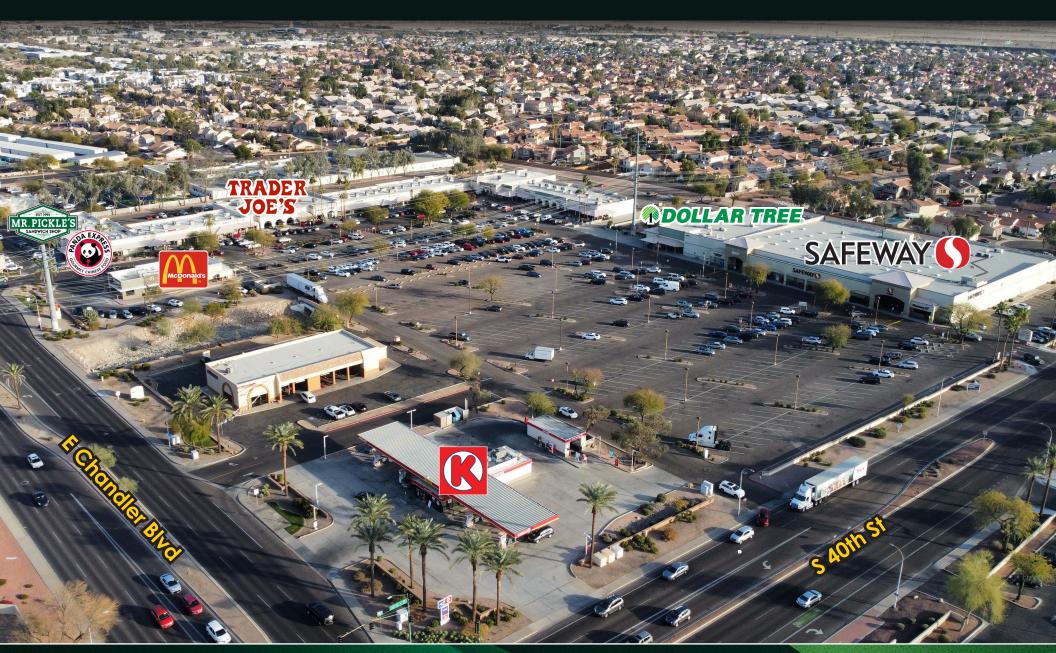
SEC Chandler Blvd & 40th St Phoenix, AZ 85048





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Nationwide Real Estate Services

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 comple 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 a 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.



	TENANT	SQ FT
4	Available (former Restaurant)	-
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

	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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Marti Weinstein

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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

Source: Sites USA

- 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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