

MOUNTAINSIDE CROSSING | SEC CHANDLER BLVD & 42ND STREET

4221 EAST CHANDLER BOULEVARD | PHOENIX, AZ 85048



AVAILABLE SF	1,014 - 5,800 SF
LEASE RATE	Negotiable
BUILDING SIZE	21,320 SF
YEAR BUILT	1997
ZONING	C-1
CROSS STREETS	42nd Street & Chandler Blvd
TRAFFIC COUNT	35,050 VPD (Chandler Blvd)

HIGHLIGHTS

- » Monument Signage Available
- » New Street Light at Intersection for Easy Ingress/Egress
- » Former Hair Salon Space Available

SUITE	SIZE	RATE
117	1,200 SF	Negotiable
118	1,200 SF	Negotiable
119	1,186 SF	Negotiable
120	1,014 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, nail salon and two restaurants, which provide a steady flow of daily traffic to the center. Multiple suites are available and can be combined for up to 5,800 square feet of contiguous space.

FOR MORE INFORMATION CONTACT

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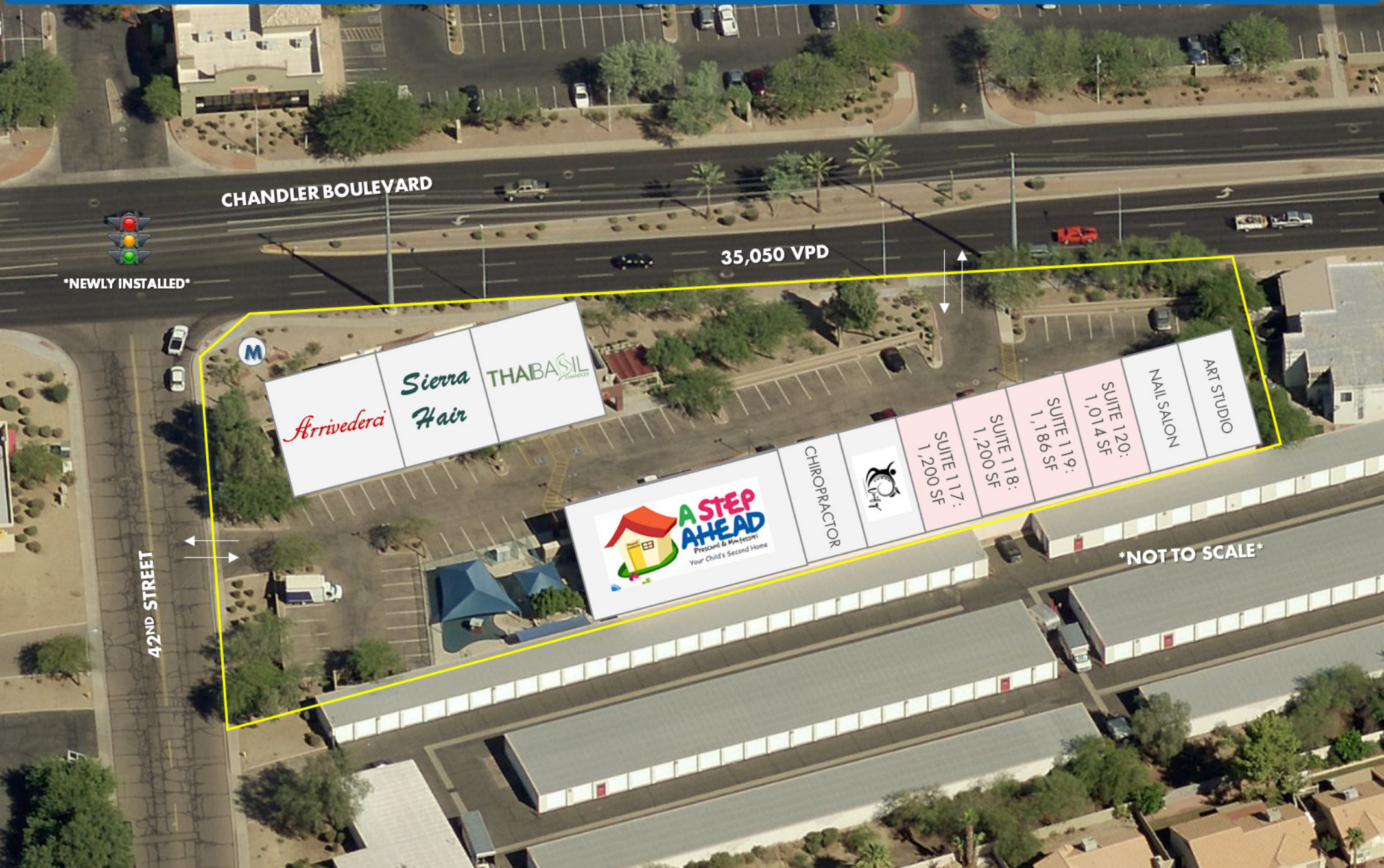
ORION INVESTMENT REAL ESTATE

