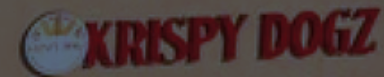




EXCLUSIVE LISTING:

**FOR
LEASE | RETAIL**



3233 E Chandler Blvd
Phoenix, AZ 85048

Tom Wolf
602-332-5507
Tom@BusinessCRE.com

Brandon DuFour
602-791-9068
Brandon@BusinessCRE.com

Dillon DeHart
480-744-5138
Dillon@DillonDeHart.com

Tiana Smith
623-272-4895
info@TianaSellsAZ.com

High-Visibility Retail/Office Space for Lease

Prime Signalized Hard Corner Location

This exceptional site offers excellent exposure to both vehicle and foot traffic. Surrounded by thriving national and regional retailers, the property benefits from strong co-tenancy with Dutch Bros, Goodwill, and Circle K. Easy access from both directions on Chandler Blvd and 32nd St. Excellent parking and on-building, high visibility signage. Ideal for a variety of retail, service, or quick-serve users seeking prime frontage and accessibility.

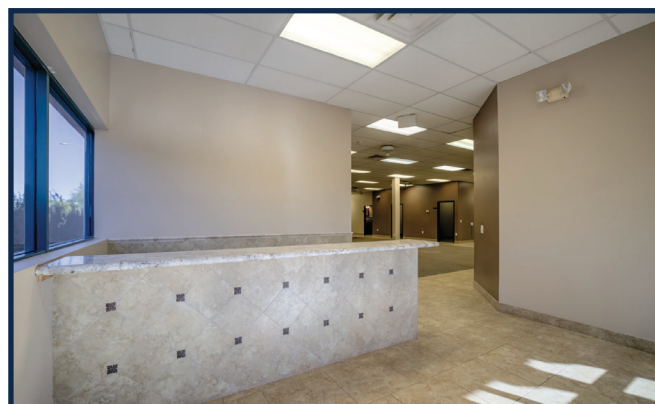
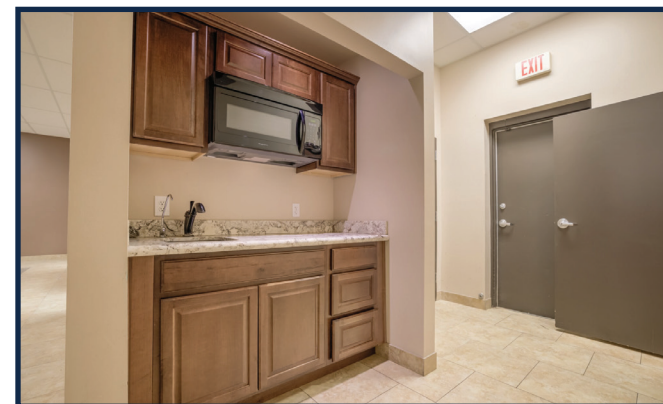
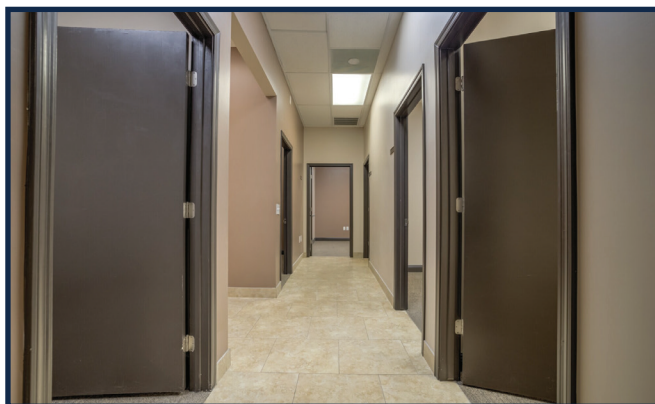
PROPERTY HIGHLIGHTS

- Premier signalized hard corner location
- Outstanding visibility with high daily traffic counts
- Excellent co-tenancy with Dutch Bros, Goodwill & Circle K
- Strong retail corridor with established neighboring tenants
- Easy access and ample on-site parking
- Ideal for retail, restaurant, or service users



SUITE 1**FIRST FLOOR - 2,353 SF - \$16.00 /SF/YR + NNN**

Existing buildout is office space, with two restrooms, private offices and open space. Available now.

