



Property Highlights

- 1 Mile West of I-10 & 1 Mile North of New Loop 202
- Going home side of street with excellent visibility along Chandler Blvd
- Traffic Signal Access
- Affluent Ahwatukee Trade Area

Area Co-Tenants



TRADER JOE'S

KOHL'S



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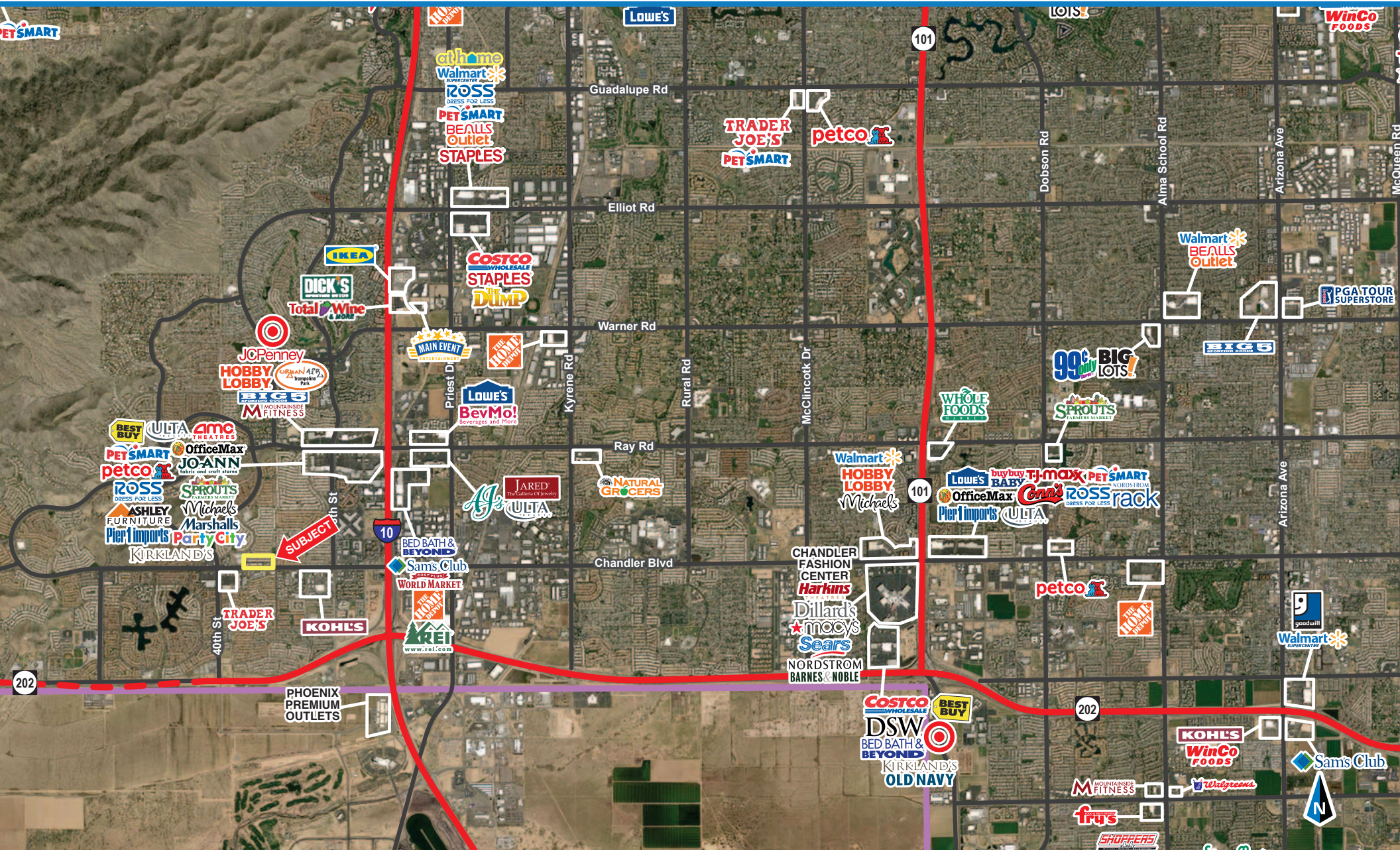
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WESTERN
RETAIL ADVISORS