7328 E STETSON DRIVE

SCOTTSDALE, AZ 85251

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BIRD'S EYE VIEW: SITE PLAN



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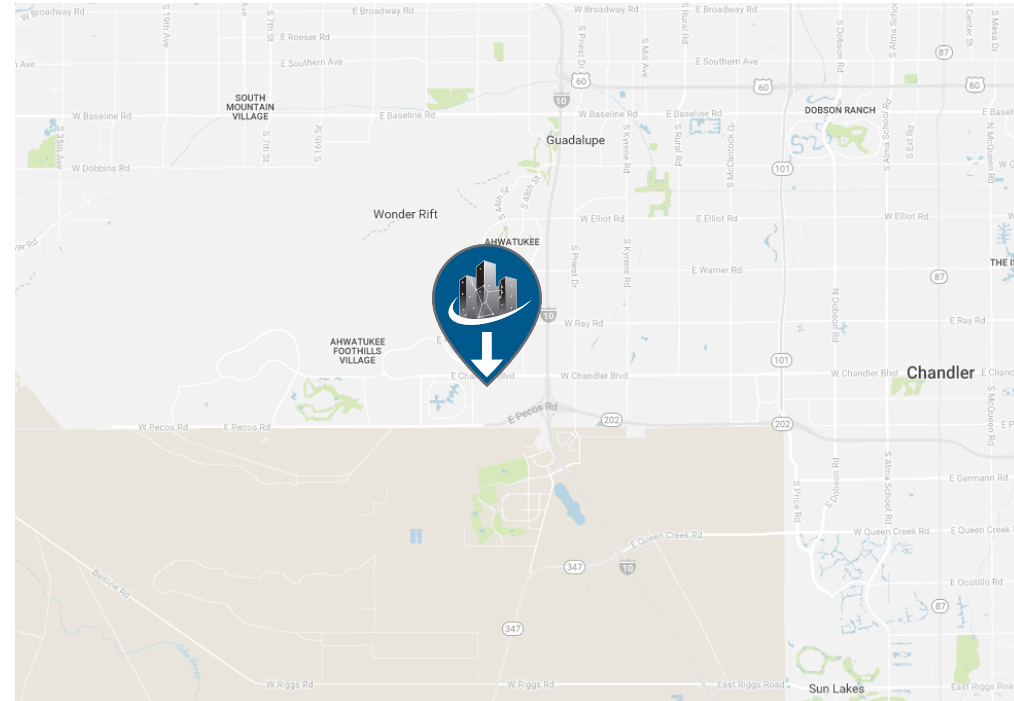
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TENANT ROSTER

SUITE	TENANT	SIZE (SF)
101	Trattoria Arrivederci	2,800
104	Sierra Hair Braiding	1,000
105	Thai Basil	1,520
110	Second Home Daycare/ Preschool	4,800
114 & 115	Chiropractor	2,400
116	Unify Health	1,200
117	VACANT	1,200
118	VACANT	1,200
119	VACANT	1,186
120	VACANT	1,014
121 & 122	Shayna's Nail & Spa	1,900
123	Art in the Garden	1,100



