



## MEDICAL OFFICE SPACE FOR LEASE

**3008 N Dobson Rd**

**CHANDLER, AZ 85224**

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### 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

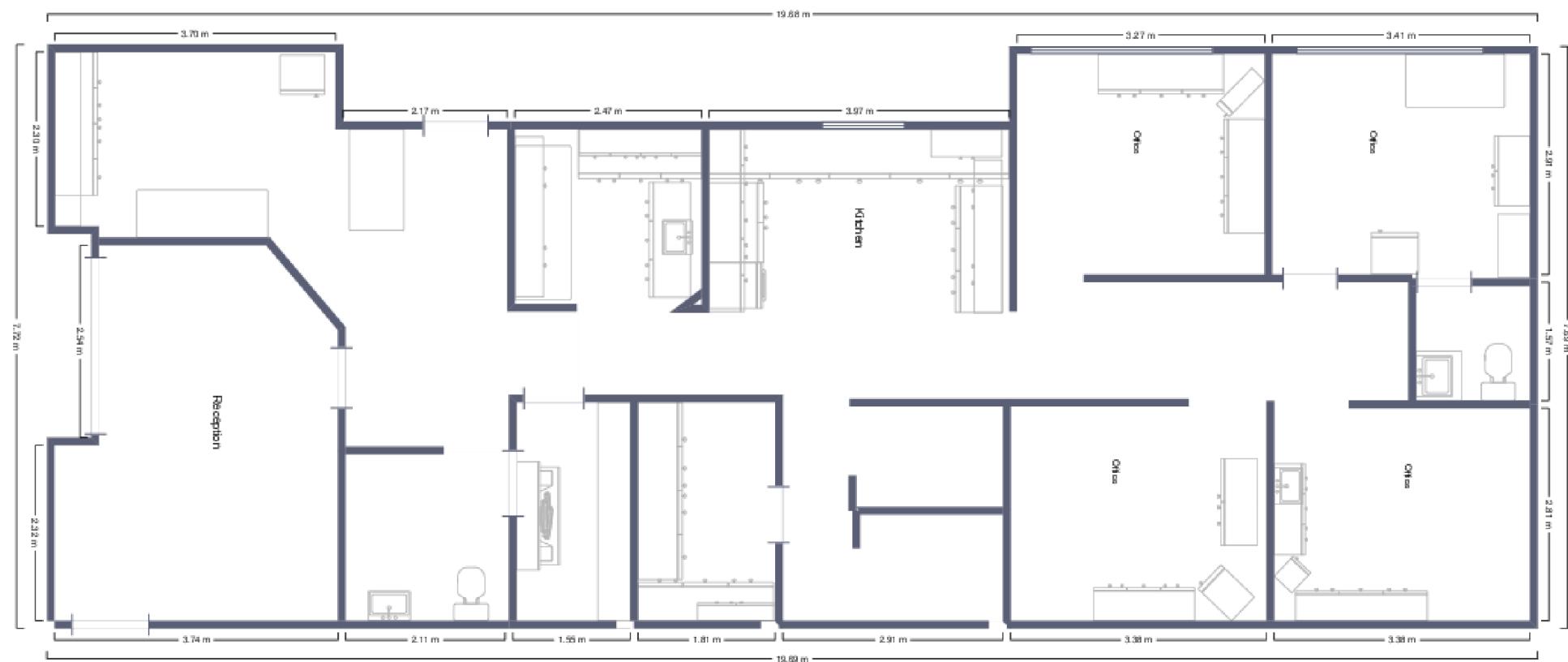
- Medical space available for lease
- Landlord willing to contribute towards upgrading the space to Tenant's specifications
- Well located in the heart of Chandler
- Convenient access to the 101, 60, and San Tan 202 Freeways
- Surrounded by an abundance of retail amenities



## ADDITIONAL PHOTOS



# FLOORPLAN



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	15,433	133,704	388,952
<b>AVERAGE AGE</b>	41	40	38
<b>AVERAGE AGE (MALE)</b>	39	39	37
<b>AVERAGE AGE (FEMALE)</b>	42	41	39
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	6,132	53,745	155,900
<b># OF PERSONS PER HH</b>	2.5	2.5	2.5
<b>AVERAGE HH INCOME</b>	\$105,358	\$116,751	\$108,882
<b>AVERAGE HOUSE VALUE</b>	\$434,395	\$468,712	\$449,029

Demographics data derived from AlphaMap

