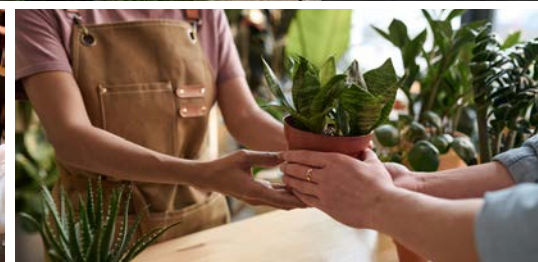




**SHOP SPACE AVAILABLE**



NEC

# DESERT FOOTHILLS PKWY & CHANDLER BLVD

Phoenix, Arizona

**PCA**  
PHOENIX COMMERCIAL ADVISORS

# property summary

AVAILABLE:	±2,000 SF
ZONING:	C-C, City of Phoenix
PRICING:	Call for Pricing

## highlights Sources: ESRI 2025 Estimates, Placer.AI

- 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.

## traffic count ADOT 2024

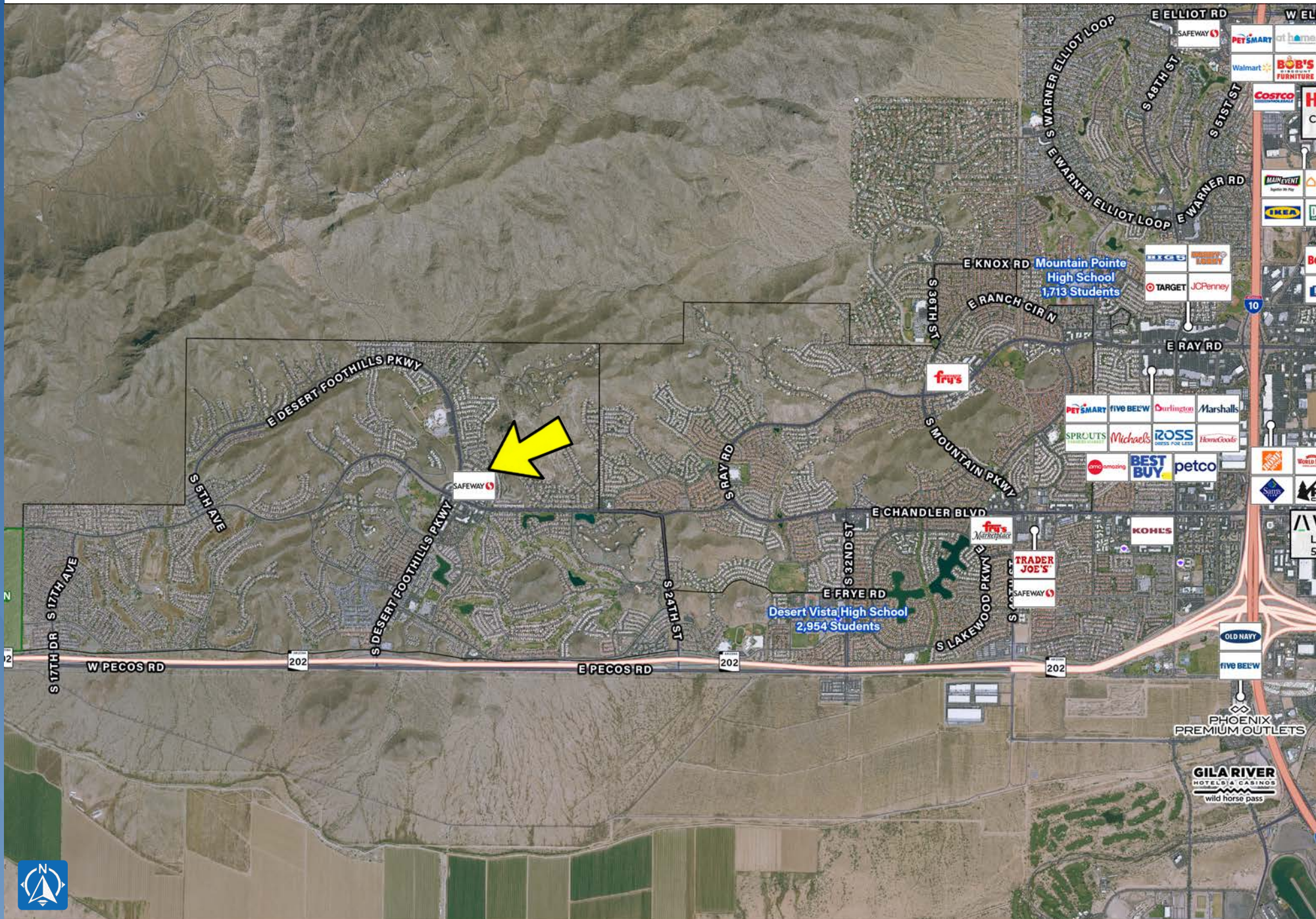
Desert Foothills Pkwy	Chandler Blvd
<b>N</b> ±8,177 VPD (NB & SB)	<b>E</b> ±28,714 VPD (EB & WB)
<b>S</b> ±10,516 VPD (NB & SB)	<b>W</b> ±13,283 VPD (EB & WB)



