

2041-2091 N Arizona Ave  
Chandler, AZ 85225

**HARD CORNER RETAIL  
SPACE FOR LEASE**



The property is a multi-tenant shopping center at the northeast corner of Arizona Ave. & Warner Rd. in Chandler, Arizona. The property has frontage on Arizona Ave. and Warner Rd. The ±83,277 square feet and sits on ±10.52 acres of land.

The subject property includes junior anchors NAPA Autoparts and Uptown Jungle Fun Park and is shadow-anchored by the PGA Golf Superstore. It was constructed in 1986 and is well-maintained with excellent curb appeal.

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. 04/20/26

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CRIFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gayney Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)

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### CURRENT AVAILABILITY (NNN'S \$5.80 PSF/YR)

|                   |                              |                                               |
|-------------------|------------------------------|-----------------------------------------------|
| Ste 101 - 105     | Busy Bees                    | <a href="#">(Click Here for Website Link)</a> |
| Ste 106 - 108     | Asian American Elderly Corp. | (No Website)                                  |
| 2051, Ste 109-110 | Discovery Kids Cafe          | (No Website)                                  |
| Ste 111 - 113     | Day Auto Supply, Inc.        | <a href="#">(Click Here for Website Link)</a> |
| 2051, Ste 114     | ±1,107 SF   \$18.00 NNN      | AVAILABLE                                     |
| Ste 115           | ±1,390 SF   \$18.00 NNN      | AVAILABLE                                     |
| Ste 116 - 117     | Asian Community Center       | (No Website)                                  |
| Ste 118           | Uptown Jungle                | <a href="#">(Click Here for Website Link)</a> |
| Ste 119           | Napa                         | <a href="#">(Click Here for Website Link)</a> |
| Ste 120 - 124     | Turning Point Beauty College | <a href="#">(Click Here for Website Link)</a> |
| Ste 125           | Boba Tea Shop                | (No Website)                                  |
| Ste 126           | Asian American Network       | <a href="#">(Click Here for Website Link)</a> |
| Ste 127           | La Bella Kennels LLC         | <a href="#">(Click Here for Website Link)</a> |
| Ste 128           | Victra Wireless              | <a href="#">(Click Here for Website Link)</a> |
| Ste 129 - 130     | WaveMax Laundry              | <a href="#">(Click Here for Website Link)</a> |
| Ste 131           | WOW Fashion                  | (No Website)                                  |
| Ste 132           | Hot Pot Caribbean Cuisine    | <a href="#">(Click Here for Website Link)</a> |
| Ste 133           | Top Crown Smoke & Vape       | <a href="#">(Click Here for Website Link)</a> |
| Ste 134           | ±1,400 SF   \$19.00 NNN      | AVAILABLE                                     |
| Ste 135           | OCCUPIED                     | (No Website)                                  |

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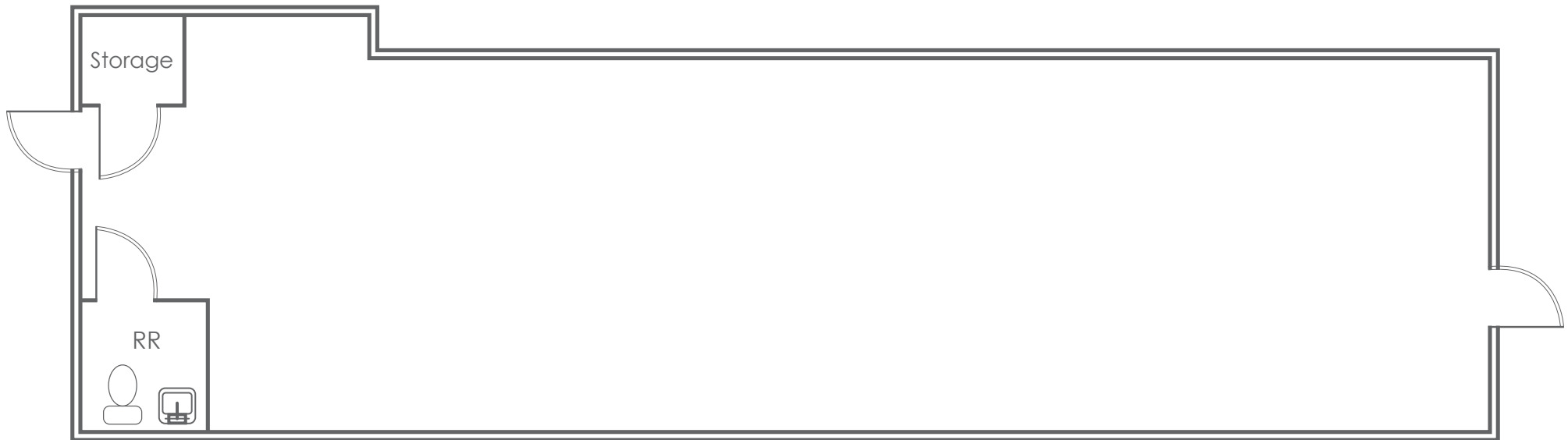
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SUITE 114 |  $\pm 1,107$  SF | \$18.00 NNN + \$5.80 PSF



