

FOR LEASE THE FOOTHILLS SHOPS

±6,300 SF

4611 E Chandler Blvd
Phoenix, Arizona 85048



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NOW LEASING:

THE FOOTHILLS SHOPS – PRIME RETAIL SPACE IN THE HEART OF AHWATUKEE

A rare leasing opportunity has just opened up at **The Foothills Shops**, a **±9,000 SF boutique retail center** strategically positioned in the thriving Ahwatukee Foothills submarket. This well-maintained, high-visibility center is shadow-anchored by Kohl's and sits alongside top-performing national retailers including Starbucks, CVS, and Arriba's Mexican Grill.



**SUBJECT
PROPERTY**

KOHL'S



CHANDLER BLVD
34,406 VPD



EXECUTIVE SUMMARY

Lease Rate:	Call for Pricing
Available Space:	6,300 SF
GBA:	9,000 SF
Year Built:	2006
Parking:	6/1000
Cross Streets:	Chandler Blvd & 48th St (43,121 VPD)
Zoning:	C-2

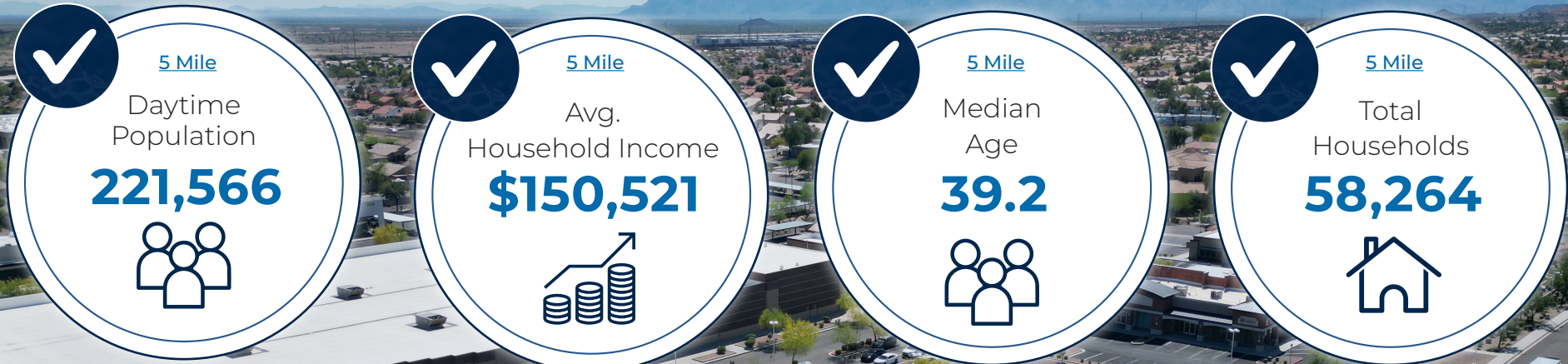
LEASE HIGHLIGHTS:

- Prominent building and **monument signage** opportunities
- Dense residential base with **strong household incomes**
- **High-traffic visibility** along East Chandler Blvd
- Ideal for boutique fitness, medical retail, salon, or specialty retail concepts

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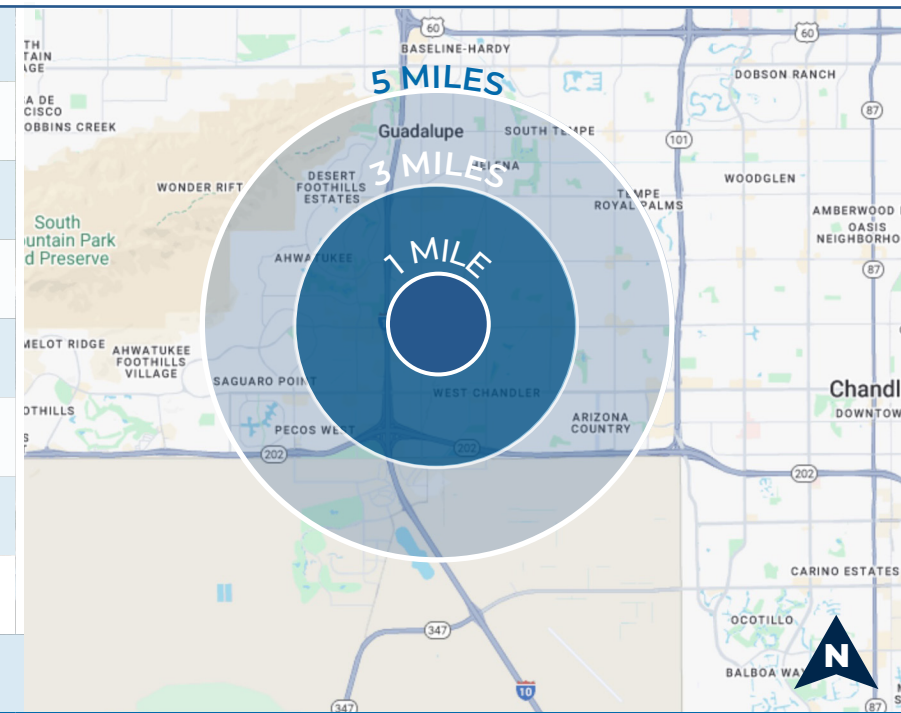


DEMOGRAPHICS 1, 3, 5 MILE RADIUS OF SITE



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	20,661	115,209	221,566
Estimated Population:	15,079	69,687	140,725
Average Household Income:	\$126,142	\$147,134	\$150,521
Total Retail Expenditure:	\$344.71M	\$1.68B	\$3.4 B
Total Health Care Expenditure:	\$39.72M	\$188.73M	\$375.09M
Median Age:	37.1	39.8	39.2
Average Household Size:	3.1	3.1	3.1
Total Households:	6,344	29,213	58,264
Total Businesses:	826	4,025	7,913

DEMOGRAPHIC RADIUS RINGS



THE FOOTHILLS SHOPS FOR LEASE



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.