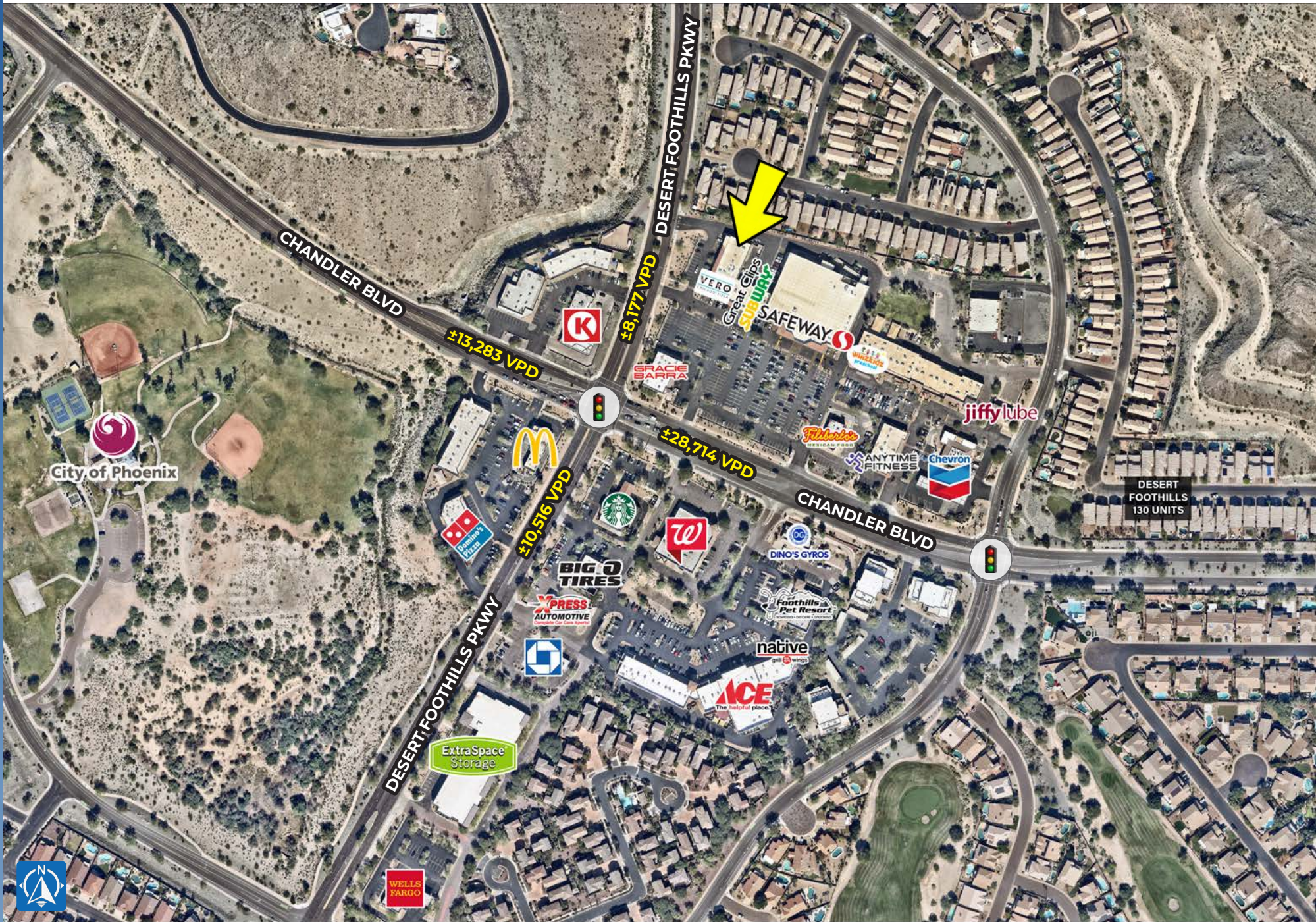
## neighboring tenants



# wide aerial



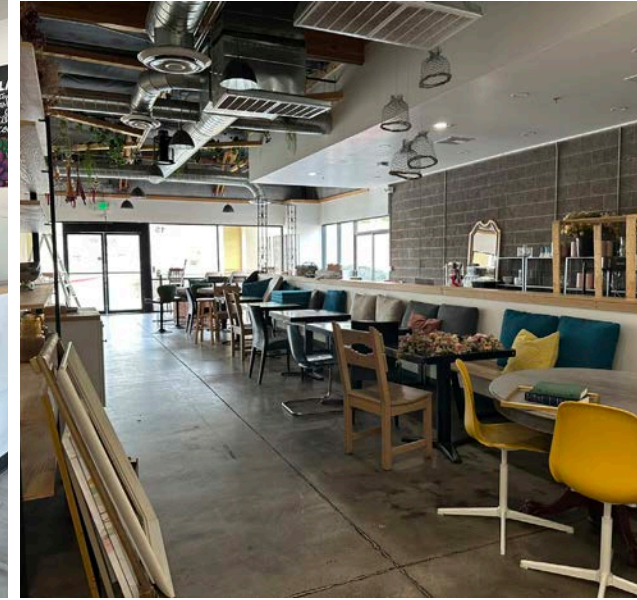
# zoom aerial



# site plan



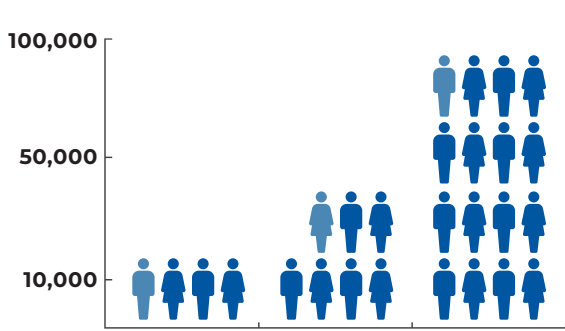
# premises photos



**AVAILABLE  
±2,000 SF**

# demographics

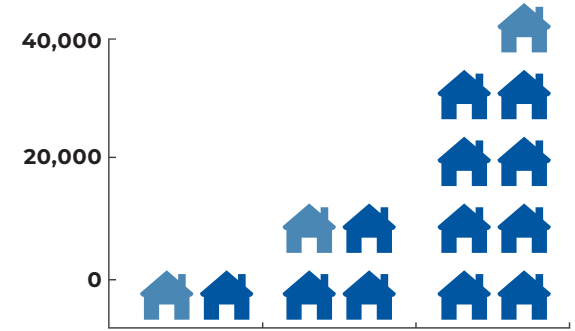
ESRI 2025



	1-Mile	3-Mile	5-Mile
2025 Total Population	8,595	32,160	98,967
2030 Total Population	8,647	32,045	101,160

