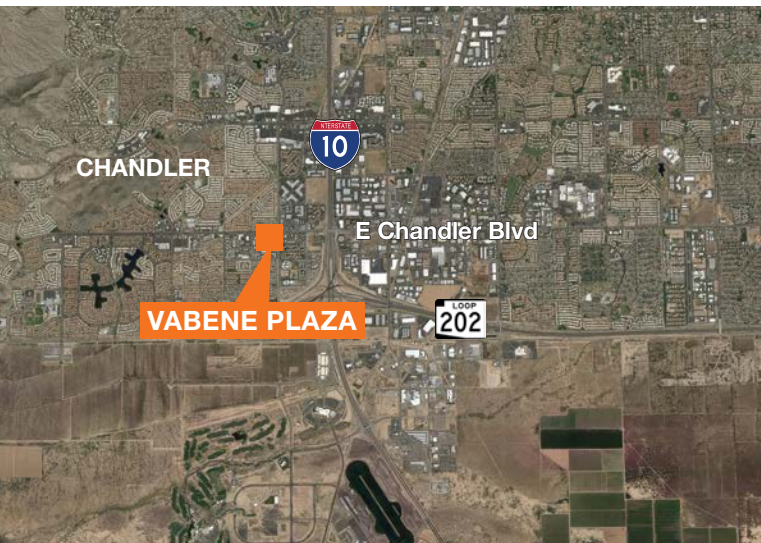


FOR LEASE

VaBene Plaza

4647 E Chandler Boulevard, Phoenix, AZ



FEATURES

±1,220 - ±3,870 SF 2nd gen space available

SWC 48th Street and Chandler Boulevard with ±100,000 cars per day

Retail center shadow-anchored by Kohl's department store

VaBene Restaurant has a four-star rating

Dense daytime employment population

Gateway to affluent Ahwatukee Foothills area

CONTACT

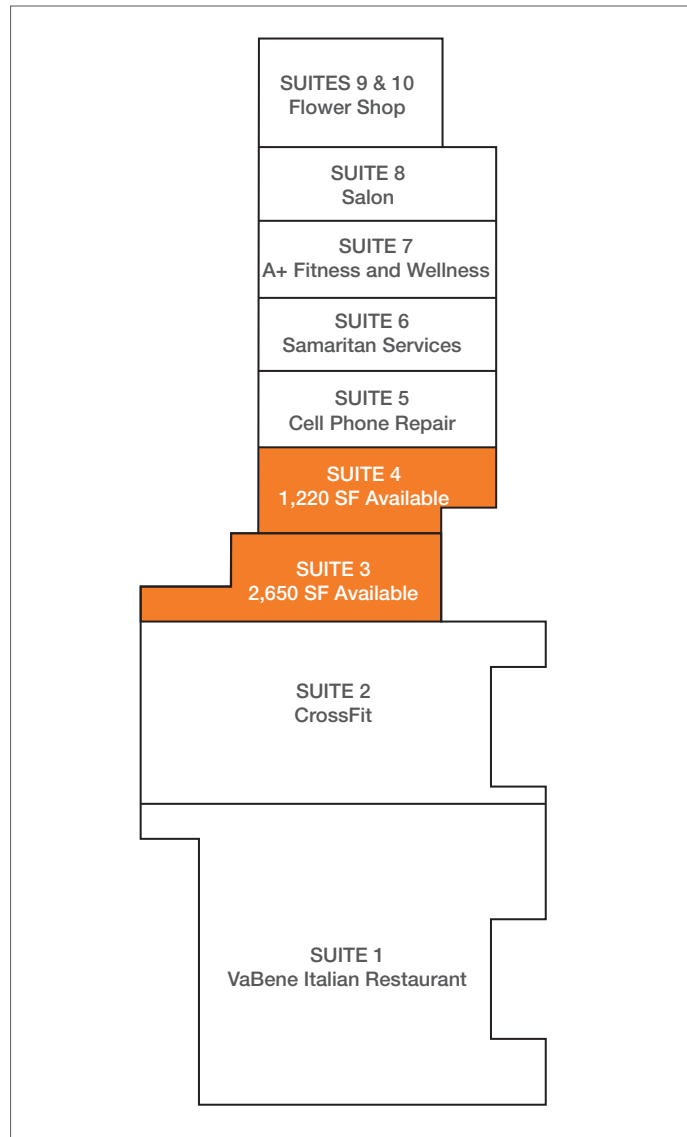
Jenette Bennett, CCIM
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FOR LEASE

VaBene Plaza

SITE PLAN



AVAILABILITIES

Suite	Tenants	SF
9&10	Flower Shop	
8	Salon	
7	A+ Fitness and Wellness	
6	Samaritan Services	
5	Cell Phone Repair	
4	AVAILABLE	1,220 SF
3	AVAILABLE	2,650 SF
2	CrossFit	
1	VaBene Italian Restaurant	

AVAILABLE



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FOR LEASE

VaBene Plaza



— NEW PROPOSED LOOP 202 SOUTH MOUNTAIN FREEWAY

DEMOGRAPHICS

2017	1 MILE	3 MILE	5 MILE
Population	13,678	72,247	150,458
Households	5,723	29,667	60,035
Median HH Income	\$73,841	\$80,409	\$79,681



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FOR LEASE

VaBene Plaza



NEARBY RETAIL

Kohls (shadow anchor)	Outback
CVS	Best Buy
Starbucks	JCPenny
AutoZone	Sports Authority
Dunkin Donuts	Target
Radisson	Hobby Lobby
La Quinta Inn	Ashley Furniture
Holiday Inn	O'Reilly Auto Parts
Whataburger	Trader Joes
Denny's	Safeway
Home Depot	Fry's Grocery
Sam's Club	The Melting Pot
Pei Wei	Phoenix Premium Outlets
In-N-Out	Wild Horse Pass Hotel & Casino
Lowe's	

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