$  -  $\pm 2,000$  SF  
SWC of Chandler BLVD & 32nd St  
Retail, and Office spaces available

## Location Overview

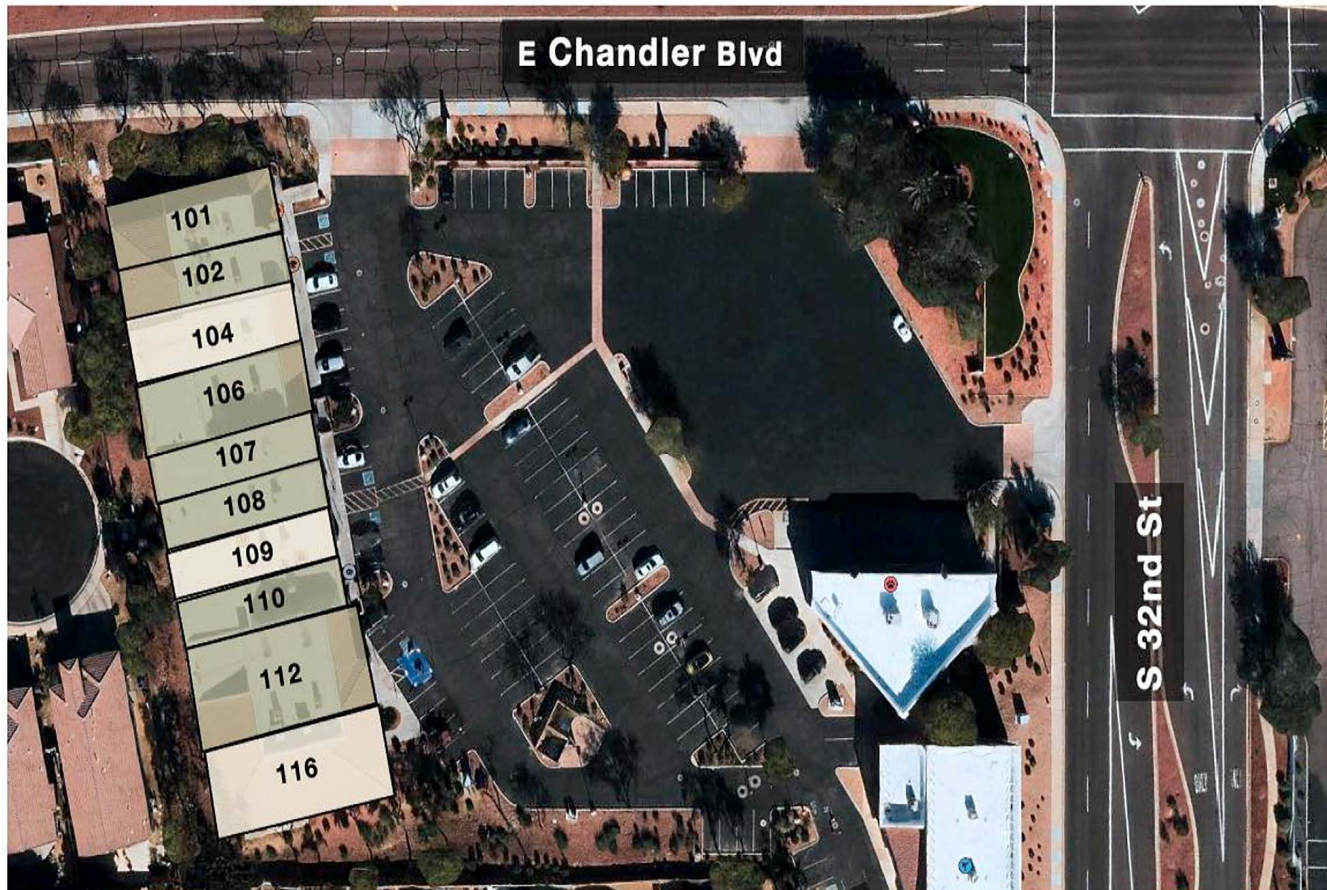
Easy access to both i10 & Loop 202  
C-2 Zoning  
Strong surrounding demographics