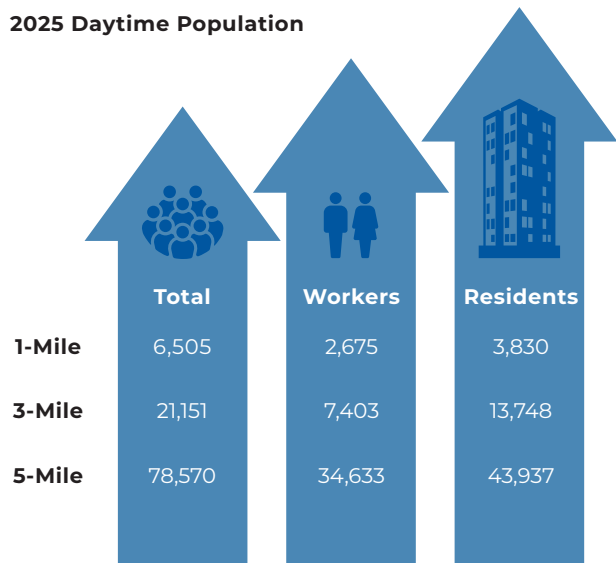


	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$163,809	\$206,371	\$77,683
3-Mile	\$161,565	\$203,531	\$76,610
5-Mile	\$119,167	\$158,389	\$60,266

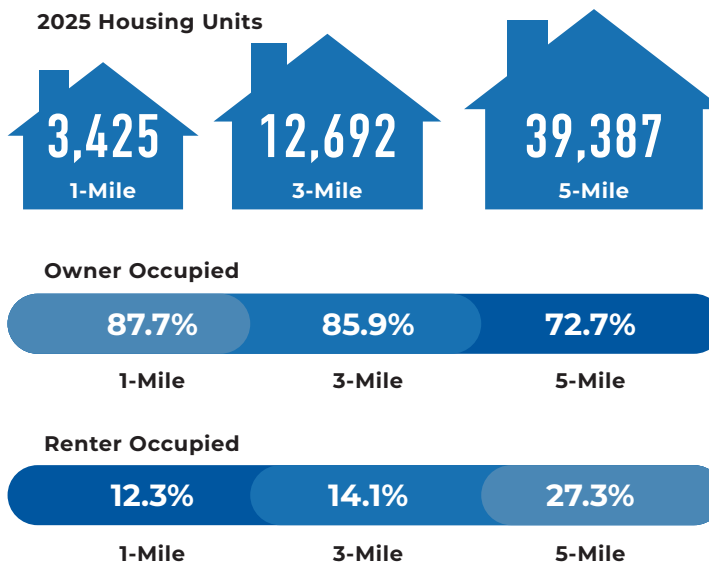


	1-Mile	3-Mile	5-Mile
2025 Households	3,226	12,126	37,609
2030 Households	3,281	12,224	38,795

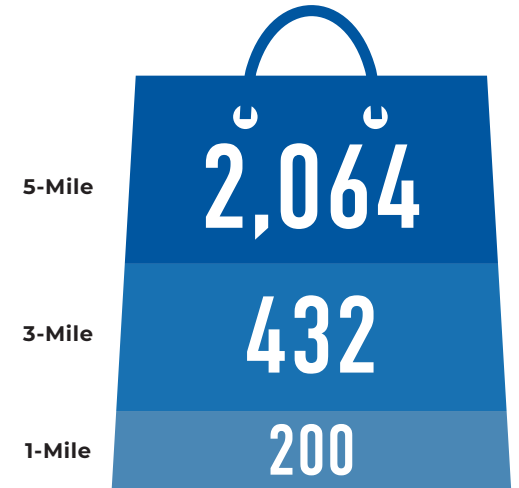
## 2025 Daytime Population



## 2025 Housing Units



## 2025 Businesses





## EXCLUSIVELY LISTED BY

**ALI HILL**  
(602) 734.7205  
ahill@pcaemail.com

**CHRIS SCHMITT**  
(602) 288.3464  
cschmitt@pcaemail.com

PHOENIX COMMERCIAL ADVISORS  
3131 East Camelback Road, Suite 340  
Phoenix, Arizona 85016  
P. (602) 957-9800  
F. (602) 957-0889  
phoenixcommercialadvisors.com

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