



MEDICAL OFFICE SPACE FOR LEASE

3008 N Dobson Rd

CHANDLER, AZ 85224

PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY

OFFERING SUMMARY

LEASE RATE	\$19.50 SF NNN
UNIT SIZE	2,300 SF
YEAR BUILT	1985
ASSOCIATION FEES	\$431.58/month
2024 TAXES	\$8,236.42



HIGHLIGHTS

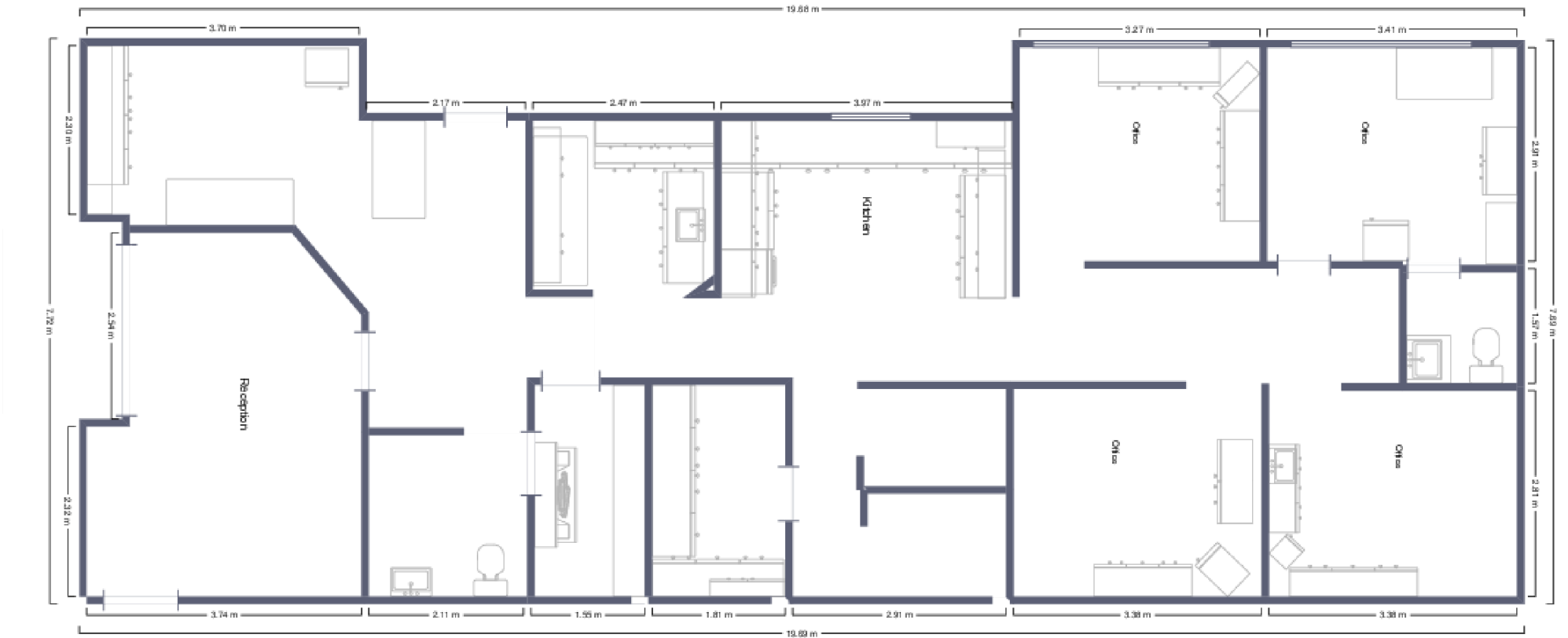
- Medical space available for lease
- Landlord willing to contribute towards upgrading the space to Tenant’s specifications
- Well located in the heart of Chandler
- Convenient access to the 101, 60, and San Tan 202 Freeways
- Surrounded by an abundance of retail amenities



ADDITIONAL PHOTOS



FLOORPLAN



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,433	133,704	388,952
AVERAGE AGE	41	40	38
AVERAGE AGE (MALE)	39	39	37
AVERAGE AGE (FEMALE)	42	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,132	53,745	155,900
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$105,358	\$116,751	\$108,882
AVERAGE HOUSE VALUE	\$434,395	\$468,712	\$449,029

Demographics data derived from AlphaMap