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# 3145 E. Chandler Blvd, Phoenix, Arizona 85048

## Retail Suites for Lease



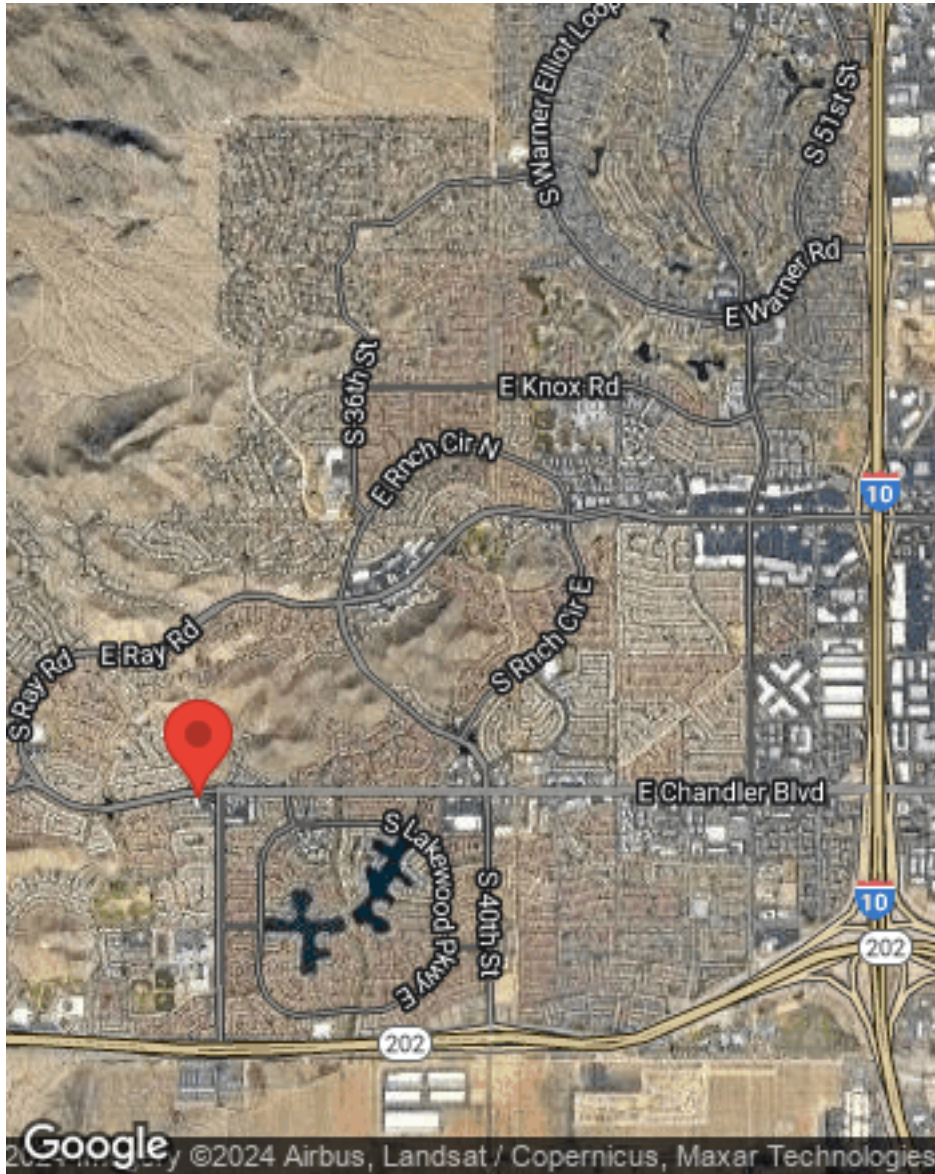
| Suite      | Tenant             | SF            |
|------------|--------------------|---------------|
| 101        | Pizza hut          | ±1,700        |
| 102        | Kumon              | ±1,400        |
| <b>104</b> | <b>Available</b>   | <b>±1,890</b> |
| 106        | Carpets of Arizona | ±1,960        |
| 107        | Impact Nutrition   | ±1,400        |
| 108        | Nail Salon         | ±1,400        |
| <b>109</b> | <b>Available</b>   | <b>±1,480</b> |
| 110        | UPS                | ±1,400        |
| 112        | ESG Marketing      | ±3,740        |
| <b>116</b> | <b>Available</b>   | <b>±2,000</b> |