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AERIAL MAP



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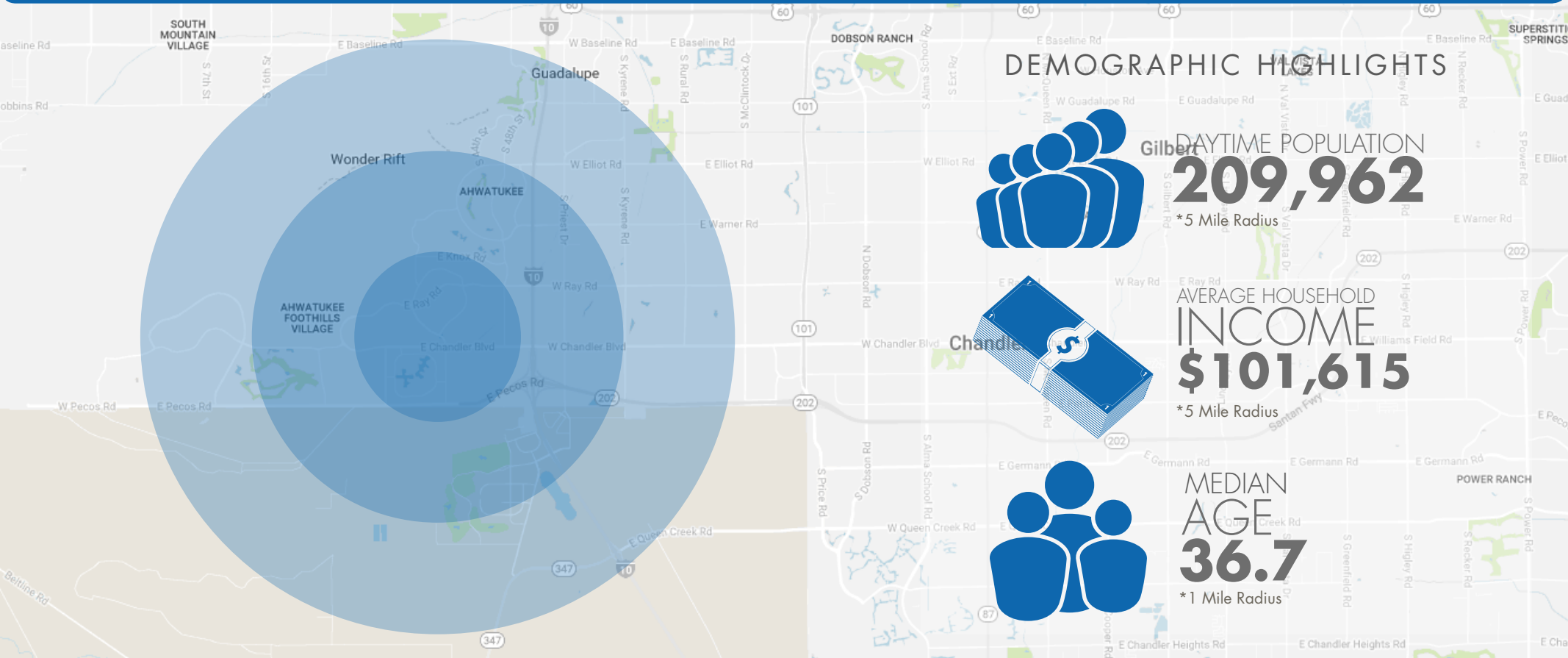
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2017 SUMMARY	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	23,649	106,503	209,962
POPULATION	17,906	68,354	138,148
AVG HOUSE SIZE	2.45	2.43	2.50
AVG INCOME	\$95,589	\$99,235	\$101,615
MEDIAN AGE	36.7	38.6	38.1

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