

MOUNTAINSIDE CROSSING



4221 East Chandler Boulevard - Phoenix, Arizona 85048

SEC CHANDLER BLVD & 42ND STREET



Availability:	1,200 SF
Lease Rate:	Negotiable
GBA:	± 21,320 SF
Year Built:	1997
Zoning:	C-1
Cross Streets:	42nd Street & Chandler Blvd.
Traffic Counts:	35,050 VPD (Chandler Blvd.)

- » Monument Signage Available
- » New Lighted Intersection for Easy Ingress/Egress
- » High Household Incomes (\$160,524 w/in 5-mile-radius)
- » Located in Affluent Ahwatukee Neighborhood

SUITE:	SIZE:	RATE:
116	1,200 SF	Negotiable

Mountainside Crossing is a well-maintained neighborhood center serving the Ahwatukee neighborhood of Phoenix. It is located on the going-to-work side of the street. Current Tenants include a day care, gym, chiropractor, professional make-up artist, two restaurants: All providing a steady flow of daily traffic to the center.

Please Contact Agents for More Information:

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ORION INVESTMENT REAL ESTATE

7150 East Camelback Road Suite 425

Scottsdale, AZ 85251

www.orionprop.com



SUITE:	TENANT:	SIZE (SF)	SUITE:	TENANT:	SIZE (SF)
101	Arrivederci Trattoria	2,800	117 / 118 / 119	Unify Health	3,586
104	Sierra Hair Braiding	1,000	120	Alexa's Piano Lessons	1,014
105	Thai Basil	1,520	121 / 122	Shayna Nail & Spa	1,900
110	A Step Ahead Preschool	4,800	123	Caked by Glam	1,100
114 / 115	Living Inline Chiropractic	2,400			
116	VACANT	1,200			

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AHWATUKEE
FOOTHILLS

fray's Melting Pot **FLORENCIA** pizza bistro

SPROUTS FARMERS MARKET **Marshall's**
PET SMART **Burlington**
Party City **Kirkland's Home**

AMC THEATRES **BIG LOTS!**
HomeGoods
petco **CHERIE HUT**
The Living Room WINE CAFE & GOURMET
PITA JUNGLE **RA**

Walgreens

LA FITNESS **TUTOR TIME** CHILD CARE / LEARNING CENTERS

COFFEE BEAN TEA BAR

CHANDLER BOULEVARD: 34,188 VPD

SITE

goodwill **DUTCH BROS** **PARLOUR DOUGHNUTS** **Pizza Hut**

fray's Marketplace
SUBWAY
Little Caesars **TACO BELL**

SAFEWAY **TRADER JOE'S**
CHIPOTLE **PANDA EXPRESS** **MOD**
FIREHOUSE SUBS **McDonald's**
BR **baskin robbins** **Cooking Plus**

KOHL'S **STARBUCKS** **Jersey Mike's**

DUNKIN' DONUTS **Wendy's**

Desert Vista High School
3,000+ Students

HORIZON HONORS
1,550+ Students

QT QuikTrip

LOOP 202

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Pecos Park & Community Center

INTERSTATE 10

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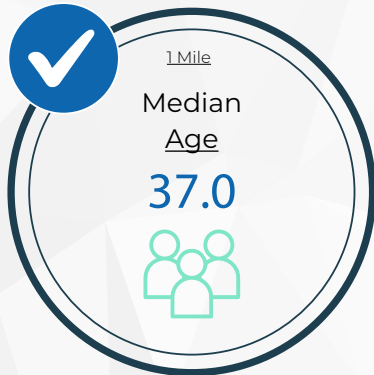
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TEAM
EGGMAN
EGGERT / ACHTMAN

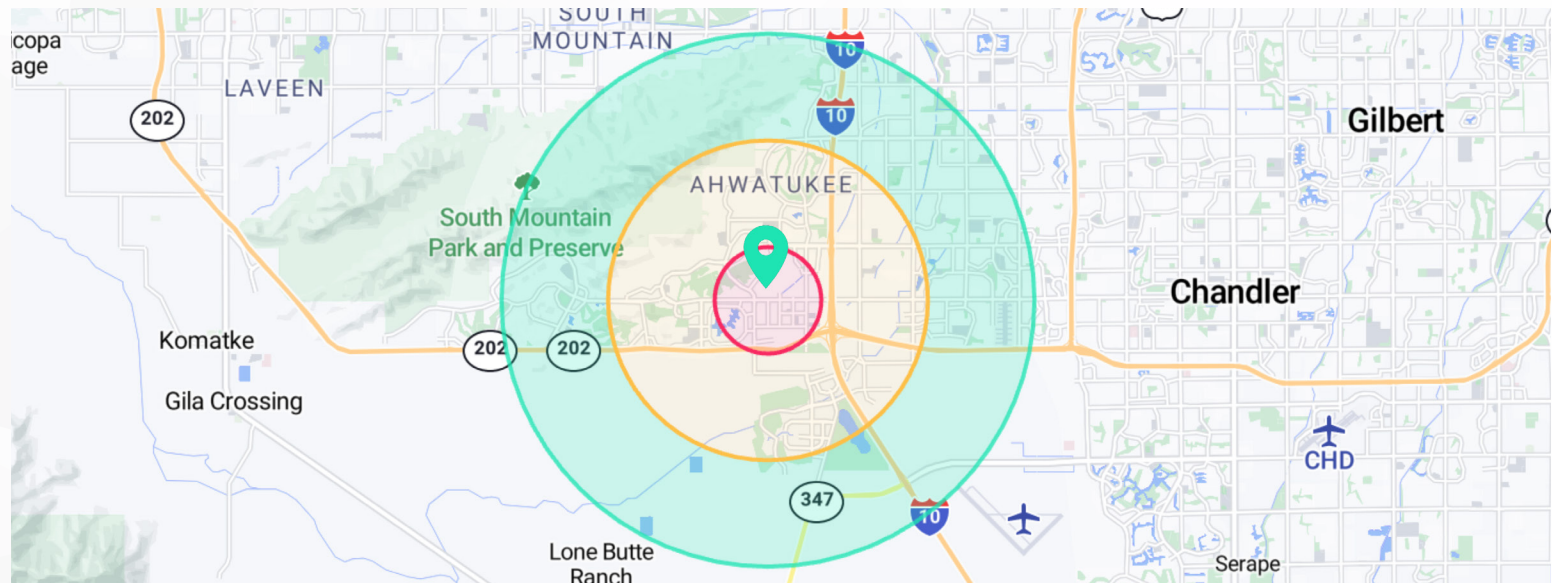
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INVESTMENT REAL ESTATE

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2023 SUMMARY (SitesUSA)	1 MILE	3 MILE	5 MILE
Daytime Population:	23,045	107,489	210,599
Residential Population:	18,667	65,001	135,367
Average Household Income:	\$151,758	\$156,412	\$160,524
Median Age:	37.0	39.0	38.4
Average Household Size:	2.5	2.4	2.4
Annual Retail Expenditures:	\$337.68 M	\$1.24 B	\$2.58 B
Total Households:	7,532	27,134	55,309
Total Housing Units:	7,882	28,442	58,243
Total Employees:	4,378	42,488	75,232



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