Arthur Yu | M 510-334-5074 | arthur@acevalleycapital.com



# LOCATION MAPS

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# BUSINESS MAP

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**BIG 5** SPORTING GOODS  
**Target** careers

**Banner Health Clinic**

**JCP**  
**GameStop**  
**Jack in the box**

**LOWE'S**  
**BevMo!**

**Fry's**  
**Starbucks**

**Marshalls HomeGoods**  
**Party City**  
**SPENCERS**  
**KH**

**HomeGoods**  
**B!**  
**Office Depot OfficeMax**  
**ROSS**  
**FIVE GUYS**  
**CHIBA HUT**

**BEST BUY**  
**AMC**  
**DOLLAR TREE**  
**PETCO**

**Walgreens**

**Dutch Bros Coffee**

**O'Reilly Auto Parts**

**HOME SERVICES**  
**WORLD MARKET**

**LA FITNESS**

**DUNKIN' Dunkin'**

**Fry's**  
**Starbucks**  
**K**  
**E-BANK**

**SAFeway**  
**DOLLAR TREE**  
**TRADER JOE'S**  
**McDonald's**

**KOHL'S**  
**Starbucks**  
**FAS**



# PROPERTY PHOTOS

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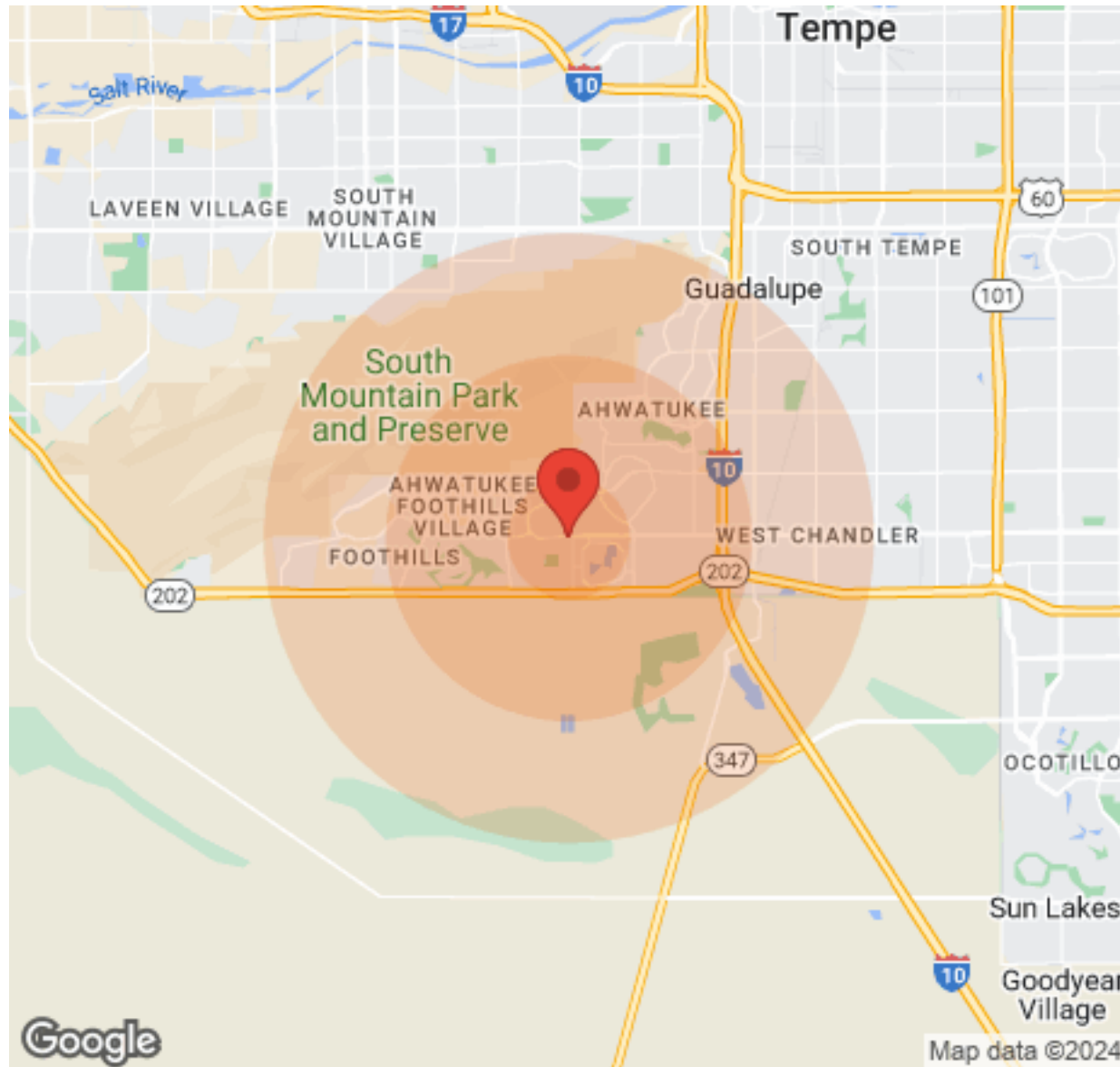
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# DEMOGRAPHICS

