

# RESTAURANT PROPERTY FOR SALE OR LEASE

Value-Add Retail Opportunity

# DRIVE THRU



4916 E. Chandler Boulevard

# PHOENIX ARIZONA

ACTUAL SITE



**EXCLUSIVELY MARKETED BY**

**DRIVE  
THRU**

**ED BEEH**

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## OFFERING

**Sale or Lease** Best Offer

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	3,918 SF
<b>Land Area</b>	1.06 Acres
<b>Property Address</b>	4916 E. Chandler Boulevard Phoenix, Arizona 85048
<b>Year Built</b>	2003
<b>Parcel Number</b>	301-84-712
<b>2024 RE Tax</b>	\$27,449.28
<b>Zoning</b>	C-2 Commercial
<b>Parking Spaces</b>	49

### Commercial Land Use | QSR Site

- Former Carl's Jr
- Potential retail/commercial redevelopment
- Commercial primary land use gives the Landlord flexibility if they elect to redevelop the site
- Situated on a 1.06 AC parcel with ample parking

### Situated Along E Chandler Blvd | Interstate 10 | Dense Retail Corridor | Ahwatukee Foothills Towne Center | Nearby Schools & Apartments

- The subject property is located along E Chandler Blvd, a major retail road, that averages 49,228 VPD
- The site benefits from nearby direct on/off ramp access to Interstate 10, a major thoroughfare that averages 164,556 vehicles passing by daily
- The asset is located in close proximity to Ahwatukee Foothills Towne Center, a 705,000 SF shopping center, anchored by Marshall's, Best Buy, Petco, PetSmart, Ross, Sprouts and more
- Other nearby national/credit tenants include Target, Sam's Club, Kohl's, Chipotle, Starbucks, Lowe's, Hobby Lobby, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- Furthermore, the subject property is near St. John Bosco Catholic School (357 students), Valley Christian High School (520 students), and Allegro Apartments (264 units), further increasing traffic to the area

### Strong Demographics in 5-Mile Trade Area | Six-Figure Incomes

- More than 154,000 residents and 90,000 employees support the trade area
- An affluent average household income of \$143,206









2025 Estimated Population	
1 Mile	11,432
3 Miles	75,363
5 Miles	153,486
2025 Average Household Income	
1 Mile	\$125,498
3 Miles	\$148,273
5 Miles	\$148,139
2025 Estimated Total Employees	
1 Mile	11,984
3 Miles	50,108
5 Miles	89,008

17,400  
VEHICLES PER DAY

164,556  
VEHICLES PER DAY

49,228  
VEHICLES PER DAY

108,300  
VEHICLES PER DAY

**SUBJECT PROPERTY**

RANCH CIRCLE PLAZA

FOOTHILLS PARK PLACE SHOPPING CENTER

AHWATUKEE FOOTHILLS TOWNE CENTER

CHANDLER PAVILLIONS

THE SHOPPES AT CASA PALOMA

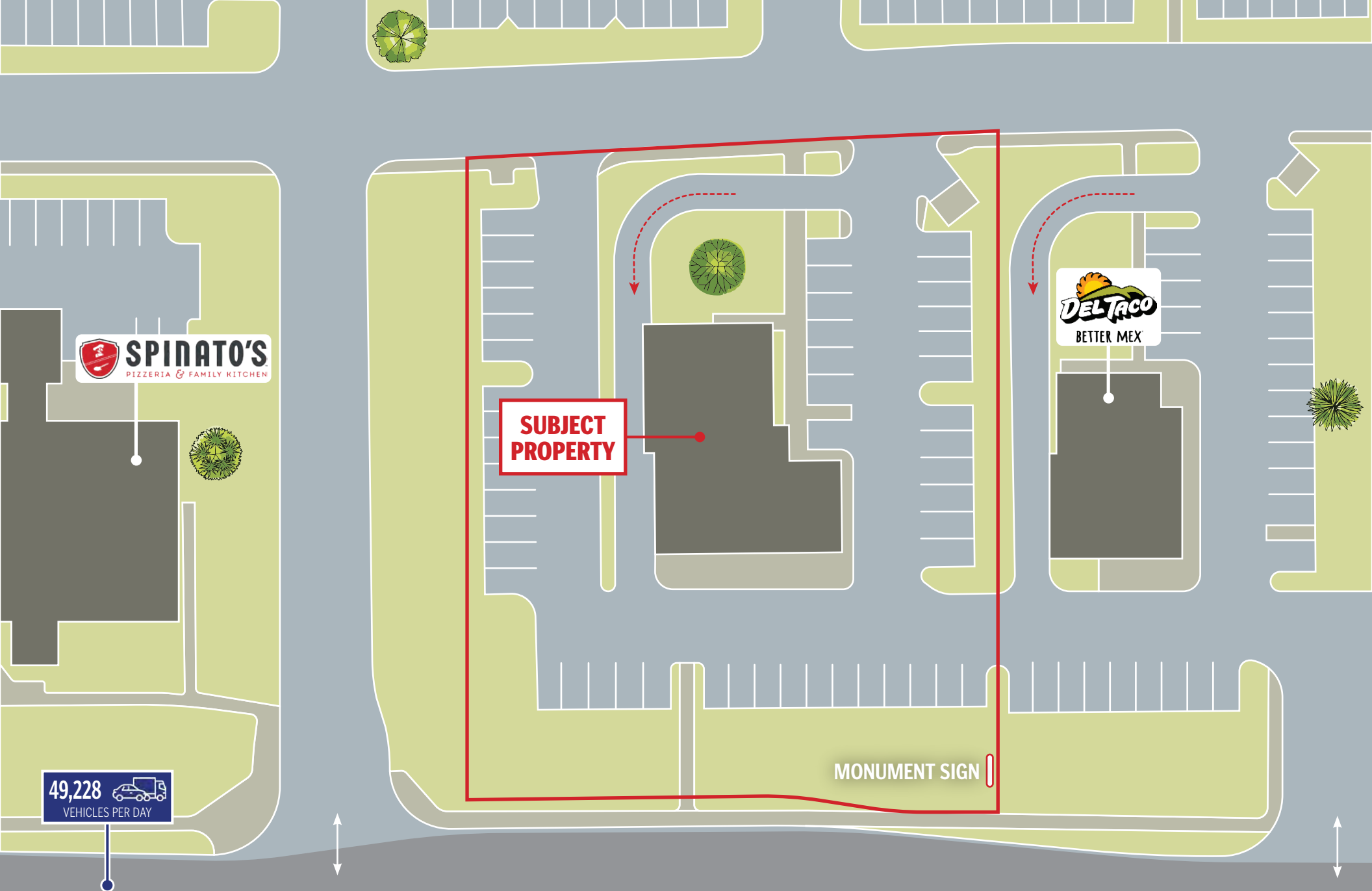
VALLEY CHRISTIAN SCHOOLS - HIGH SCHOOL CAMPUS

S. 48TH ST.

INTERSTATE 10

E. CHANDLER BLVD.

STATE HIGHWAY 202&202L



**SPINATO'S**  
PIZZERIA & FAMILY KITCHEN

**SUBJECT  
PROPERTY**

**DEL TACO**  
BETTER MEX

MONUMENT SIGN

49,228  
VEHICLES PER DAY

E. CHANDLER BLVD.

