

# PLAZA @ MOUNTAINSIDE

SEC Chandler Blvd & 40th St  
Phoenix, AZ 85048



Nationwide Real Estate Services

7339 E. McDonald Drive  
Scottsdale, AZ 85250  
Tel: 480.947.8800  
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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.



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Available Potentially Available Non-Controlled Curbside Pick-up



TENANT	SQ FT
4 Available (former Restaurant)	2,580
5 Mr. Pickles Sandwich Shop	1,832
6 Baskin-Robbins	1,800
7 ATI Physical Therapy	2,683
8 Panda Express	2,117
9 Any Lab Test Now	900
10 IBrow Threading	900
11 Keep It Cut	1,200
12 Pet Planet	1,800
13 Nakano Sushi	1,000
14 MY DR NOW	1,263
15 Trader Joe's	11,145
16 Available (former Bank)	3,000
17 Available (former Dessert)	900
18 Parlor Doughnuts	2,100
18A Available	932
19 Luna's Paw Spa	900
20 Inner Vision Yoga	3,032
21 Star of India	2,100
22 Inspire Kids Montessori	6,668
23 Victory Martial Arts	1,576
24 8001 Nails & Spa 1	1,100
25 Ish Salon	1,100
26 Available (former Pure Barre)	2,132
27 Green Chile Love	1,050
28 Available (former Spa)	2,832
29 Sudhalle Taphouse	2,800
30 Dollar Tree	7,606
31 Safeway	62,573



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## demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION	18,227	64,883	128,859
ESTIMATED HOUSEHOLDS	7,292	27,079	52,860
AVERAGE HOUSEHOLD INCOME	\$151,098	\$152,234	\$152,814
DAYTIME POPULATION	7,628	56,615	105,287
MEDIAN AGE	38.9	40.0	39.6
TOTAL BUSINESSES	776	3,727	7,404



## traffic counts:

Chandler Blvd | 30,577 VPD

● 40th St | 15,385 VPD

### Austin Payne

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## property highlights

- ± 900 SF to 3,000 SF Available for Lease
- Join daily needs anchors Safeway, Trader Joe's, and Dollar Tree
- Approximately 46,000 VPD at the intersection
- High HH incomes of approximately \$152,000
- Approximately 1 mile from new Loop 202 freeway
- Approximately 1.5 miles away from I-10



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