3145 EAST CHANDLER BOULEVARD



|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| <b>Population</b>   |           |           |           |
| Male                | 6,469     | 30,228    | 55,648    |
| Female              | 6,479     | 30,039    | 55,746    |
| Total Population    | 12,948    | 60,267    | 111,394   |
| <b>Age</b>          |           |           |           |
| Ages 0-14           | 2,573     | 12,086    | 22,167    |
| Ages 15-24          | 1,947     | 8,303     | 14,860    |
| Ages 25-54          | 5,197     | 25,717    | 47,395    |
| Ages 55-64          | 1,900     | 7,952     | 14,405    |
| Ages 65+            | 1,331     | 6,209     | 12,567    |
| <b>Race</b>         |           |           |           |
| White               | 11,126    | 49,069    | 87,470    |
| Black               | 410       | 3,202     | 7,186     |
| Am In/AK Nat        | 51        | 699       | 1,371     |
| Hawaiian            | 6         | 24        | 36        |
| Hispanic            | 1,504     | 8,043     | 17,217    |
| Multi-Racial        | 1,416     | 7,788     | 16,458    |
| <b>Income</b>       |           |           |           |
| Median              | \$135,126 | \$126,656 | \$100,123 |
| < \$15,000          | 294       | 1,383     | 2,641     |
| \$15,000-\$24,999   | 181       | 1,164     | 2,488     |
| \$25,000-\$34,999   | 270       | 1,328     | 2,820     |
| \$35,000-\$49,999   | 541       | 3,179     | 6,240     |
| \$50,000-\$74,999   | 644       | 4,457     | 8,260     |
| \$75,000-\$99,999   | 519       | 3,621     | 6,478     |
| \$100,000-\$149,999 | 1,327     | 4,628     | 8,319     |
| \$150,000-\$199,999 | 1,464     | 3,247     | 3,792     |
| > \$200,000         | 573       | 2,213     | 3,745     |
| <b>Housing</b>      |           |           |           |
| Total Units         | 5,899     | 27,148    | 50,725    |
| Occupied            | 5,430     | 25,385    | 47,330    |
| Owner Occupied      | 4,026     | 15,865    | 31,050    |
| Renter Occupied     | 1,404     | 9,520     | 16,280    |
| Vacant              | 469       | 1,763     | 3,395     |

