



CHEVRON STATION FOR LEASE

4250 W UNION HILLS DR | PHOENIX, AZ



FOR LEASE

OPERATIONAL CHEVRON



CROSSROADS: 43RD AVE & UNION HILLS

AVAILABILITY: +/- 5,009 SF; OWNER/OPERATOR CURRENTLY OCCUPIES

LEASE RATE: \$36/s.f. (NNN)

DESCRIPTION:

- PRIME HARD CORNER (NEC OF 43RD AVE AND UNION HILLS DR.)
- TRAFFIC COUNTS –
 - 43RD AVE – 18,351 DAILY
 - UNION HILLS – 29,557 DAILY
- TOTAL POPULATION – 15,839 (1 MILE)
111,709 (3 MILE)
- AVG INCOME – 93,136 (2 MILE)

PROPERTY TYPE: GAS STATION W FOOD MART

CALIBER
COMMERCIAL GROUP

TROY WEURDING: 480.398.4085 | TWEURDING@CALIBERCRE.COM
16700 N THOMPSON PEAK PKWY SUITE 140 | SCOTTSDALE, ARIZONA | 480.899.2400 OFFICE

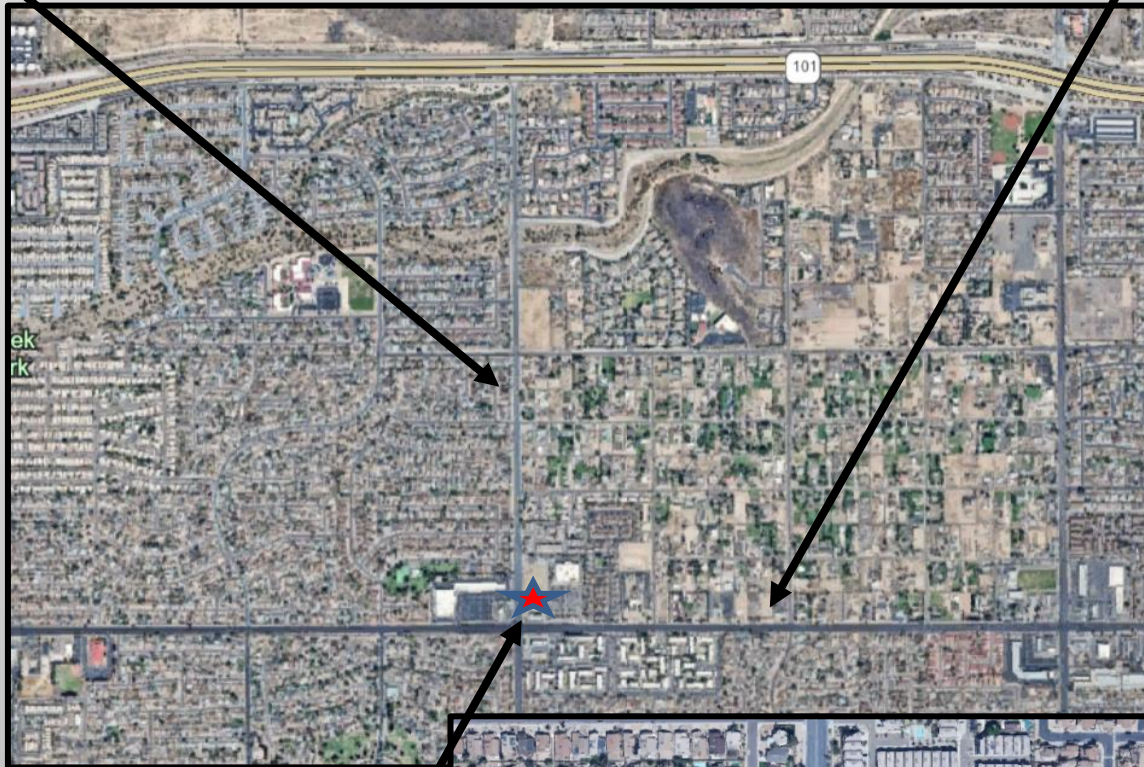
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CHEVRON STATION FOR LEASE



43rd Ave

Union Hills



Chevron

QuikTrip



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LANCE WEURDING / TROY WEURDING: LWEURDING@CALIBERCRE.COM | TWEURDING@CALIBERCRE.COM
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