



Chandler Blvd

52,688 CPD

48,358 CPD

27,269 CPD

9,933 CPD

48th St

SUBJECT

Va Bene

KOHL'S

Dignity Health

Shell

AutoZone

SportClips

ARRIBA MEXICAN GRILL

CVS pharmacy

Waffle House

DISCOUNT

Wendy's

DUNKIN'

brakes plus

Arizon Federal

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

Wendy's

# VABENE PLAZA

Southwest Corner of Chandler Blvd and 48th St.  
Phoenix, Arizona

Brian Gast  
602.682.8155  
brian.gast@velocityretail.com

Heather Prinsloo  
602.682.8108  
heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182  
parker.jones@velocityretail.com

Ryan Lane  
602.682.8164  
ryan.lane@velocityretail.com



# VABENE PLAZA SHOPS AVAILABLE



◆ **LAST RETAIL SPACE AVAILABLE!**

## Property Highlights

- Located on the SWC of 48th Street and Chandler Boulevard with excellent street access
- Over ±100,000 vehicles per day
- Retail center shadow-anchored by Kohl's department store
- Four star rated VaBene Restaurant
- Dense daytime employment population

## Traffic Counts

Chandler Blvd	52,688 CPD
48th St	9,933 CPD
<b>Total</b>	<b>62,621 CPD</b>

## Demographics

	1 mi	3 mi	5 mi
Estimated Population	13,311	70,358	143,949
Estimated Households	5,506	29,458	59,540
Med Household Income	\$122,846	\$149,658	\$149,010
Daytime Population	7,152	49,107	88,210

Source: SitesUSA

## Nearby Tenants

**Brian Gast**  
602.682.8155  
brian.gast@velocityretail.com

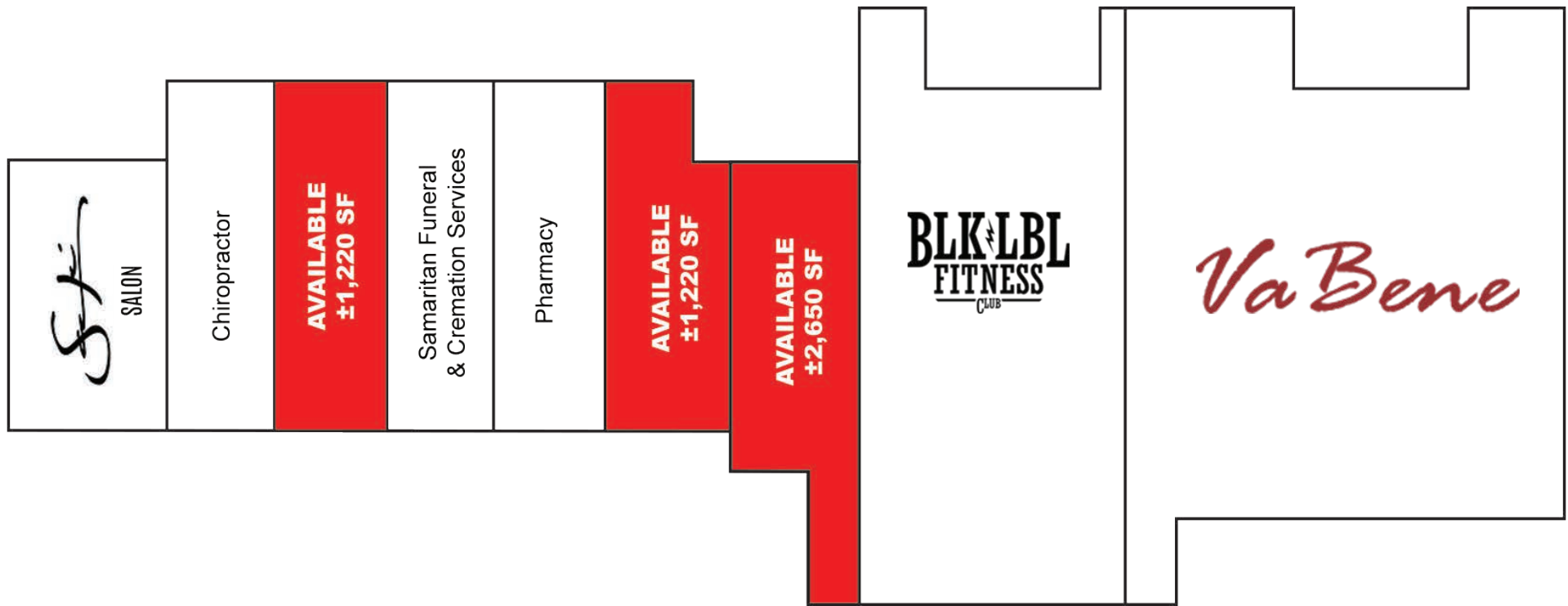
**Heather Prinsloo**  
602.682.8108  
heather.prinsloo@velocityretail.com

