



±2,000 SF SHOP SPACE AVAILABLE



NEC

**DESERT FOOTHILLS PKWY  
& CHANDLER BLVD**

Phoenix, Arizona

**PCA**  
PHOENIX COMMERCIAL ADVISORS

# property summary

AVAILABLE: ±2,000 SF Shop Space

ZONING: C-C, City of Phoenix

PRICING: Call for Pricing

**DO NOT DISTURB TENANT**

## highlights

- Located in the affluent Ahwatukee Foothills trade area, serving a stable residential base of 120,000+ residents with median household incomes exceeding \$129,000.
- Safeway-anchored center averaging 16,650+ weekly visits, supported by strong national and regional co-tenancy.
- Highly accessible location just minutes from I-10, Loop 202, and South Mountain, capturing residents, commuters, and regional traffic.
- Premises includes a built-in drop-off/service window, offering versatile opportunities for food, service, and convenience-based users.
- Situated on the going-home side of Chandler Blvd, benefiting from strong evening traffic patterns and daily consumer flow.

Sources: ESRI 2025 Estimates, Placer.AI)

## traffic count

ADOT 2024

Desert Foothills Pkwy

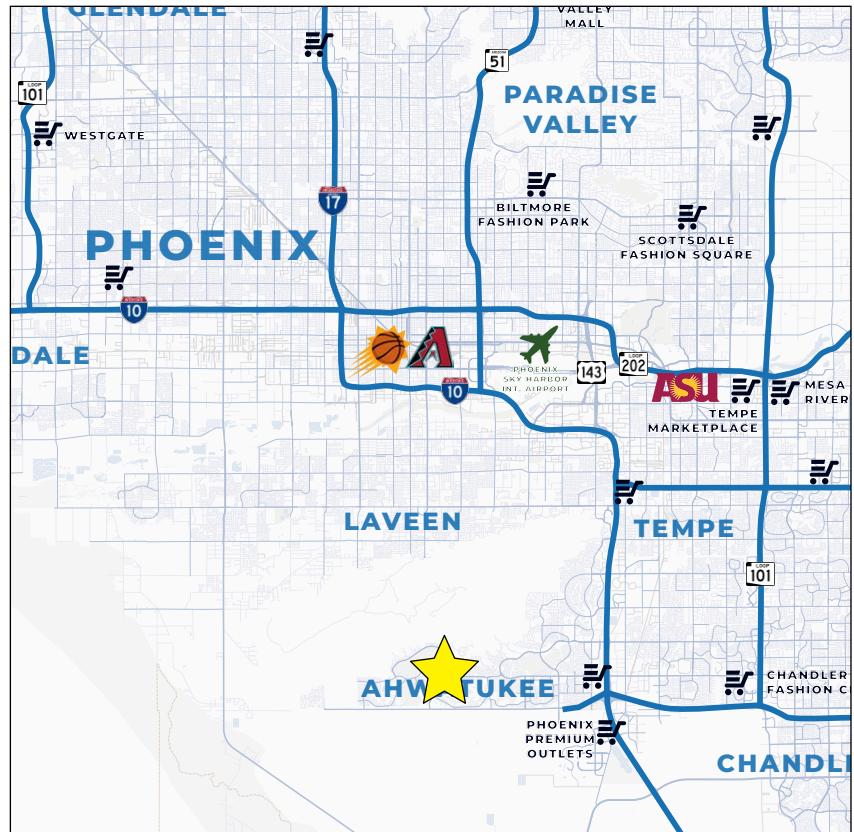
**N** ±8,177 VPD (NB & SB)

