

RETAIL PROPERTY FOR LEASE

# LAKESIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ 85048

**BRYAN LEDBETTER**  
602.795.8670  
bledbetter@w-retail.com

**KATIE WEEKS**  
602.368.1372  
kweeks@w-retail.com

**WESTERN RETAIL ADVISORS**  
2555 E Camelback Rd, Suite 200  
Phoenix AZ, 85016  
602.778.3747 | w-retail.com

# LAKESIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ



## LOCATION DESCRIPTION

SWC 40th St & Chandler Blvd - Ahwatukee

## PROPERTY HIGHLIGHTS

- Busy Fry's Marketplace Anchored Shopping Center
- Affluent Ahwatukee Trade Area
- Less than 1 ½ miles from the I-10
- Shop Space Available; End Cap Space Available with Patio!

## AREA COTENANTS



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# LAKESIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ



## LEGEND

Available

Unavailable

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# LAKESIDE PLAZA

SWC 40th St &amp; Chandler Blvd | Phoenix, AZ

## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	914 - 2,132 SF	Lease Rate:	CALL FOR PRICING

## AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION
100	CHINESE RESTAURANT	1,200 SF	-
101	LITTLE CAESAR'S	1,108 SF	-
102	AHWATUKEE NAILS	1,638 SF	-
103A	SUBWAY	1,314 SF	-
103B	VAPELAND	1,280 SF	-
<b>103C</b>	<b>Available</b>	<b>914 SF</b>	-
104	MOUNTAINSIDE DENTISTRY	3,106 SF	-
105	LIFE TIME EYE CARE	998 SF	-
106	LIFE TIME EYE CARE	1,943 SF	-
<b>108</b>	<b>Available</b>	<b>986 SF</b>	-
109	PET STYLIST	870 SF	-
110	PILATES BY JEAN	1,160 SF	-
111	PAKMAIL	2,436 SF	-
<b>201</b>	<b>Available</b>	<b>2,132 SF</b>	-
203	LA CASA DE JUANA	3,000 SF	-

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# LAKESIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ

SUITE	TENANT	SIZE	DESCRIPTION
204	ARIZONA HAIR	1,118 SF	-
205	Available	1,008 SF	-
206	Available	1,216 SF	-
207	SUSHI	2,432 SF	-
ANCHOR	FRY'S	134,513 SF	-
PAD 1	1ST BANK	2,752 SF	-
PAD 2	TACOBELL	2,624 SF	-

*The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.*

# LAKESIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# LAKESIDE PLAZA

SWC 40th St & Chandler Blvd | Phoenix, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

**LAKESIDE PLAZA**

SWC 40th St &amp; Chandler Blvd | Phoenix, AZ

	1 miles	3 miles	5 miles
<b>POPULATION SUMMARY</b>			
2020 Total Population	19,264	68,071	136,454
2025 Total Population	20,200	72,161	145,037
2020-2025 Annual Growth Rate	0.95%	1.17%	1.23%
2020 Median Age	37.6	38.8	38.2
<b>INCOME SUMMARY</b>			
Median Household Income	\$80,884	\$79,527	\$80,350
Average Household Income	\$101,150	\$105,396	\$107,140
<b>BUSINESS DATA</b>			
Total Businesses:	475	2,329	4,542
Total Employees:	4,015	36,156	70,792
Daytime Population:	11,751	64,156	128,094
<b>POPULATION 25+ BY EDUCATIONAL ATTAINMENT</b>			
Associate Degree	12.0%	11.2%	9.7%
Bachelor's Degree	29.6%	30.4%	30.4%
Graduate/Professional Degree	18.4%	18.6%	19.5%
Percent of Population with Degrees	60.0%	60.2%	59.6%
<b>EMPLOYED POPULATION 16+ BY OCCUPATION</b>			
Total	11,526	40,073	79,154
White Collar	76.4%	77.0%	76.9%
Services	11.2%	11.8%	11.8%
Blue Collar	12.4%	11.1%	11.3%
<b>HOUSEHOLD SUMMARY</b>			
2020 Households	7,619	27,903	54,491
2020 Average Household Size	2.52	2.43	2.50
2020 Average Family Size	3.109	3.03	3.10
2020 Median Home Value	\$284,386	\$296,495	\$300,987

\* 2020 Demographic data derived from ESRI

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.