

RESTAURANT PROPERTY FOR SALE OR LEASE

Value-Add Retail Opportunity

**DRIVE
THRU**



4916 E. Chandler Boulevard

PHOENIX ARIZONA

ACTUAL SITE



EXCLUSIVELY MARKETING BY

**DRIVE
THRU**

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OFFERING

Sale or Lease

Best Offer

PROPERTY SPECIFICATIONS

Rentable Area	3,825 SF
Land Area	1.06 Acres
Property Address	4916 E. Chandler Boulevard Phoenix, Arizona 85048
Year Built	2003
Parcel Number	301-84-712
2024 RE Tax	\$27,449.28
Zoning	C-2 Commercial
Parking Spaces	49

Commercial Land Use | QSR Site

- Former Carl's Jr
- Potential retail/commercial redevelopment
- Commercial primary land use gives the Landlord flexibility if they elect to redevelop the site
- Situated on a 1.06 AC parcel with ample parking

Situated Along E Chandler Blvd | Interstate 10 | Dense Retail Corridor | Ahwatukee Foothills Towne Center | Nearby Schools & Apartments

- The subject property is located along E Chandler Blvd, a major retail road, that averages 49,228 VPD
- The site benefits from nearby direct on/off ramp access to Interstate 10, a major thoroughfare that averages 164,556 vehicles passing by daily
- The asset is located in close proximity to Ahwatukee Foothills Towne Center, a 705,000 SF shopping center, anchored by Marshall's, Best Buy, Petco, PetSmart, Ross, Sprouts and more
- Other nearby national/credit tenants include Target, Sam's Club, Kohl's, Chipotle, Starbucks, Lowe's, Hobby Lobby, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- Furthermore, the subject property is near St. John Bosco Catholic School (357 students), Valley Christian High School (520 students), and Allegro Apartments (264 units), further increasing traffic to the area

Strong Demographics in 5-Mile Trade Area | Six-Figure Incomes

- More than 154,000 residents and 90,000 employees support the trade area
- An affluent average household income of \$143,206