**S** ±10,516 VPD (NB & SB)

Chandler Blvd

**E** ±28,714 VPD (EB & WB)

**W** ±13,283 VPD (EB & WB)



## neighboring tenants

**SAFEWAY** S

**CIRCLE K**



**BIG O TIRES**



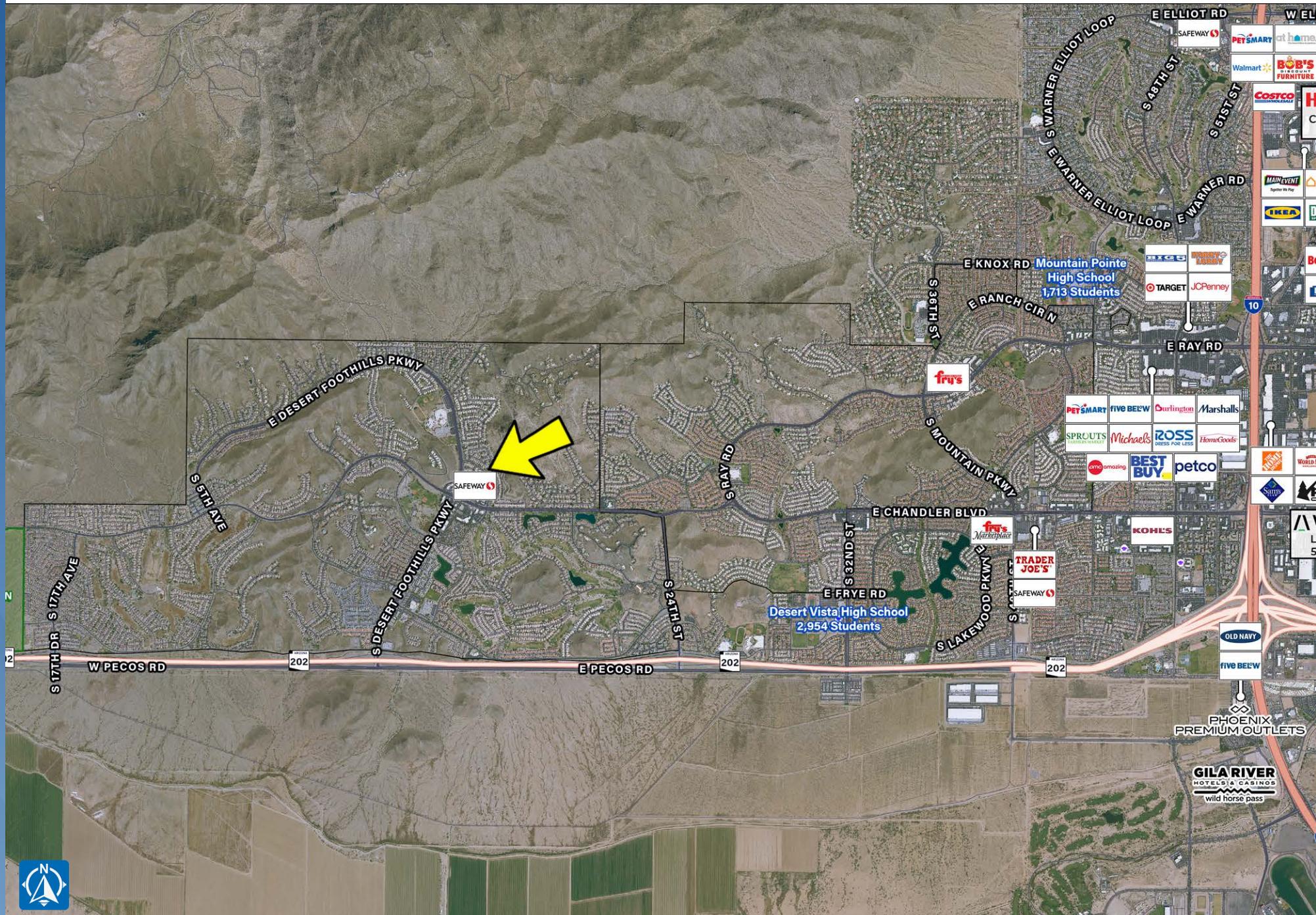
**SUBWAY**

**Great Clips**

**Filiberto's**  
MEXICAN FOOD

