

FOR SALE

FREESTANDING CHANDLER OFFICE CONDIMINIUM BUILDING



908 W. Chandler Blvd., Bldg D
Chandler, AZ 85225

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OFFERING DETAILS

SALE PRICE	\$1,236,000 (\$375/SF)
LOT SIZE	±15,403 SF *
BUILDING SIZE	±3,296 SF *
PARCEL	302-52-117K
ZONING	PAD - City of Chandler
PARKING	8 Uncovered Parking Spaces on Parcel 5 Covered Parking Spaces on Parcel 4 Covered Parking Spaces off Parcel All Uncovered Parking Spaces in the Project on a First-Come, First-Serve Basis

* Per MaricopaCounty Assessor

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



PROPERTY HIGHLIGHTS

- Turn-Key +/- 3,296 SF Standalone General Office Condominium Unit
- Close Proximity to Loop 101 (2 Miles), Loop 202 (1.25 Miles), & SR-87 (1 Mile)
- Two Major Regional Medical Centers Within 1.5 Miles: Chandler Regional Medical Center & Banner Ocotillo Medical Center
- Wide Array of Retail Amenities (Shops, Restaurants, Etc.) in the Immediate Area Including Chandler Fashion Square (2 Miles) and Downtown Chandler (1 Mile)
- Close Proximity to Many Technology Companies Including Intel, Microchip Technology, Amkor Technology, Iridium, & Northrop Grumman
- Costco Business Coming Soon to the Southwest Corner of Pecos & Alma School
- There are three Tenants remaining in Building D, all of whom will vacate by May 31st, 2026
- The 2025 CAMs are \$2.62 Per Square Foot Per Year, Paid Quarterly
- 2025 Taxes = \$7,735.50
- Located in the Chandler Center Association
- Owner is Responsible for Maintaining the Interior & Exterior of the Structure; Association is Responsible for the Landscaping & Parking Lot

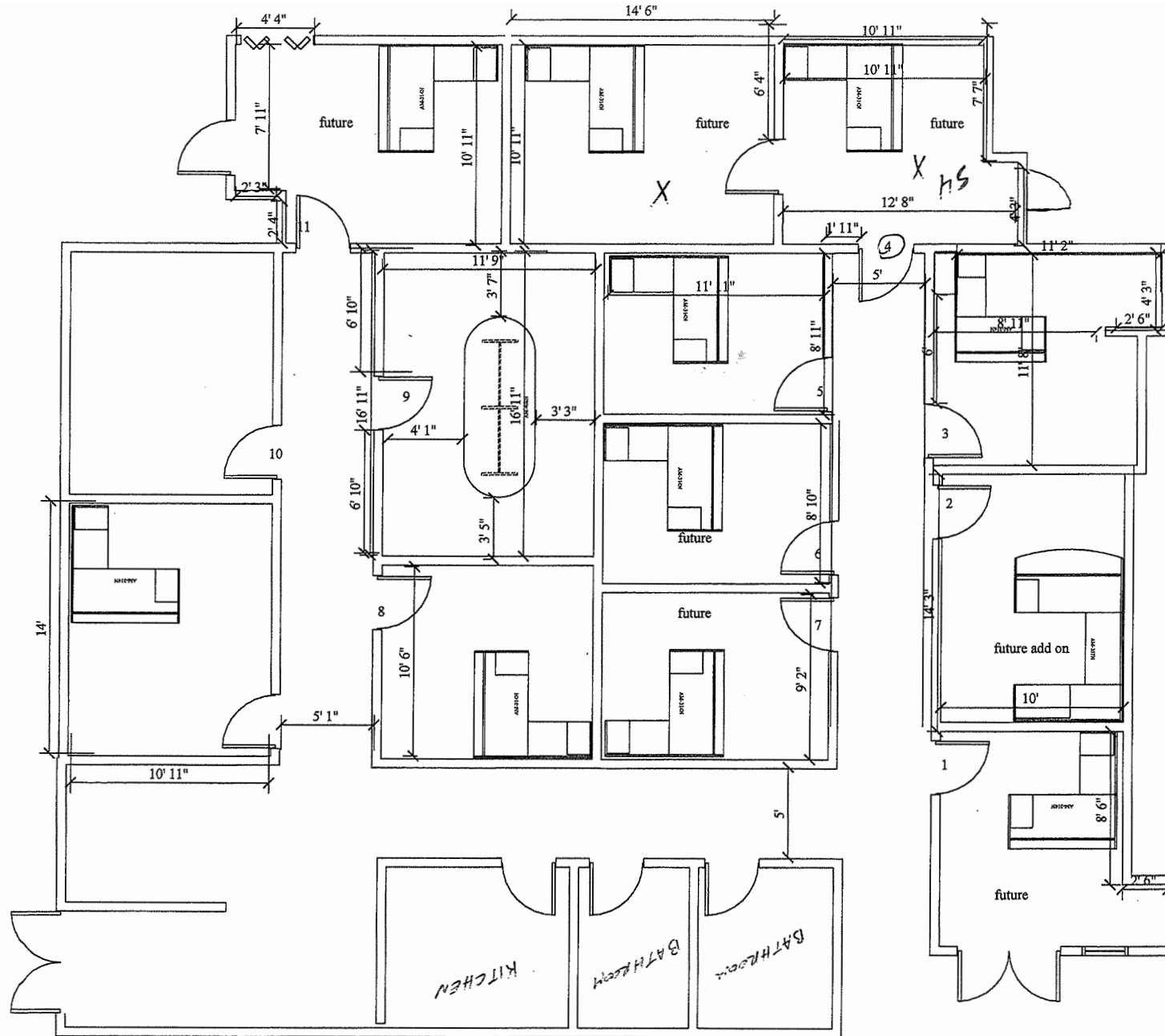
 [CLICK TO VIEW VIRTUAL TOUR](#)