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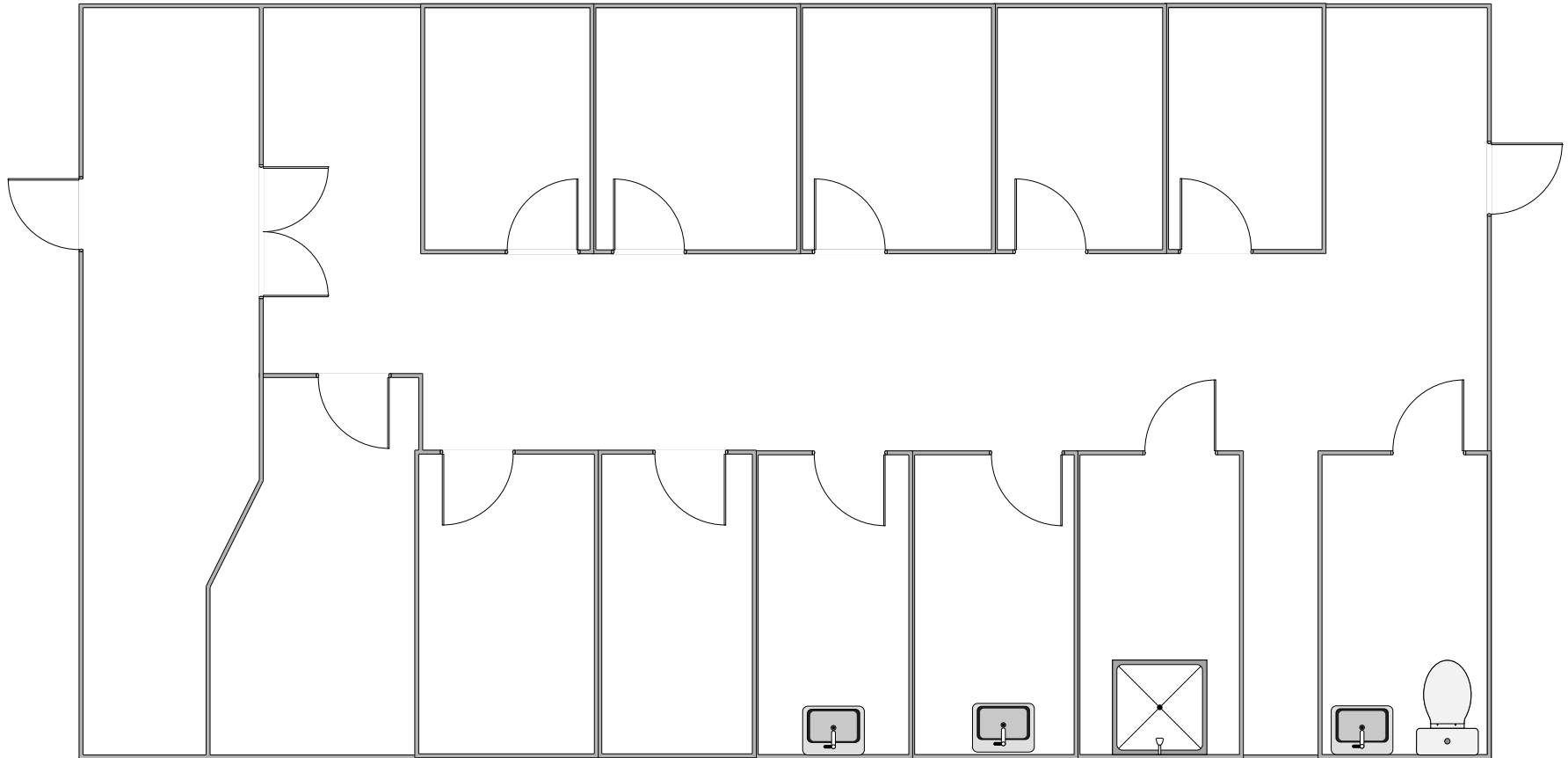
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HARD CORNER RETAIL  
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SUITE 115 |  $\pm 1,390$  SF | \$18.00 NNN + \$5.80 PSF



