

BUILDING A, B, C & D - AVAILABLE FOR SALE OR FOR LEASE

15648 N 35TH AVE | PHOENIX, AZ 85053

LIST PRICE

- \$6.75M

KEY HIGHLIGHTS

- All 4 buildings available for lease. A,B,C,D
- Total Building Size: 20,043 SF
- Complete property is for sale. All one APN
- Built out for office, newly remodeled

LEASE RATE

- For Lease 4 Spaces \$24.00
- 3,421 - 20,043 SF Available
- 7,451 SF Max Contig + NNN \$7.45
- Lease rate 24 psf + NNN



FOR MORE INFORMATION, PLEASE CONTACT

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XCD Realty & Property Management
3377 S. Price Rd.
Chandler, AZ 85248

XCD REALTY
AND PROPERTY MANAGEMENT
XCD INTERNATIONAL LLC

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DEMOGRAPHICS - BUILDING A

	1-Mile	3-Mile	5-Mile
Population			
2023 Estimate	16,511	155,493	365,067
2028 Projection	16,416	157,244	367,881
2023-2028 Growth	-0.58%	1.13%	0.77%
	1-Mile	3-Mile	5-Mile
Households			
2023 Estimate	6,321	60,200	141,094
2028 Projection	6,285	61,023	142,404
2023-2028 Growth	-0.57%	1.37%	0.93%
	1-Mile	3-Mile	5-Mile
Household (HH) Incomes			
2023 Average HH Income	\$75,706	\$72,923	\$77,706
2023 Median HH Income	\$56,511	\$56,311	\$59,991

DEMOGRAPHICS - BUILDING C

	1-Mile	3-Mile	5-Mile
Population			
2023 Estimate	16,554	155,847	367,133
2028 Projection	16,458	157,609	369,997
2023-2028 Growth	-0.58%	1.13%	0.78%
	1-Mile	3-Mile	5-Mile
Households			
2023 Estimate	6,332	60,377	141,926
2028 Projection	6,296	61,207	143,256
2023-2028 Growth	-0.57%	1.37%	0.94%
	1-Mile	3-Mile	5-Mile
Household (HH) Incomes			
2023 Average HH Income	\$75,499	\$72,779	\$77,533
2023 Median HH Income	\$56,441	\$56,169	\$59,865

DEMOGRAPHICS - BUILDING B

	1-Mile	3-Mile	5-Mile
Population			
2023 Estimate	16,608	155,741	366,214
2028 Projection	16,512	157,493	369,055
2023-2028 Growth	-0.58%	1.12%	0.78%
	1-Mile	3-Mile	5-Mile
Households			
2023 Estimate	6,354	60,291	141,508
2028 Projection	6,317	61,114	142,828
2023-2028 Growth	-0.58%	1.37%	0.93%
	1-Mile	3-Mile	5-Mile
Household (HH) Incomes			
2023 Average HH Income	\$75,793	\$72,872	\$77,661
2023 Median HH Income	\$56,643	\$56,280	\$59,967

DEMOGRAPHICS - BUILDING D

	1-Mile	3-Mile	5-Mile
Population			
2023 Estimate	16,584	155,939	367,011
2028 Projection	16,487	157,700	369,880
2023-2028 Growth	-0.58%	1.13%	0.78%
	1-Mile	3-Mile	5-Mile
Households			
2023 Estimate	6,342	60,397	141,868
2028 Projection	6,306	61,227	143,201
2023-2028 Growth	-0.57%	1.37%	0.94%
	1-Mile	3-Mile	5-Mile
Household (HH) Incomes			
2023 Average HH Income	\$75,657	\$72,788	\$77,540
2023 Median HH Income	\$56,575	\$56,190	\$59,868

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FLOOR PLAN



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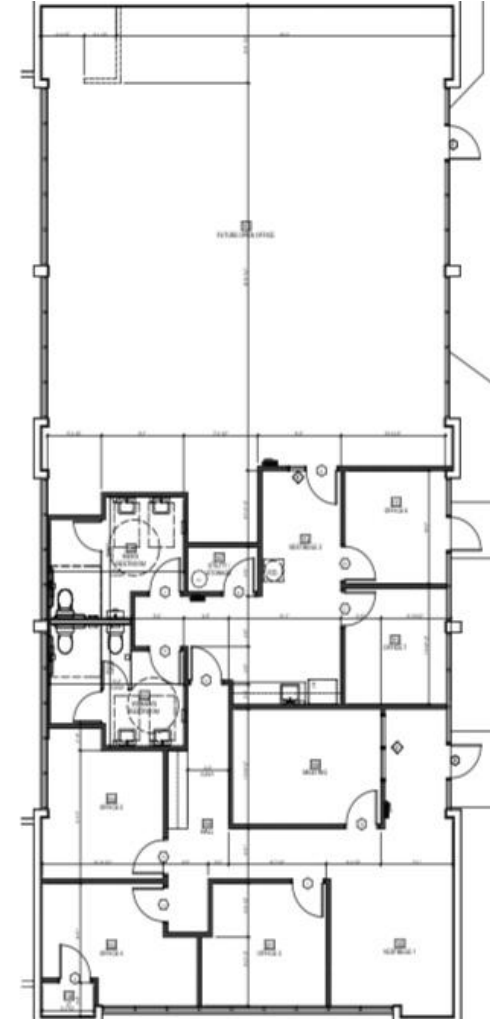
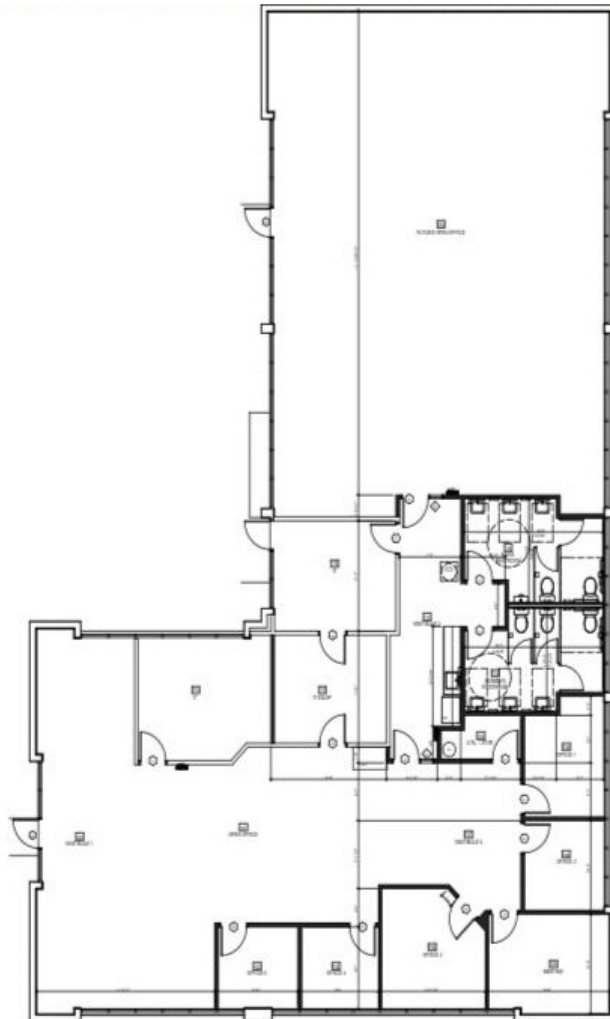
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