INTERIOR PHOTOS



FLOORPLAN



AERIAL OVERVIEW



LOOP 101

CIRCLE K Walgreens
FedEx penny's BMO
Jack In the box SAJAD DUNKIN' DONUTS
CVS Pizza Hut arizona central UNION

SAFeway ARCO
THE HOME DEPOT Starbucks CHIPOTLE MEXICAN GRILL Wendy's
BANK OF AMERICA jiffylube

DOWNTOWN CHANDLER HISTORIC DISTRICT

CHANDLER FASHION SQUARE

CHANDLER BLVD

CHANDLER REGIONAL MEDICAL CENTER

the Y

SITE

SAN MARCOS GOLF COURSE

ALMA SCHOOL RD

SR-87/ARIZONA AVE
ARIZONA 87

Walmart DELTACO
Arizona Financial O'Reilly AUTO PARTS ups
T Mobile M&R BLOCK DOLLAR TREE

PECOS RD

LOOP 202

BANNER OCOTILLO MEDICAL CENTER

N
6

DEMOGRAPHICS



POPULATION

	2 MILES	5 MILES	10 MILES
2024	73,057	303,494	1,073,830
2029	78,912	326,843	1,160,619



HOUSEHOLDS

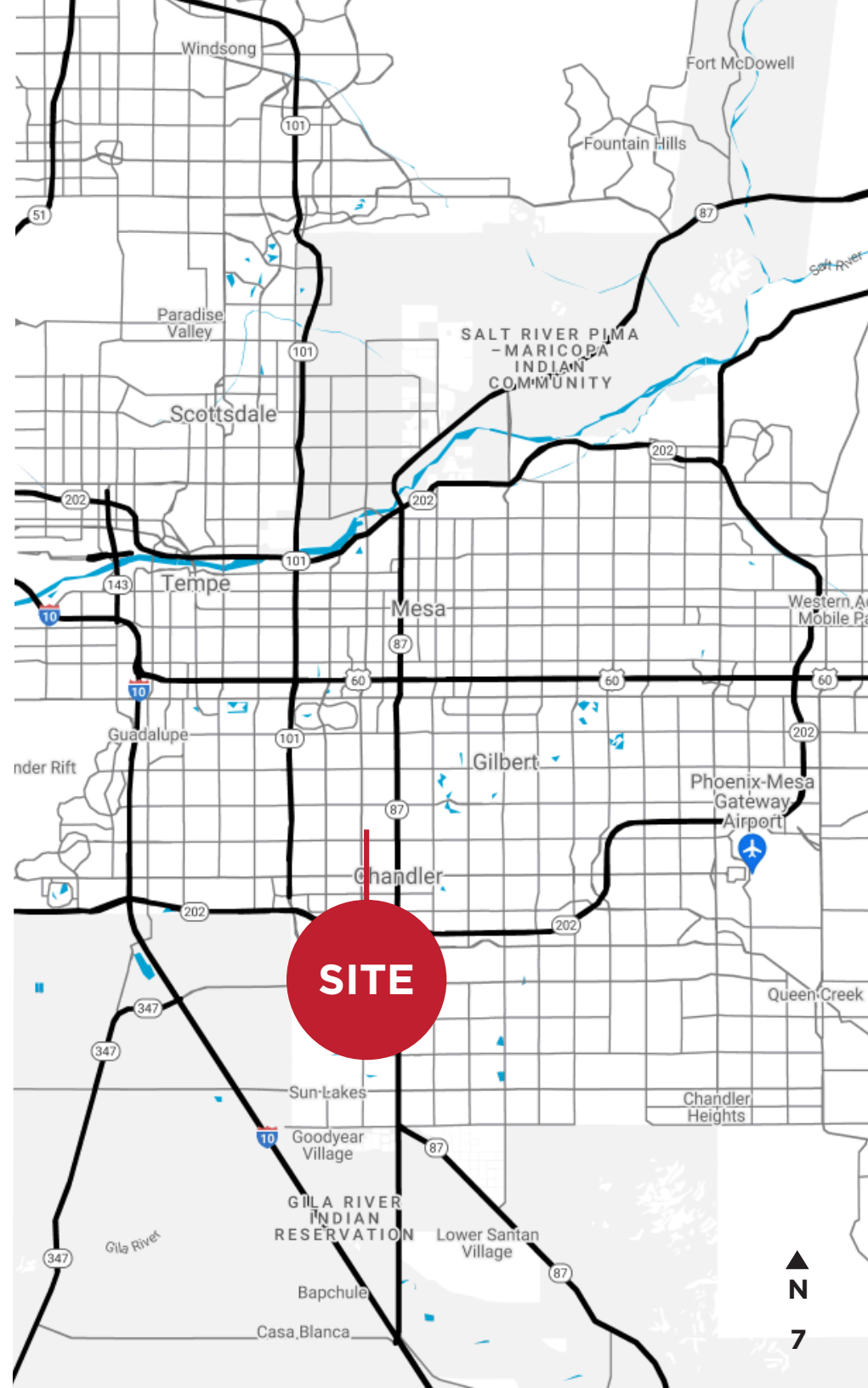
	2 MILES	5 MILES	10 MILES
2024	27,328	113,780	401,626
HH GROWTH 2024-2029:	1.6%	1.6%	1.7%



