

Available For Lease: Monterey Vista Village

NWC Pecos Road & McQueen Road | 910 - 980 East Pecos Road | Chandler, AZ

DTZ

UNDER NEW OWNERSHIP!



Property Highlights:

- Center Size: ±90,672 square feet
- Suite Sizes: Shop sizes range from 1,044 SF to 4,140 SF
- Location: Prime location on NWC of Pecos & McQueen. Located in an established residential neighborhood
- ±4,140 SF Drive-Thru end cap can be demised
- Access: Easy access to the Santan Freeway / Loop 202, located just south of the property
- ±1,447 SF quick service resaurant
- Join: **CVS/pharmacy** **AutoZone** **SALON BOUTIQUE** **Xtreme Air**

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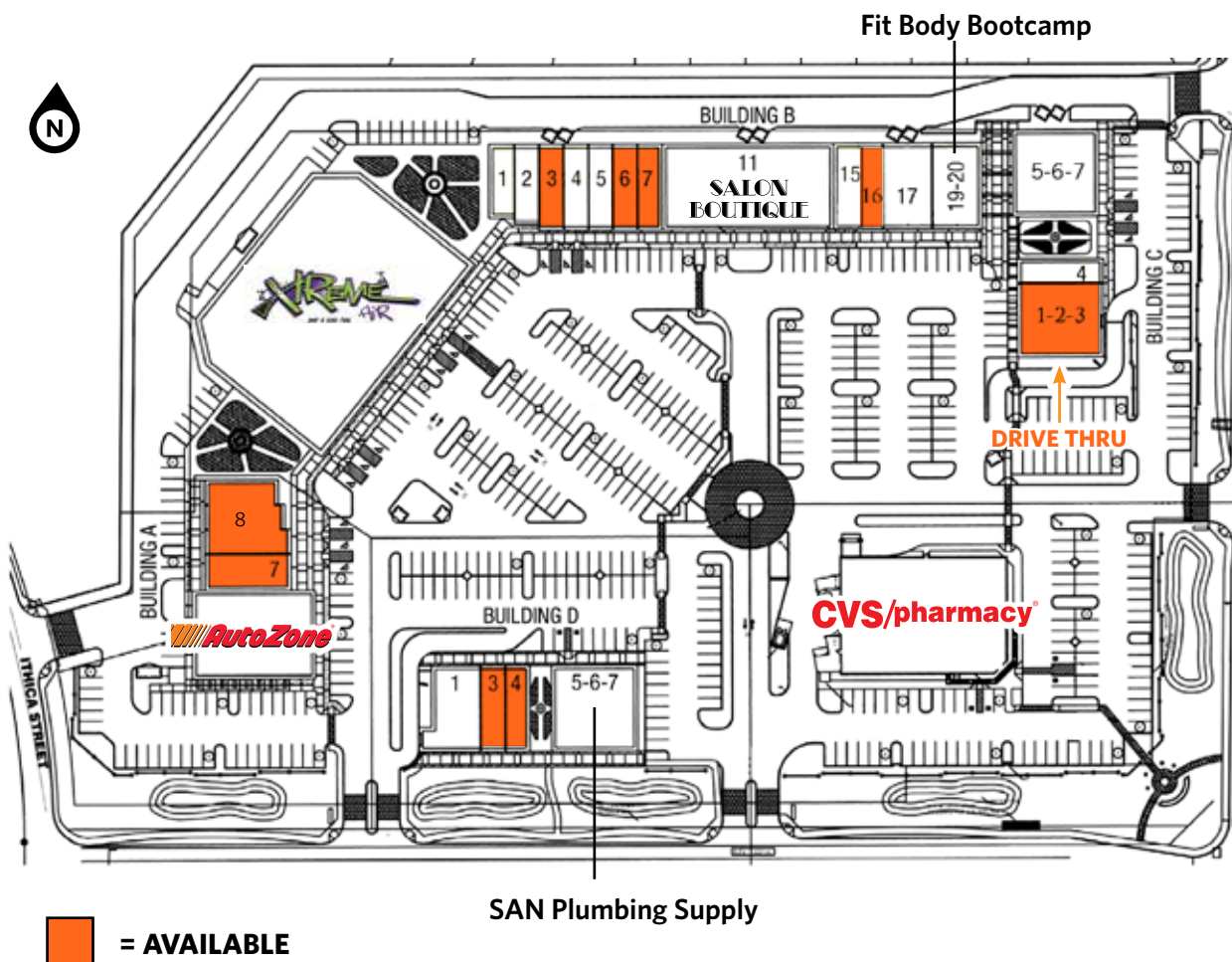
| | 1 Mile | 2 Mile | 3 Mile |
|---------------------------------|----------|----------|----------|
| Population | 11,096 | 47,587 | 110,730 |
| Average Household Income | \$73,264 | \$69,321 | \$75,256 |

| Traffic Counts (McQueen Road & Pecos Road) | | | |
|--------------------------------------------|------------|-------|------------|
| North | 25,264 VPD | South | 25,273 VPD |
| East | 12,528 VPD | West | 13,882 VPD |



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| Suite | Tenant | SF |
|---------|------------------------------------------|--------|
| A-1 | Auto Zone | 7,293 |
| A-7 | AVAILABLE | 1,991 |
| A-8 | AVAILABLE (former charter school) | 3,927 |
| Gym | Xtreme Air Jump N'Skate | 29,280 |
| B-1 | Paws Attraction | 1,265 |
| B-2 | State Farm | 1,309 |
| B-3 | AVAILABLE | 1,402 |
| B-4 | Indian Grocer | 1,400 |
| B-5 | Chiropractor | 1,400 |
| B-6 | AVAILABLE | 1,044 |
| B-7 | AVAILABLE | 1,750 |
| B-11 | Salon Boutique | 9,600 |
| B-15 | Rita's Custom Dress | 1,107 |
| B-16 | AVAILABLE | 1,734 |
| B-17 | Tae-Kwon-Do | 2,800 |
| B-19/20 | Fit Body Bootcamp | 2,830 |
| C-1/2/3 | AVAILABLE (drive thru end cap) | 4,140 |
| C-4 | Sunny Snowballs Shaved Ice | 1,447 |
| C-5/6/7 | Bogey's Sports Bar & Grill | 4,146 |
| D-1 | Filberto's | 3,057 |
| D-3 | AVAILABLE | 1,200 |
| D-4 | AVAILABLE | 1,603 |
| D-5/6/7 | SAN Plumbing Supply | 4,947 |

For more information, please contact:

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