**Parker Jones**  
602.682.8182  
parker.jones@velocityretail.com

**Ryan Lane**  
602.682.8164  
ryan.lane@velocityretail.com



# CONCEPTUAL SITE PLAN



Brian Gast

602.682.8155

brian.gast@velocityretail.com

Heather Prinsloo

602.682.8108

heather.prinsloo@velocityretail.com

Parker Jones

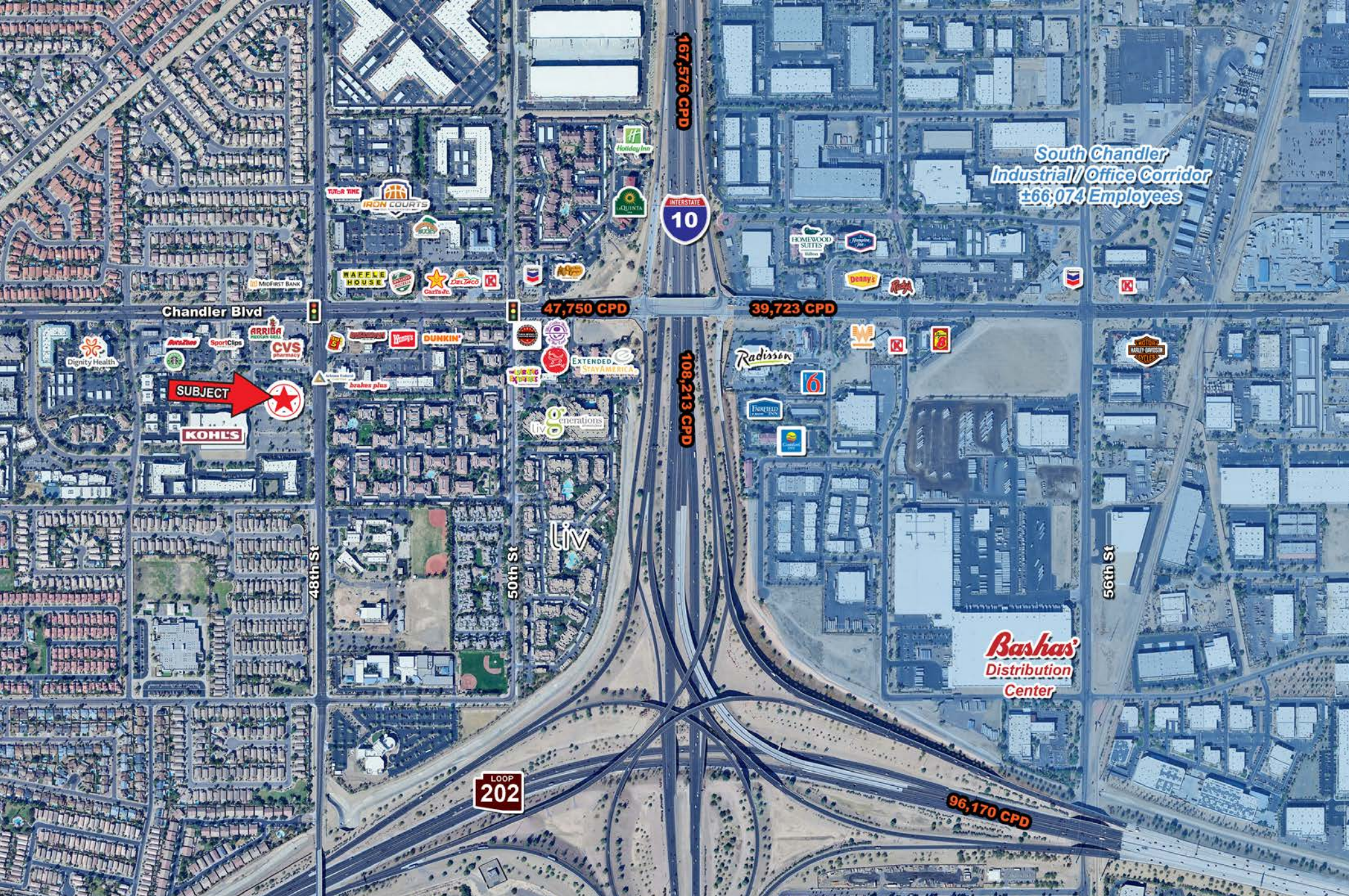
602.682.8182

parker.jones@velocityretail.com

Ryan Lane

602.682.8164

ryan.lane@velocityretail.com



South Chandler  
Industrial / Office Corridor  
±66,074 Employees

INTERSTATE  
10

Chandler Blvd

47,750 CPD

39,723 CPD

108,213 CPD

LOOP  
202

96,170 CPD

SUBJECT

KOHL'S

Bashas'  
Distribution  
Center

Brian Gast  
602.682.8155  
brian.gast@velocityretail.com

Heather Prinsloo  
602.682.8108  
heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182  
parker.jones@velocityretail.com







Ryan Lane  
602.682.8164  
ryan.lane@velocityretail.com





# DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	13,311	70,358	143,949
	2026 TOTAL HOUSEHOLDS	5,506	29,458	59,540
	MEDIAN HOUSEHOLD INCOME	\$122,846	\$149,658	\$149,010
	2026 MEDIAN HOME VALUE	\$464,347	\$510,877	\$525,102
	2026 TOTAL EMPLOYEES	7,152	49,107	88,210
	2026 TOTAL BUSINESSES	879	4,482	8,785

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RF5  
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



2415 E. CAMELBACK RD SUITE 400  
PHOENIX, AZ 85016  
velocityretail.com

**FOR LEASING INFORMATION:**

**BRIAN GAST**

602.682.8155  
bg@velocityretail.com

**HEATHER PRINSLOO**

602.682.8108  
heather.prinsloo@velocityretail.com

**PARKER JONES**

602.682.8182  
parker.jones@velocityretail.com

**RYAN LANE**

602.682.8164  
ryan.lane@velocityretail.com

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.