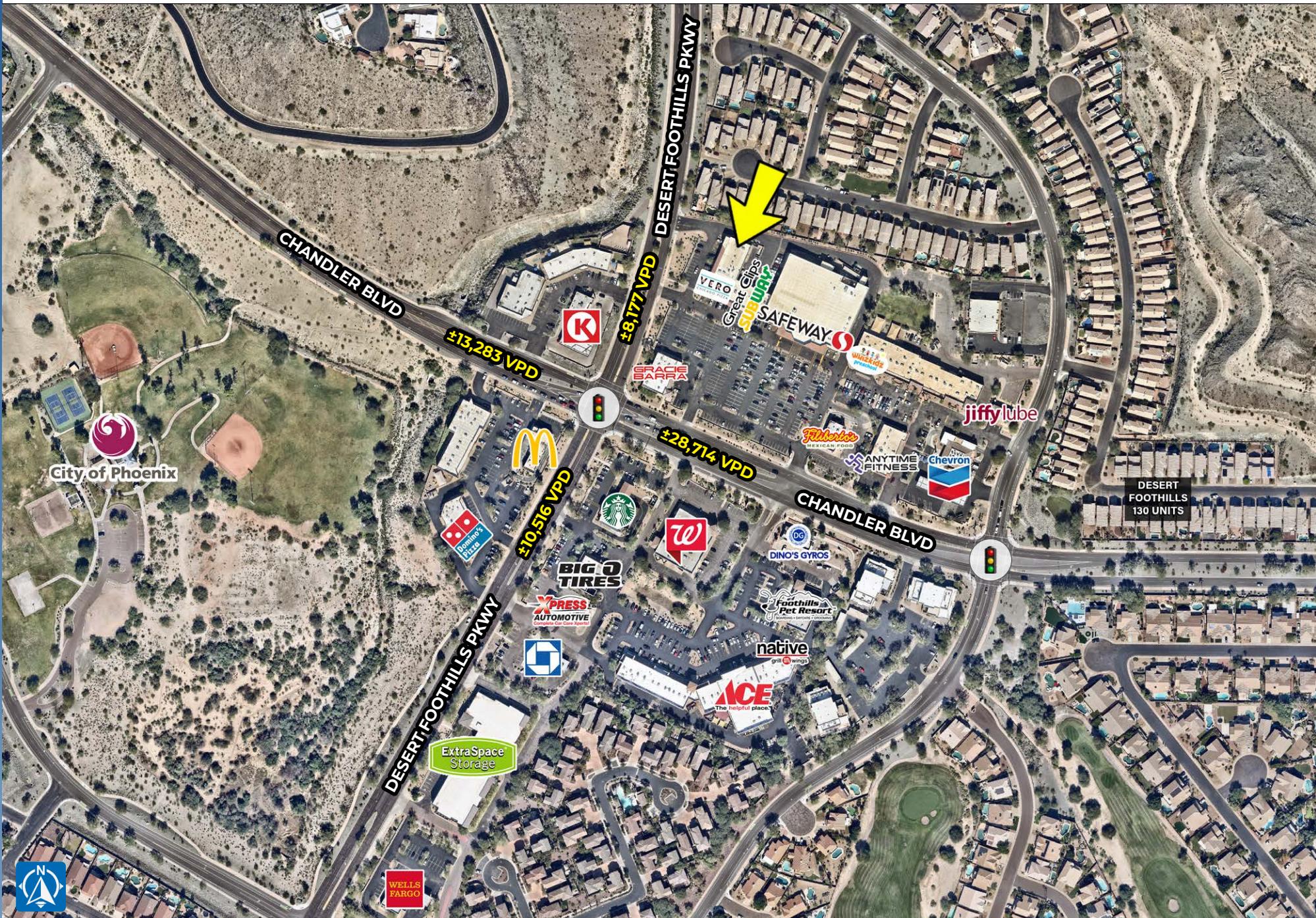
# wide aerial

FOOTHILLS CENTER



# zoom aerial

FOOTHILLS CENTER



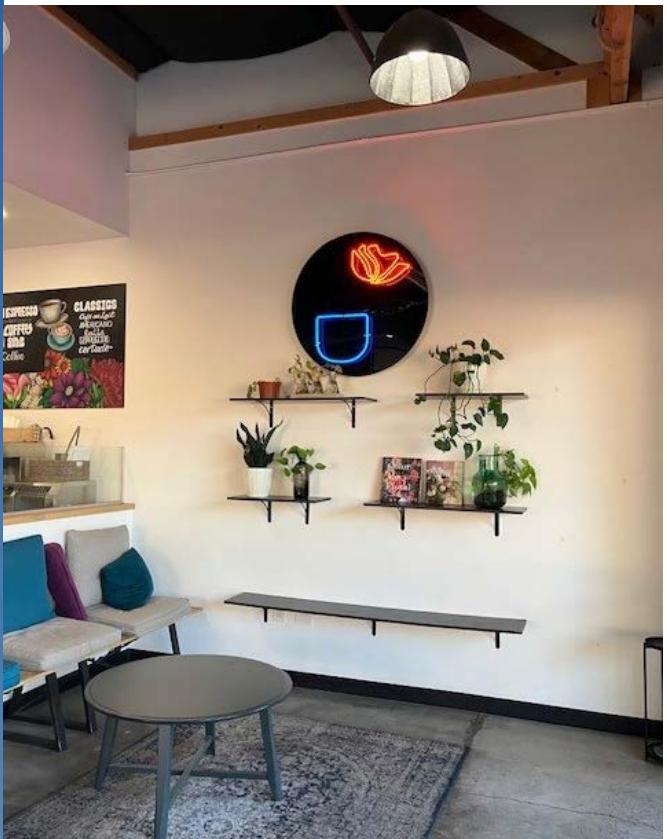
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PHOENIX, ARIZONA