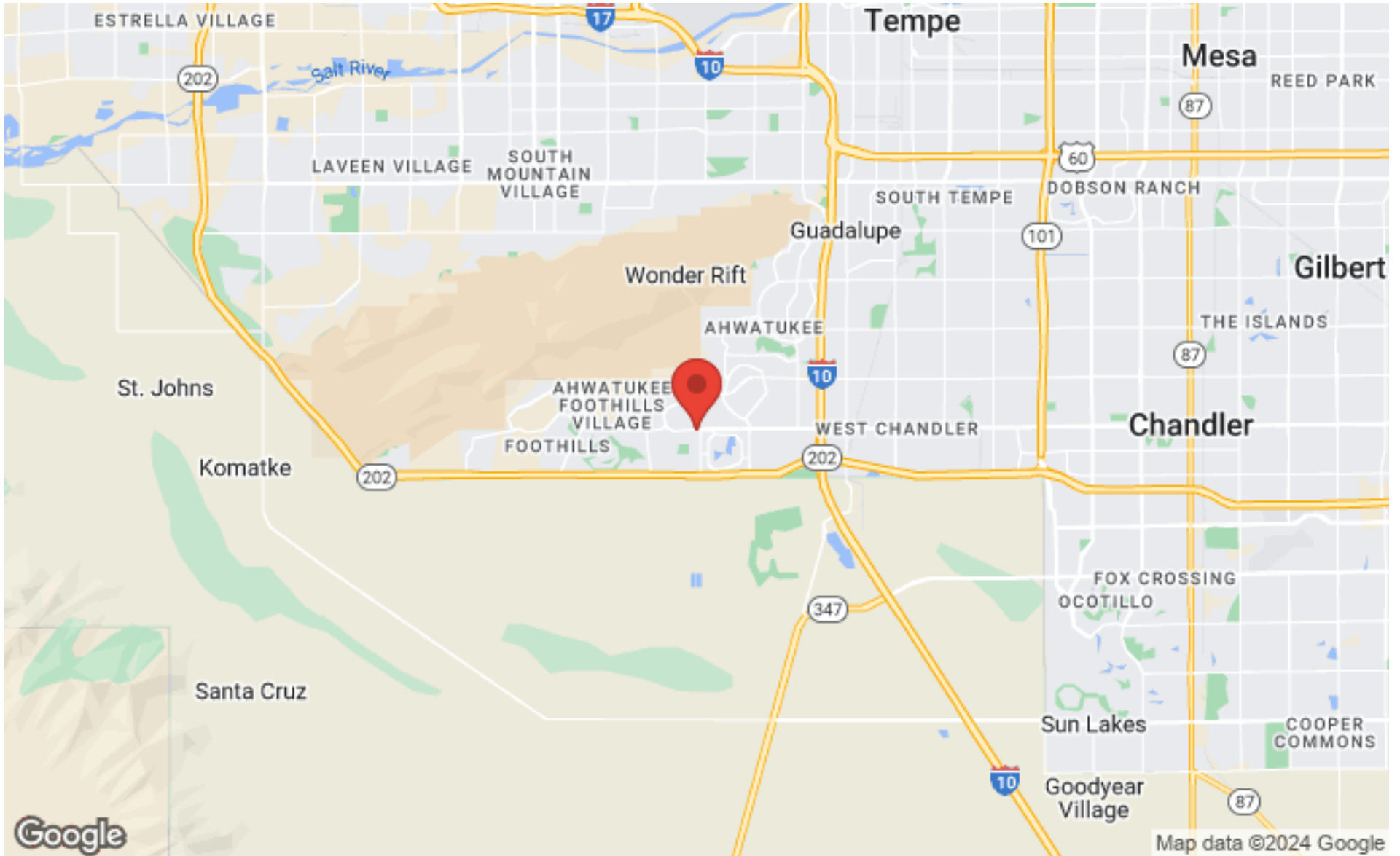
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# REGIONAL MAP

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