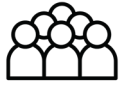
AVERAGE HOUSEHOLD INCOME

	2 MILES	5 MILES	10 MILES
2024	\$92,581	\$117,581	\$104,279

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CHANDLER CITY OVERVIEW



291K +
TOTAL POPULATION



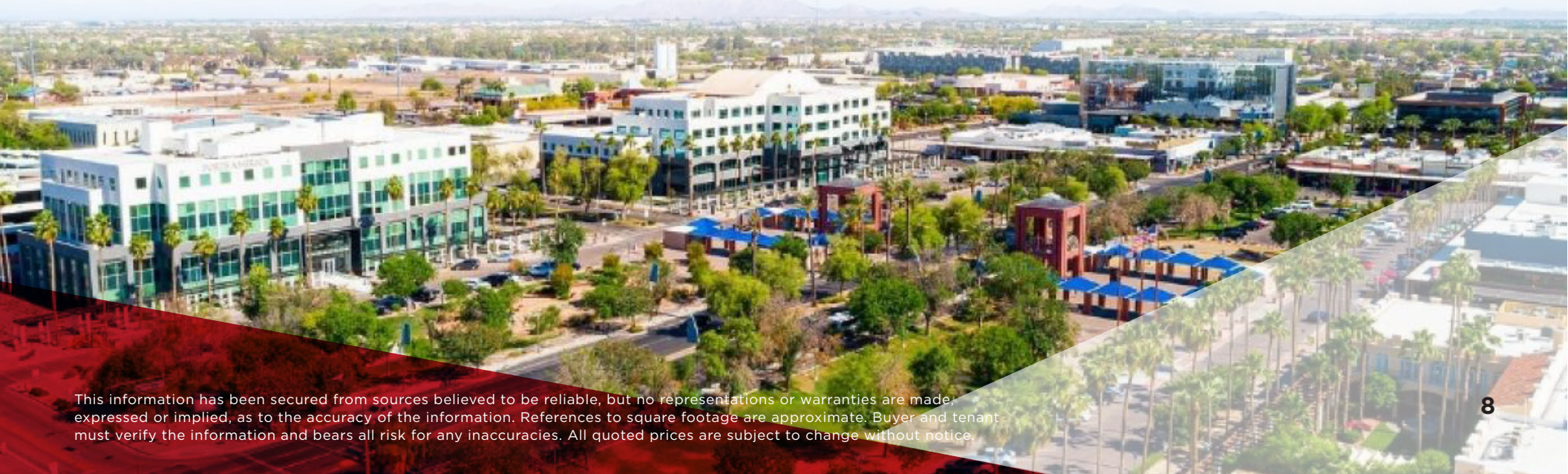
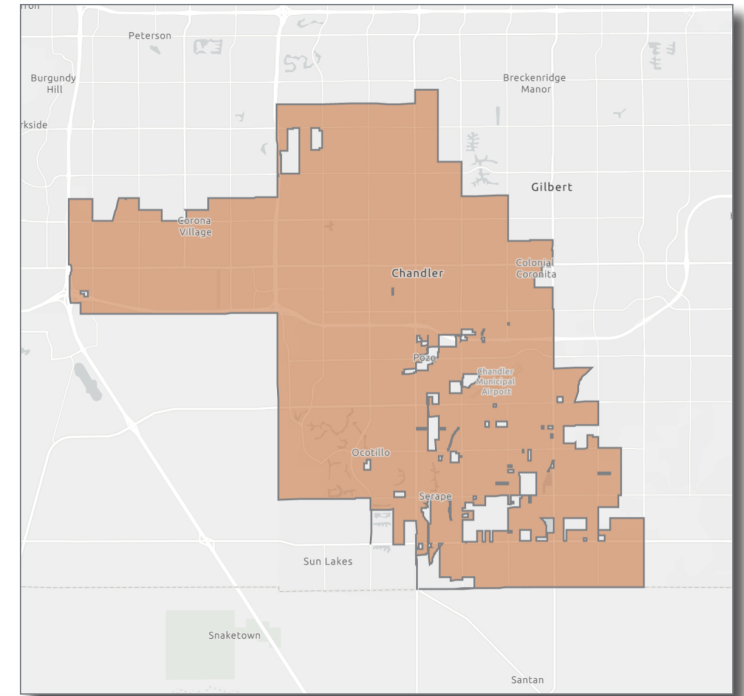
\$133K +
AVG HH INCOME

INNOVATION CORE WITH ANCHORED CORPORATE BASE

Chandler has become synonymous with high tech employment in the East Valley. Anchored by Intel's \$20 billion campus, the city has attracted a wide range of enterprise and mid-market companies in sectors like semiconductors, banking, and aerospace. With a 2025 population of 282,048 and growing, Chandler is consistently rated among the best cities for business relocation due to its infrastructure and quality-of-life amenities.

DEMAND FOR FLEX, HEALTHCARE, & MULTIFAMILY PRODUCT

The Price Corridor remains a top commercial destination, bolstered by recent Loop 202 improvements and Comtech's 2024 HQ relocation from New York. Multifamily absorption has remained strong, as evidenced by successful projects like Village of Chandler. As new healthcare, life science, and flex industrial builds emerge, Chandler's reputation for efficient permitting and skilled workforce attraction gives it an edge.





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