# site plan



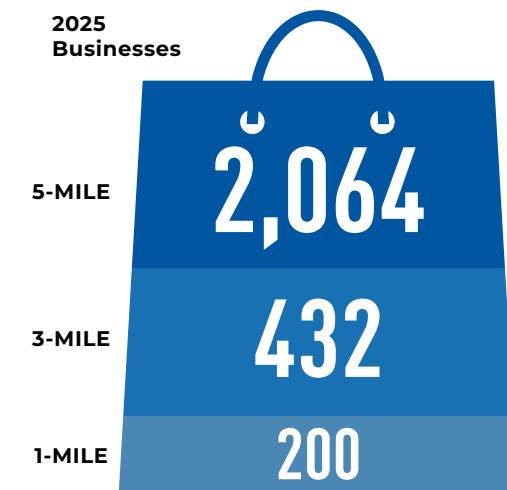
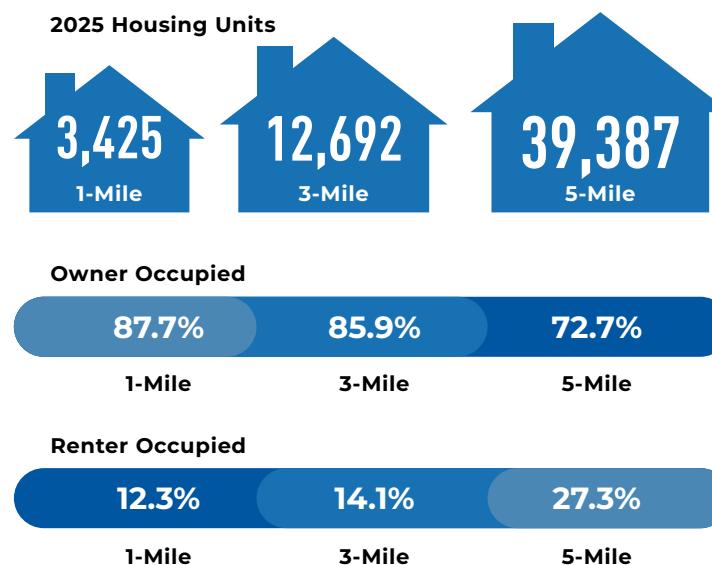
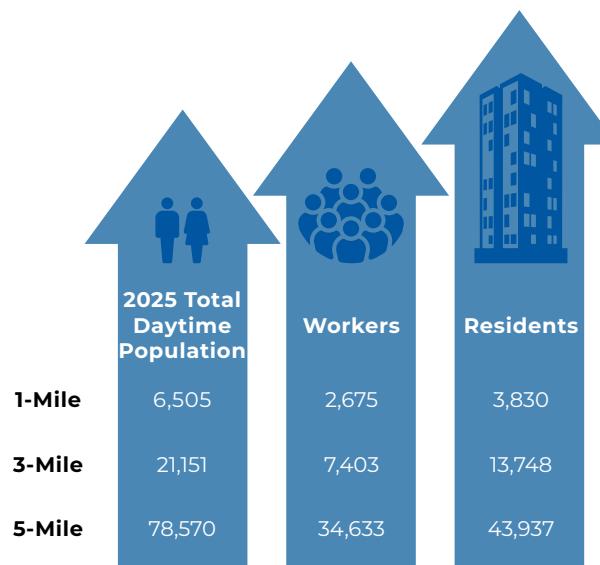
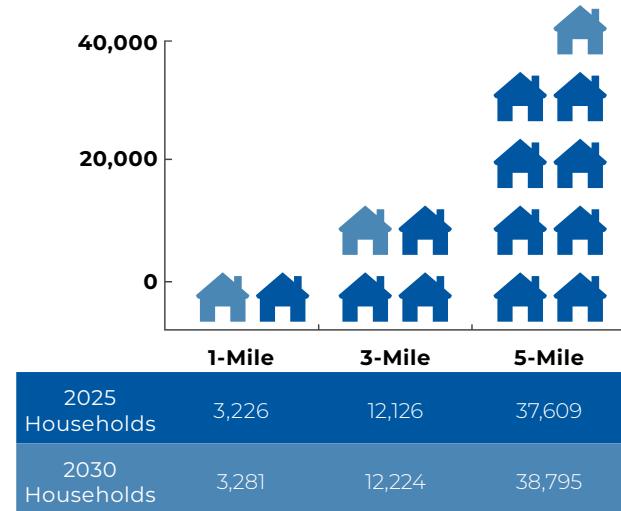