**SUITE 2****FIRST FLOOR - 2,210 SF - \$16.00 /SF/YR + NNN**

Existing buildout is office space, with two restrooms, private offices and open space. Available now.



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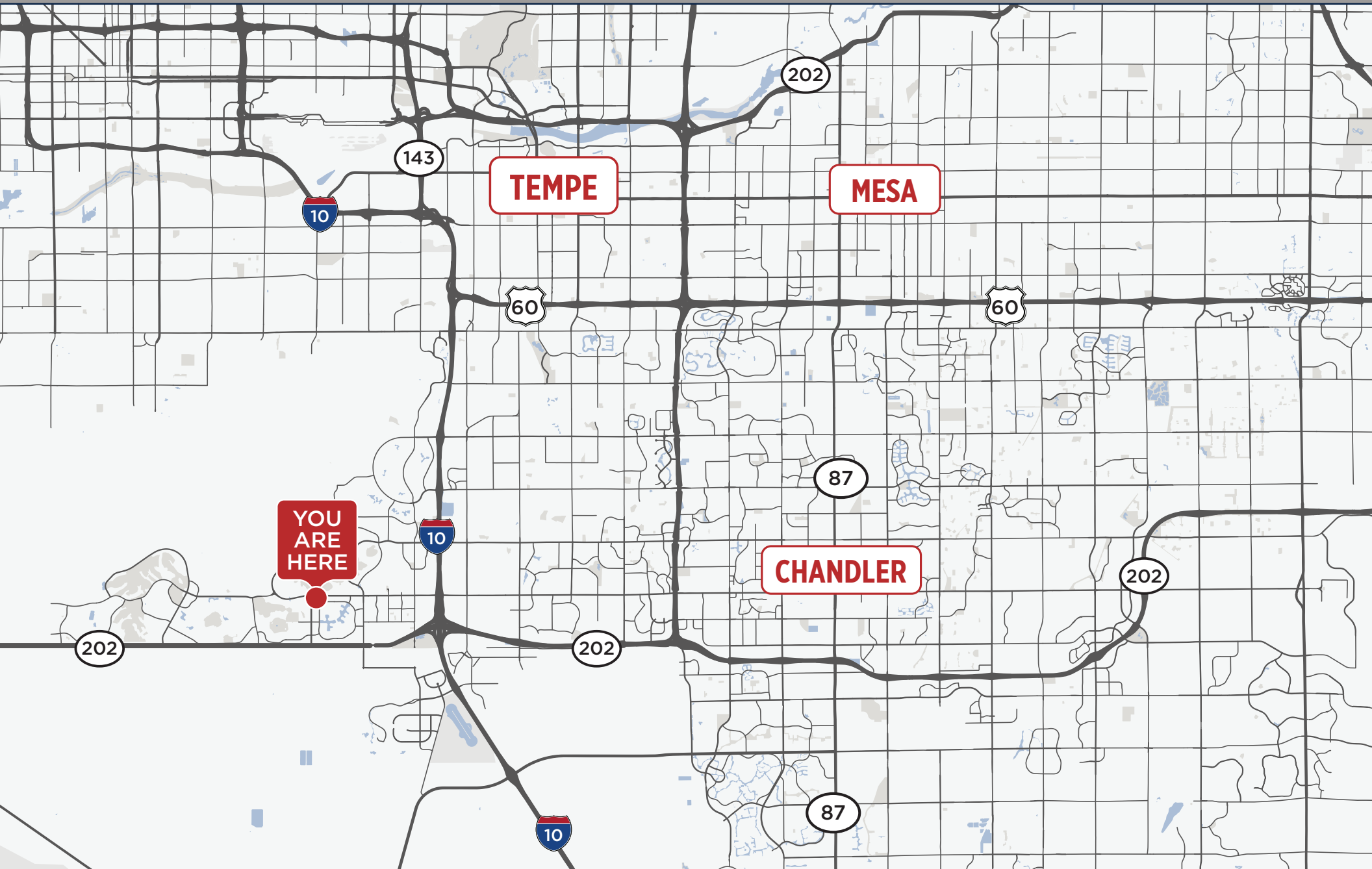
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SELECT TENANTS AT FOOTHILLS VILLAGE CENTER

TENANT	DESCRIPTION	US LOCATIONS	REACH
Dutch Bros	Coffee	1,002	National
Goodwill	Thrift Store	3,300+	National
Music Makers	Music Lessons	1	
Farmers Insurance	Insurance	19,823	National