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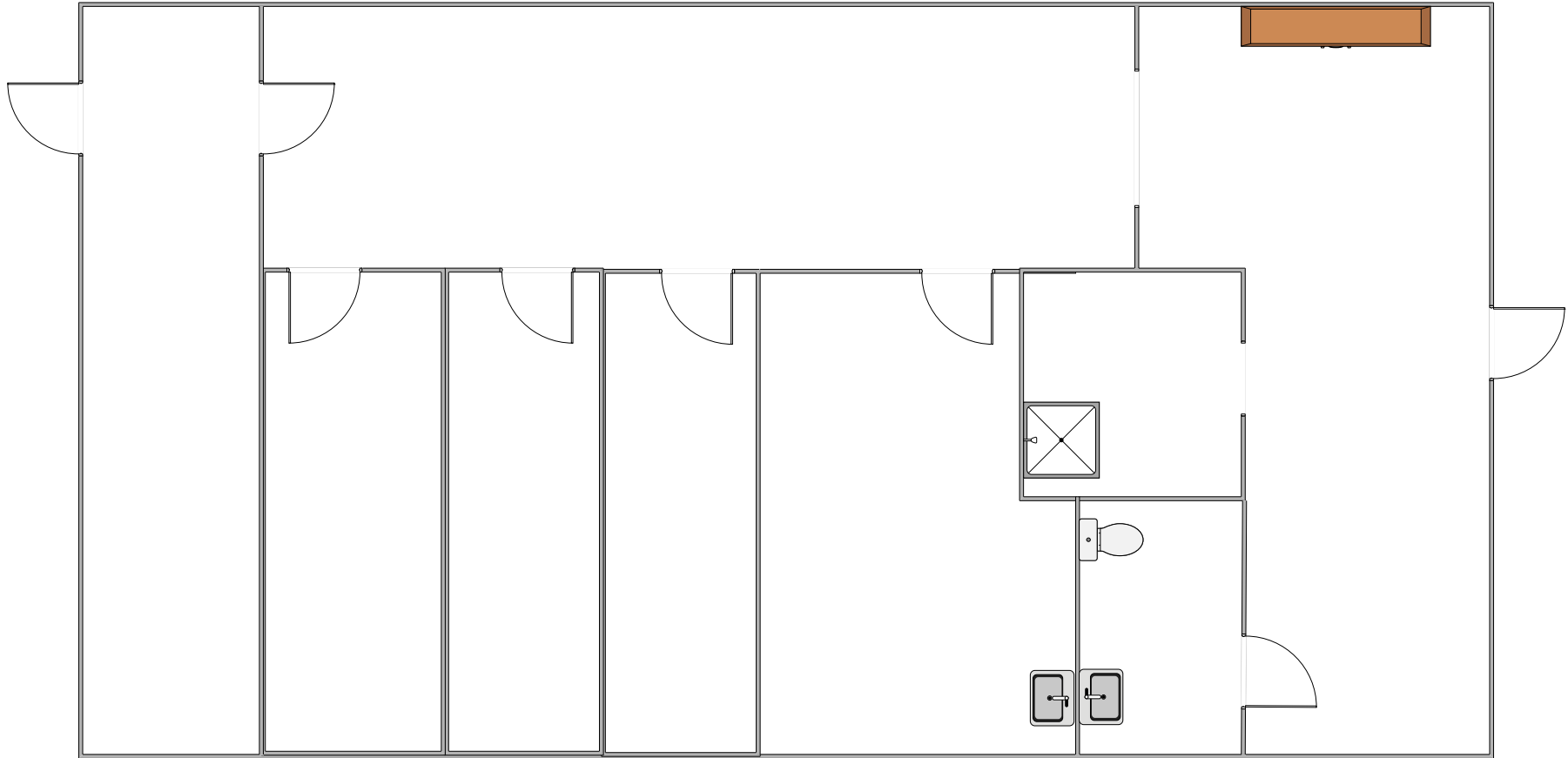
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SUITE 134 |  $\pm 1,400$  SF | \$19.00 NNN + \$5.80 PSF



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### Nearby Amenities



### Local Map



| Demographics (2024) | 1 Mile   | 3 Mile    | 5 Mile    |
|---------------------|----------|-----------|-----------|
| Population          | 16,194   | 139,617   | 371,421   |
| Households          | 6,650    | 52,670    | 139,243   |
| AVG HH Income       | \$86,171 | \$100,160 | \$102,537 |

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