Mountain Park Square

East Northeast Corner Chandler Boulevard & 40th Street | Phoenix, Arizona



WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Ste 200, Phoenix, AZ 85016

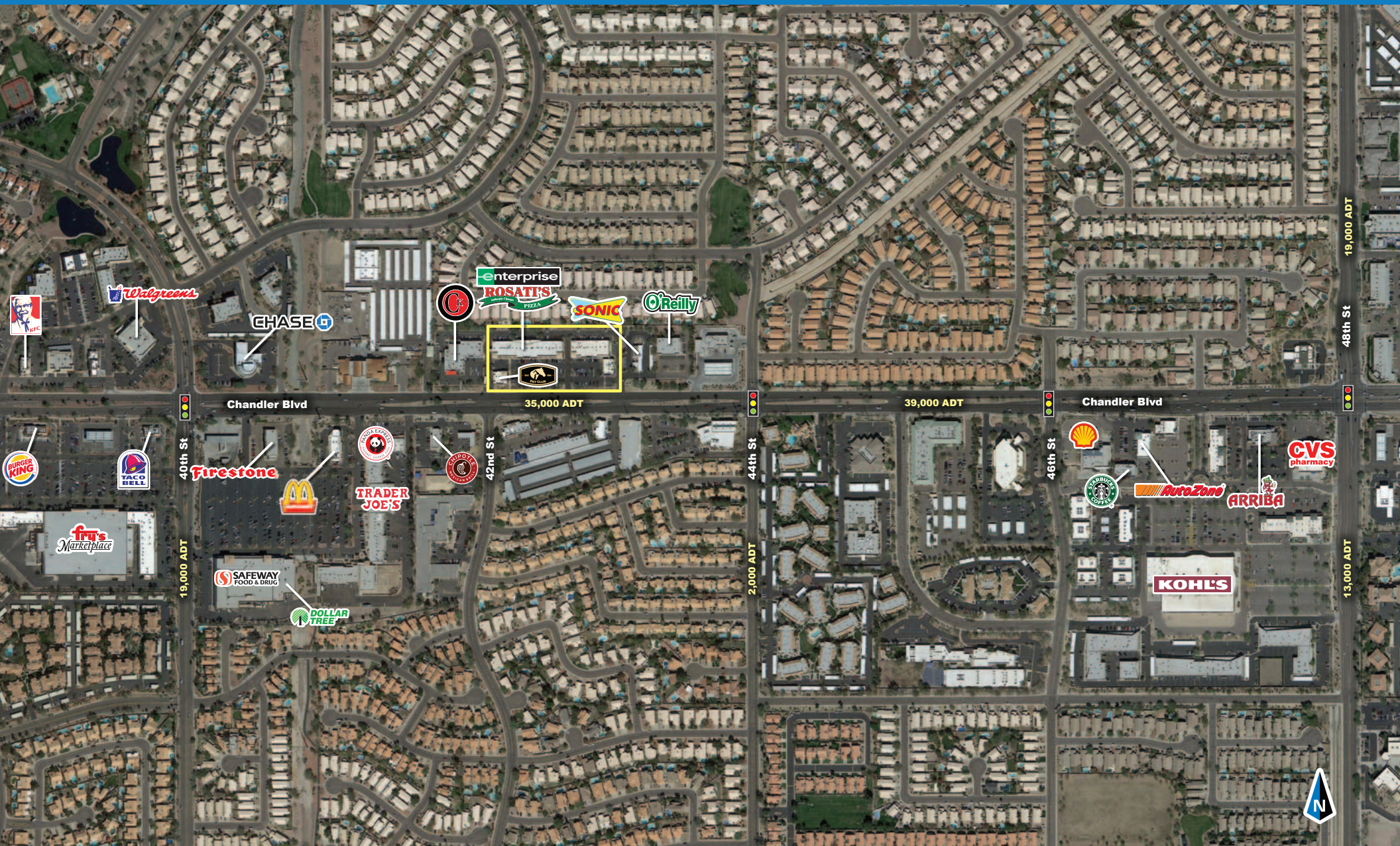
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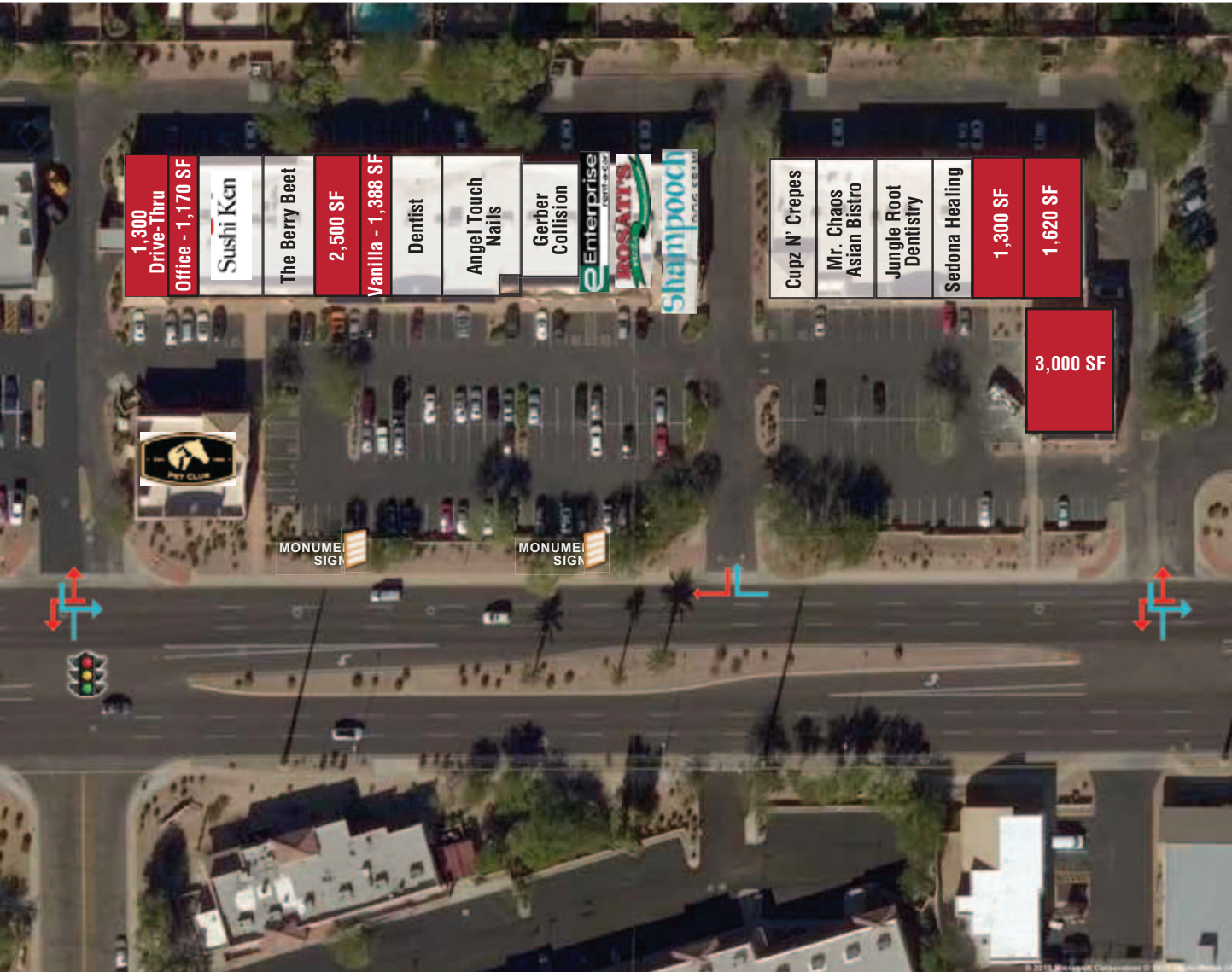
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Phase I