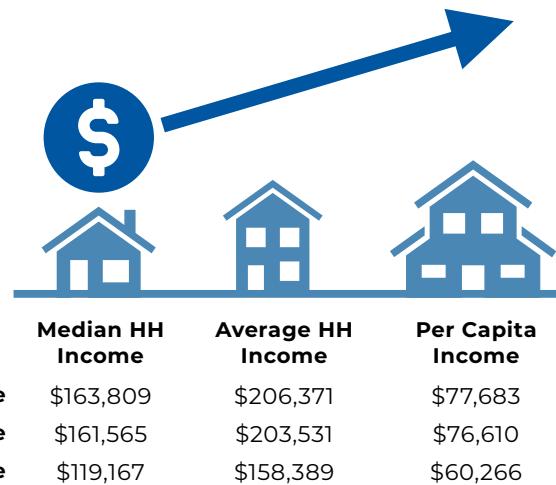
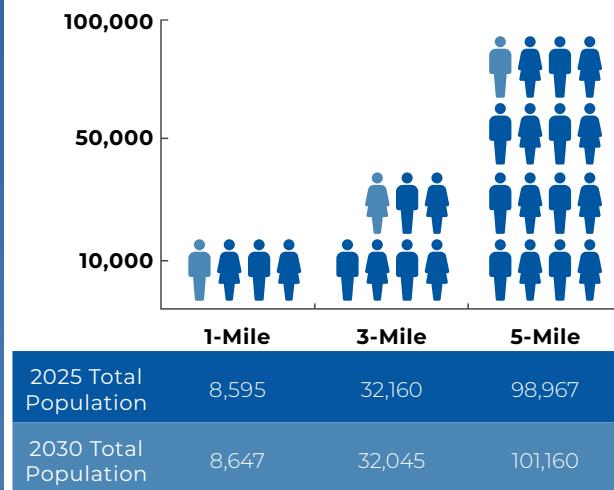
# premises photos



# FOOTHILLS CENTER

# demographics

ESRI 2025





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