



# THE SHOPS AT CHANDLER BUSINESS CENTER

6140 WEST CHANDLER BLVD, CHANDLER, AZ  
SEC of Kyrene Road & Chandler Boulevard

**SEAN M. BISHOP, CCIM**  
PRINCIPAL  
sbishop@leearizona.com  
602.954.3774

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

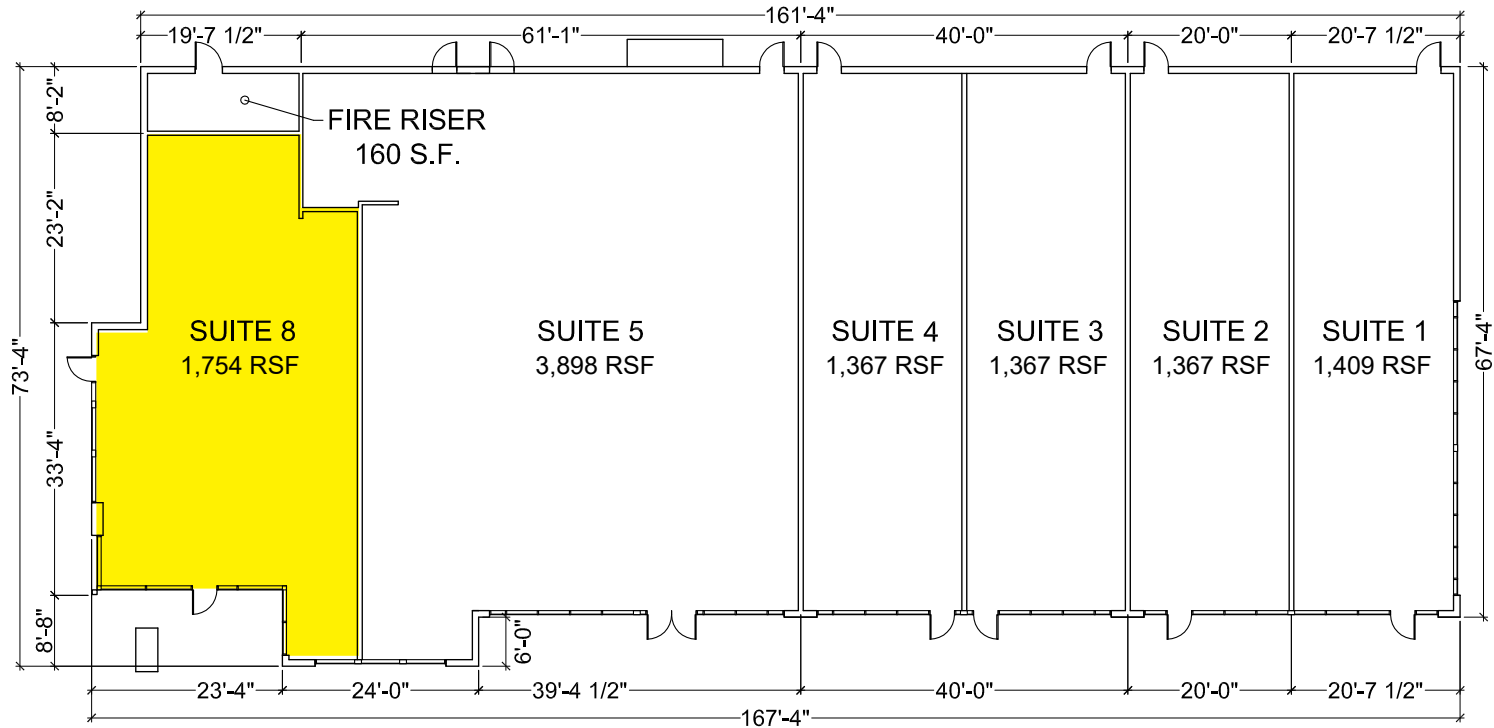
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## PROPERTY HIGHLIGHTS

- Prominent end cap retail opportunity with exceptional visibility
- Located at the signalized intersection of Chandler Blvd. & Kyrene Rd.
- Strong frontage and signage opportunities along Chandler Blvd.
- Modern neighborhood shopping center with attractive architectural design
- Dense and affluent West Chandler trade area
- Excellent access and circulation with abundant parking
- Surrounded by major employment drivers including Intel, Wells Fargo, PayPal, and Chandler's Price Corridor tech hub
- Positioned near dense residential neighborhoods with strong daytime and evening population
- Outdoor patio available
- Join established co-tenants including Subway, Ocean Blue Caribbean Restaurant, Chino-Mex, Lucy's Nail Spa, and Beauty Craft Hair Salon.

# SITE PLAN



SUITE	TENANT	SF
1	Subway	1,409 SF
2	Chino Mex	1,367 SF
3	Ocean Blue Carribean	1,367 SF
4	Lucy's Nails & Spa	1,367 SF
5	Beauty Craft Co	3,898 SF
8	AVAILABLE	1,754 SF

# AERIAL



RAY RD

INTERSTATE 10

**LOWE'S** **INN-OUT** **BevMo!**  
**Portillo's** **CARRABBA'S**  
**Jason's Deli** **OUTBACK STEAKHOUSE**

**WILLIAMS SONOMA** **ULTA BEAUTY**  
**FLOWER CHILD**  
**Fleming's** **JARED** **ARAO GOLF**  
**LONGHORN STEAKHOUSE** **neKter**

**Fry's Marketplace** **Joey's** **EoS FITNESS**  
**BAJA FRESH** **FirstWatch** **Jack**  
**Qvo Harvest BBQ** **rubio's**

**TARGET** **Burlington**  
**SPROUTS** **Michaels** **ROSS**  
**AMC THEATRES** **PETSMART** **SAJAD**  
**Chick-fil-A** **usbank** **NOODLES** **HOBBY LOBBY**  
**WELLS FARGO** **IHOP** **Succe**

**SUBJECT**

56TH ST

KYRENE RD

20,829 VPD

MCCLEINTOCK DR

CHANDLER BLVD

25,051 VPD

**Cane's** **Denny's**



**AVNET**

**AVNET**

**Basha's**

**isola**

**NORTHROP GRUMMAN**

**Starbucks** **Falabella's** **Bowlero**  
**SAJAD** **GO** **WINE & SPIRITS**

**KOHL'S** **CVS** **Wendy's**  
**Shell** **POPEYES** **ZOYO**  
**ARRIBA** **SportClips** **DISCOUNT TIRE**

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**PHOENIX PREMIUM OUTLETS**  
A SIMON CENTER  
**Calvin Klein** **OLD NAVY**  
**Columbia** **AMERICAN EAGLE**

**LONE BUTTE CASINO**

Gila River Indian Reservation

# DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
<b>1 MILE</b>	16,470	\$152,369	6,164
<b>3 MILES</b>	127,822	\$146,620	46,771
<b>5 MILES</b>	359,756	\$136,904	129,430