SHOP	TENANT	SF
6	VACANT (DRIVE-THRU)	1,300
7	VACANT	1,170
8	SUSHI KEN	2,820
9	THE BERRY BEET	1,680
10	VACANT	2,500
15	VACANT	1,388
20	DENTIST	1,972
26	ANGEL TOUCH NAILS	2,655
30	GERBER COLLISION	975
32	ENTERPRISE	1,200
34	ROSATI'S PIZZA	1,625
36	SHAMPOOCH DOG SPAW	1,300
100	PET CLUB	3,300

Phase II

SHOP	TENANT	SF
1	CUPZ N' CREPES	1,820
4	MR. CHAOS	1,625
10	JUNGLE ROOTS	2,340
12-14	SEDONA WELLNESS SPA	2,340
16	VACANT	1,300
20	VACANT	1,620
24	VACANT	3,000



	1 miles	3 miles	5 miles
POPULATION SUMMARY			
2018 Total Population	19,060	67,410	135,733
2022 Total Population	19,986	71,460	144,268
2015-2020 Annual Growth Rate	0.95%	1.17%	1.23%
2018 Median Age	37.6	38.8	38.3
INCOME SUMMARY			
Median Household Income	\$80,419	\$79,427	\$80,587
Average Household Income	\$100,512	\$105,222	\$107,495
BUSINESS DATA			
Total Businesses:	473	2,317	4,476
Total Employees:	3,990	35,960	69,712
Daytime Population:	11,659	63,651	126,690
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	11.9%	11.2%	9.6%
Bachelor's Degree	29.3%	30.4%	30.5%
Graduate/Professional Degree	18.5%	18.6%	19.7%
Percent of Population with Degrees	59.7%	60.2%	59.8%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	11,391	39,717	78,755
White Collar	76.5%	77.0%	77.0%
Services	11.3%	11.8%	11.8%
Blue Collar	12.2%	11.2%	11.2%
HOUSEHOLD SUMMARY			
2018 Households	7,544	27,679	54,259
2018 Average Household Size	2.52	2.43	2.50
2018 Average Family Size	3.08	3.03	3.09
2018 Median Home Value	\$283,678	\$296,031	\$302,025