

VABENE PLAZA SHOPS AVAILABLE



◆ LAST 2 SPACES 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
Total	62,621 CPD

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
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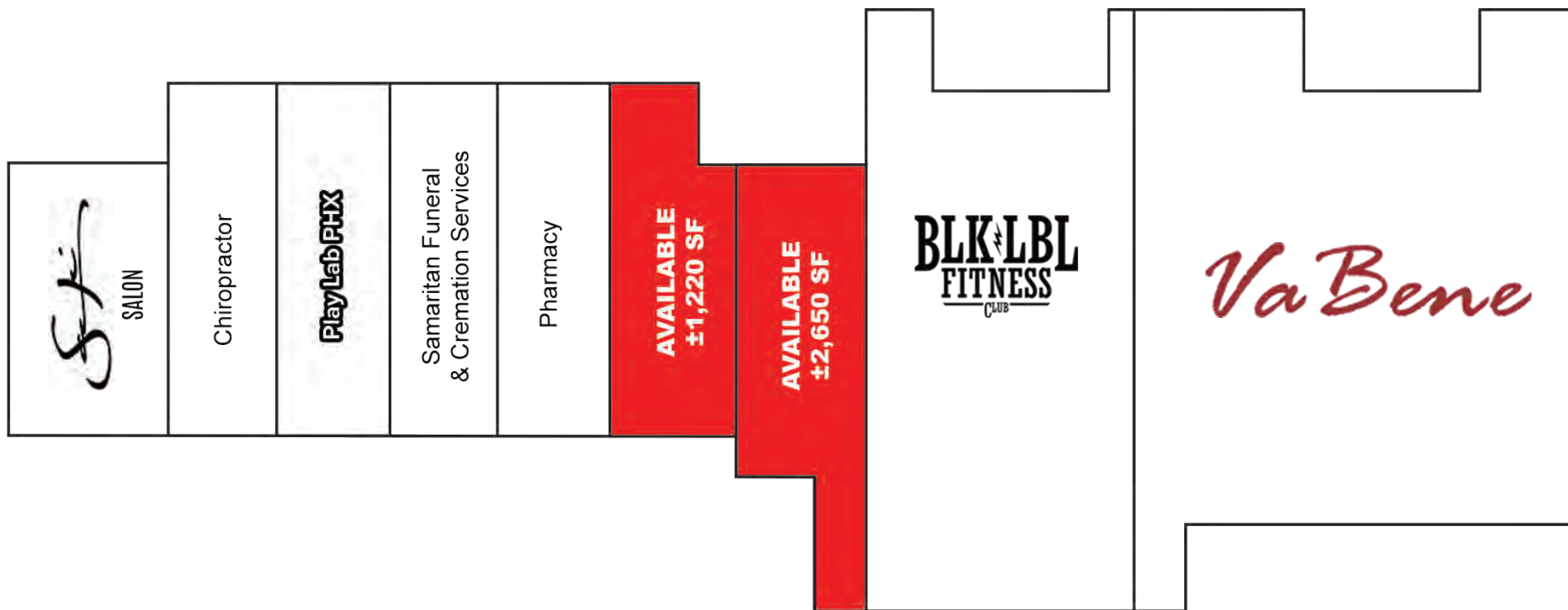
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CONCEPTUAL SITE PLAN

