



5095 S ALMA SCHOOL RD & 985 W CHANDLER HEIGHTS RD
CHANDLER, AZ 85248

OFFICE / MEDICAL / RETAIL SUITES FOR LEASE

THE **LEROY
BREINHOLT**
TEAM

Cory Breinholt
D 480.889.2569
M 480.220.9987
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Cory Sposi
D 480.621.4025
M 480.586.1195
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SUMMIT
at **CHANDLER HEIGHTS**

\$25.00/SF/YR (NNN)
LEASE RATE

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

06.19.26

The Summit at Chandler Heights is a meticulously maintained, mixed-use destination ideally suited for medical, professional office, and retail tenants. Boasting abundant parking and highly inviting common areas, the property cultivates a dynamic environment alongside an established roster of thriving businesses. To facilitate a seamless transition, ownership is offering a generous **\$20.00/SF Tenant Improvement** allowance. With select suites already partially built-out, new tenants are provided a valuable head start in customizing the perfect space for their operations.

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AVAILABLE FOR LEASE

Suite	Size	Details
D10	±2,169 SF	End-Cap, Vanilla Shell Condition, Air Conditioned, Includes Private Restroom



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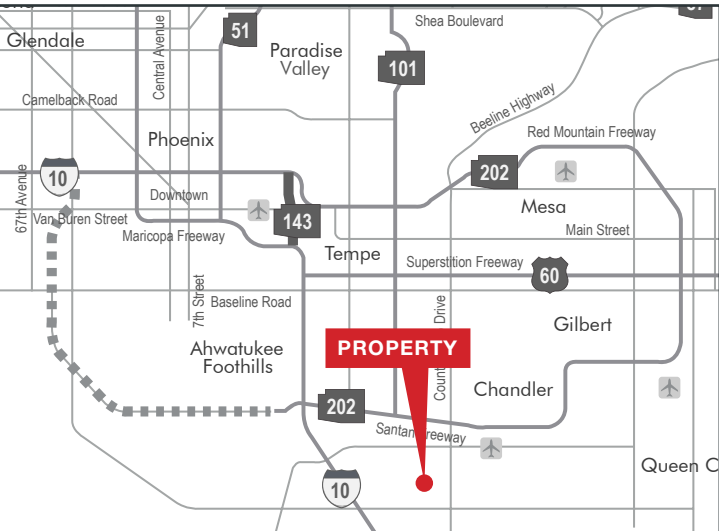
Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

SUMMIT at CHANDLER HEIGHTS

AREA OVERVIEW

- Prime South Chandler, AZ Location
- Easy access to the Loop 202 & I-10 Freeways
- Adjacent to multiple retail, dining, and recreational amenities
- ~ 35 minute drive to Downtown Phoenix



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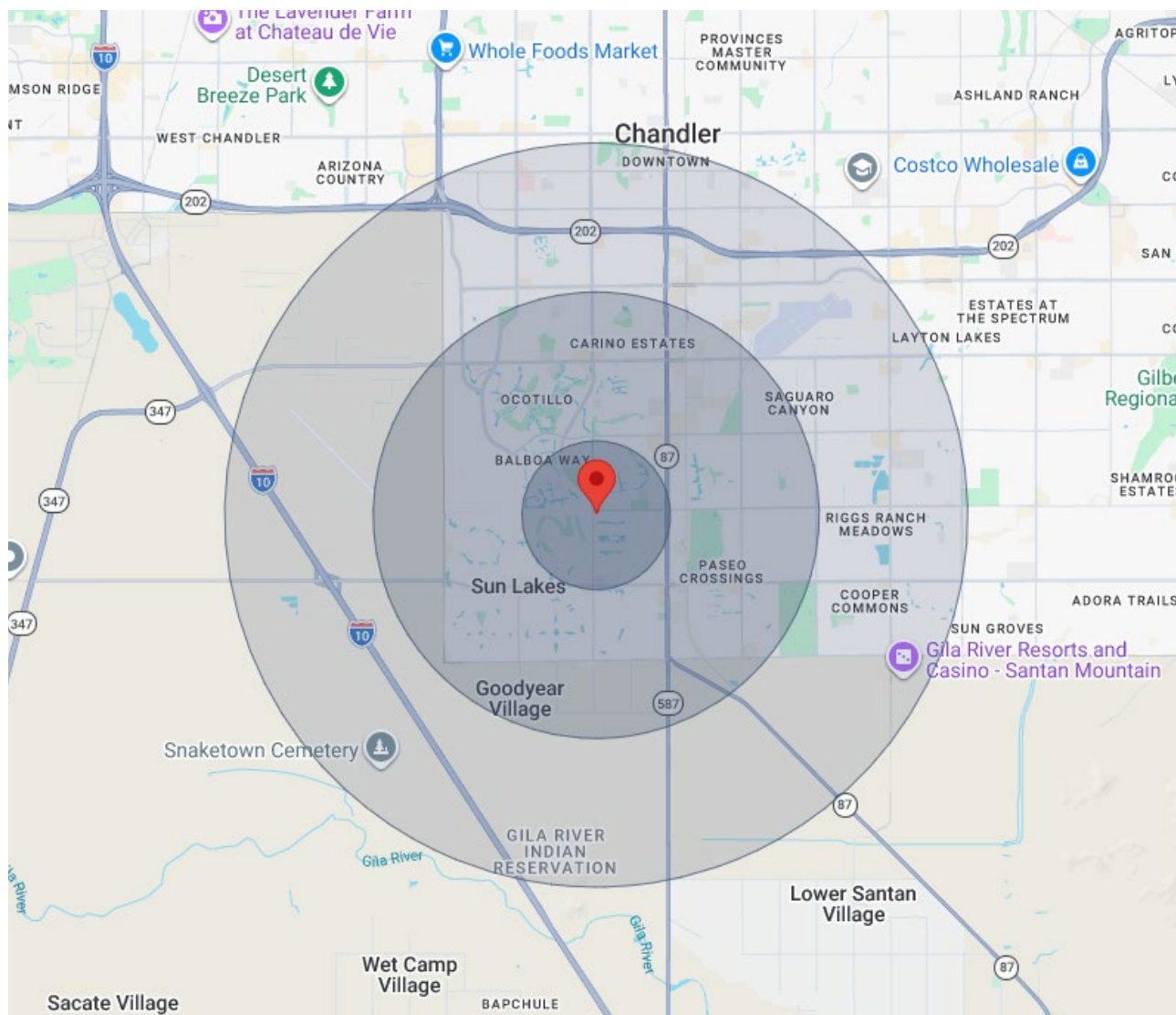
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	9,486	71,395	153,541
Annual Growth 2020 - 2025	0.5%	0.9%	0.8%
2025 Households	4,067	28,951	58,955
Median Age	55.4	49.6	43.2
Bachelor's Degree or Higher	53%	50%	47%
Avg HH Income	\$155,829	\$141,688	\$140,784
Total Consumer Spending	\$170.4M	\$1.1B	\$2.3B
Daytime Employment	2,830	14,646	51,452
Businesses	449	1,888	5,679
Median Home Value	\$669,646	\$580,808	\$600,693
Median Year Built	2002	2000	2002



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