

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
*117	1,200 SF	Negotiable

*AVAILABLE APRIL 1ST
FORMER HAIR SALON

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:

JENNIFER EGGERT

D: (480) 565-3772

M: (480) 205-7681

jennifer.eggert@orionprop.com

MICHAEL ACHTMAN

D: (480) 887-0597

M: (480) 694-3453

michael.achtman@orionprop.com



ORION INVESTMENT REAL ESTATE

7150 East Camelback Road Suite 425

Scottsdale, AZ 85251

www.orionprop.com



CHANDLER BOULEVARD: 34,188 VPD

42ND STREET

meineke



SUITE:	TENANT:	SIZE (SF)	SUITE:	TENANT:	SIZE (SF)
101	Arrivederci Trattoria	2,800	*117	VACANT	1,200
104	Sierra Hair Braiding	1,000	118 / 119	Unify Health	3,400
105	Thai Basil	1,520	120	Alexa's Piano Lessons	1,014
110	A Step Ahead Preschool	4,800	121 / 122	Shayna Nail & Spa	1,900
114 / 115	Living In Line Chiropractic	2,400	<i>*AVAILABLE APRIL 1ST</i>		
116	VACANT	1,200			

JENNIFER EGGERT - D: (480) 565-3772 | M: (480) 205-7681 | jennifer.eggert@orionprop.com

MICHAEL ACHTMAN - D: (480) 887-0597 | M: (480) 694-3453 | michael.achtman@orionprop.com





JENNIFER EGGERT - D: (480) 565-3772 | M: (480) 205-7681 | jennifer.eggert@orionprop.com

MICHAEL ACHTMAN - D: (480) 887-0597 | M: (480) 694-3453 | michael.achtman@orionprop.com



AHWATUKEE
FOOTHILLS

Ray Rd

fray's Melting Pot **FL RENCIA**

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

AMC THEATRES **BIG LOTS!**
HomeGoods
petco
The Living Room
PITA JUNGLE

Walgreens

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

COFFEE BEAN
TEA LEA

CHANDLER BOULEVARD: 34,188 VPD



goodwill **DUTCH BROS**
Pizza Hut

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

SAFEWAY **TRADER JOE'S**
CHIPOTLE **MOD**
FIREHOUSE SUBS **McDonald's**
BR baskin robbins **Chubby's**

KOHL'S **STARBUCKS**

DUNKIN' DONUTS **Wendy's**

Desert Vista High School
 3,000+ Students

HORIZON HONORS
 1,550+ Students

QuikTrip

Pecos Park & Community Center

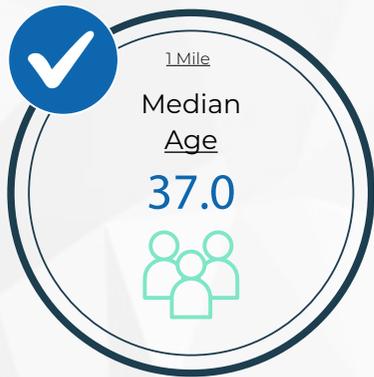
JENNIFER EGGERT - D: (480) 565-3772 | M: (480) 205-7681 | jennifer.eggert@orionprop.com

MICHAEL ACHTMAN - D: (480) 887-0597 | M: (480) 694-3453 | michael.achtman@orionprop.com



MOUNTAINSIDE CROSSING

4221 East Chandler Boulevard - Phoenix, Arizona 85048



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



JENNIFER EGGERT - D: (480) 565-3772 | M: (480) 205-7681 | jennifer.eggert@orionprop.com

MICHAEL ACHTMAN - D: (480) 887-0597 | M: (480) 694-3453 | michael.achtman@orionprop.com