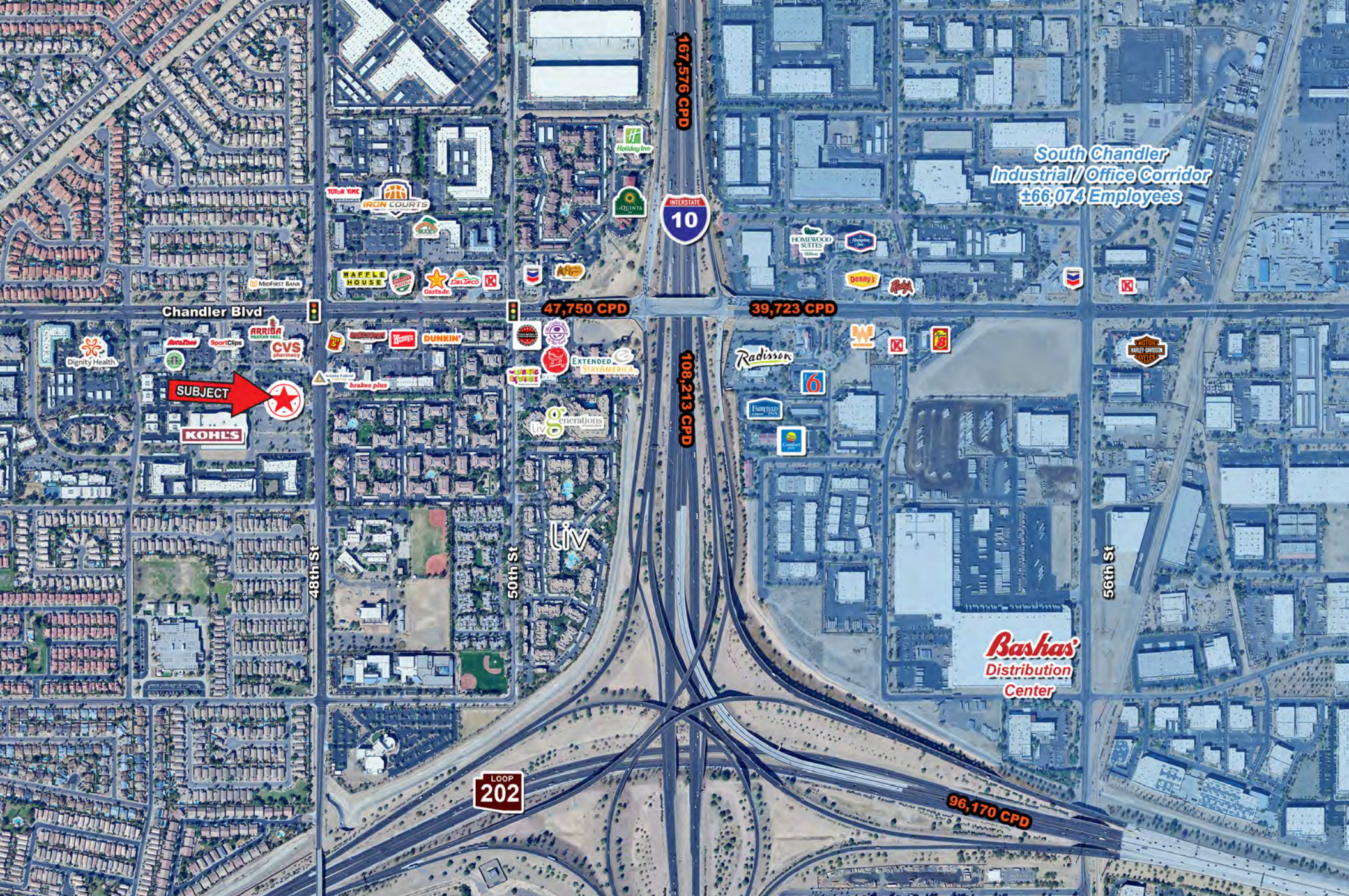


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South Chandler
Industrial / Office Corridor
±66,074 Employees

Chandler Blvd

47,750 CPD

39,723 CPD

INTERSTATE
10

108,213 CPD

LOOP
202

96,170 CPD

SUBJECT →

KOHL'S

Bashia's
Distribution
Center

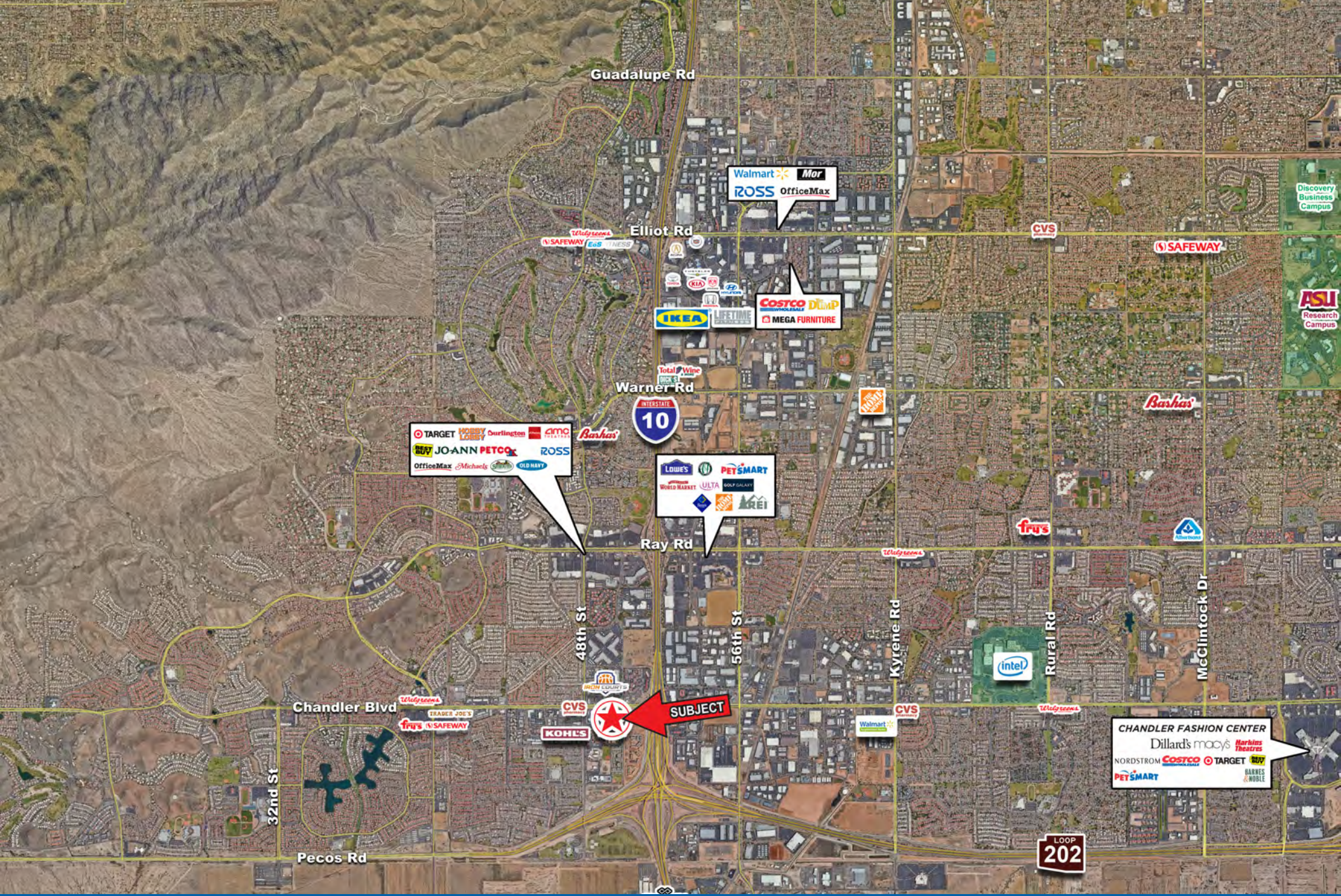
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DEMOGRAPHICS

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

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FOR LEASING INFORMATION:

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