

Turnkey Triplex Near Downtown Chandler

464 South Washington Street | Chandler, Arizona 85225



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PROPERTY OVERVIEW

464 South Washington is a well-maintained turnkey triplex located minutes from Downtown Chandler. This property provides an investor with immediate, stable cash flow and minimal deferred maintenance. The property has benefited from multiple recent capital improvements, positioning it as a low-maintenance acquisition. The asset consists of (3) 2 bedroom/1 bath units, offering a uniform unit mix that simplifies management, leasing, and underwriting. The Downtown Chandler location provides tenants with proximity to local retail, dining, and employment corridors, supporting sustained rental demand and tenant retention.

Sale Price:	\$597,000
Price-Per-Unit:	\$199,000
Unit Count:	3 Units
Unit Mix:	(3) 2 Bed/1 Bath
Size (GBA):	1,710 SQFT
Lot Size:	7,497 SQFT
Year Built:	1950
Parking:	8 Covered, 12 Total
Parcel:	303-18-036



INTERIOR PHOTOS



EXTERIOR PHOTOS



RENT ROLL

UNIT	BD/BA	STATUS	MARKET RENT	RENT	DEPOSIT	LEASE FROM	LEASE TO	MOVE-IN
#7	2/1.00	Current	1,045.00	1,045.00	1,045.00	05/31/25	MTM	05/31/25
#8	2/1.00	Current	1,145.00	1,150.00	1,150.00	05/30/25	06/30/27	05/30/25
#9	2/1.00	Current	1,125.00	1,300.00	0.00	05/01/20	12/31/26	05/01/20
3 Units		100% Occupied	3,315.00	3,495.00	2,195.00			



AREA HIGHLIGHTS



CHANDLER HIGH SCHOOL
WOLVES

CHANDLER
CENTER
FOR THE ARTS

BOYS & GIRLS CLUBS
OF AMERICA

JBNO
Bistro

Jack
in the box

THE UNIVERSITY
OF ARIZONA
Chandler

CROWNE PLAZA
HOTELS & RESORTS

San Marcos
EST. 1911

SAN
STEFANO

Chop Shop

CHOP HUT
TACO & BURRITO

CHANDLER
POLICE
DEPARTMENT

Greentree
PLACE
3000 MOUNTAIN

East Frye Road | 3,903 VPD

PEP
BOYS

PEP BOYS
Auto Service & Tires
SINCE 1901

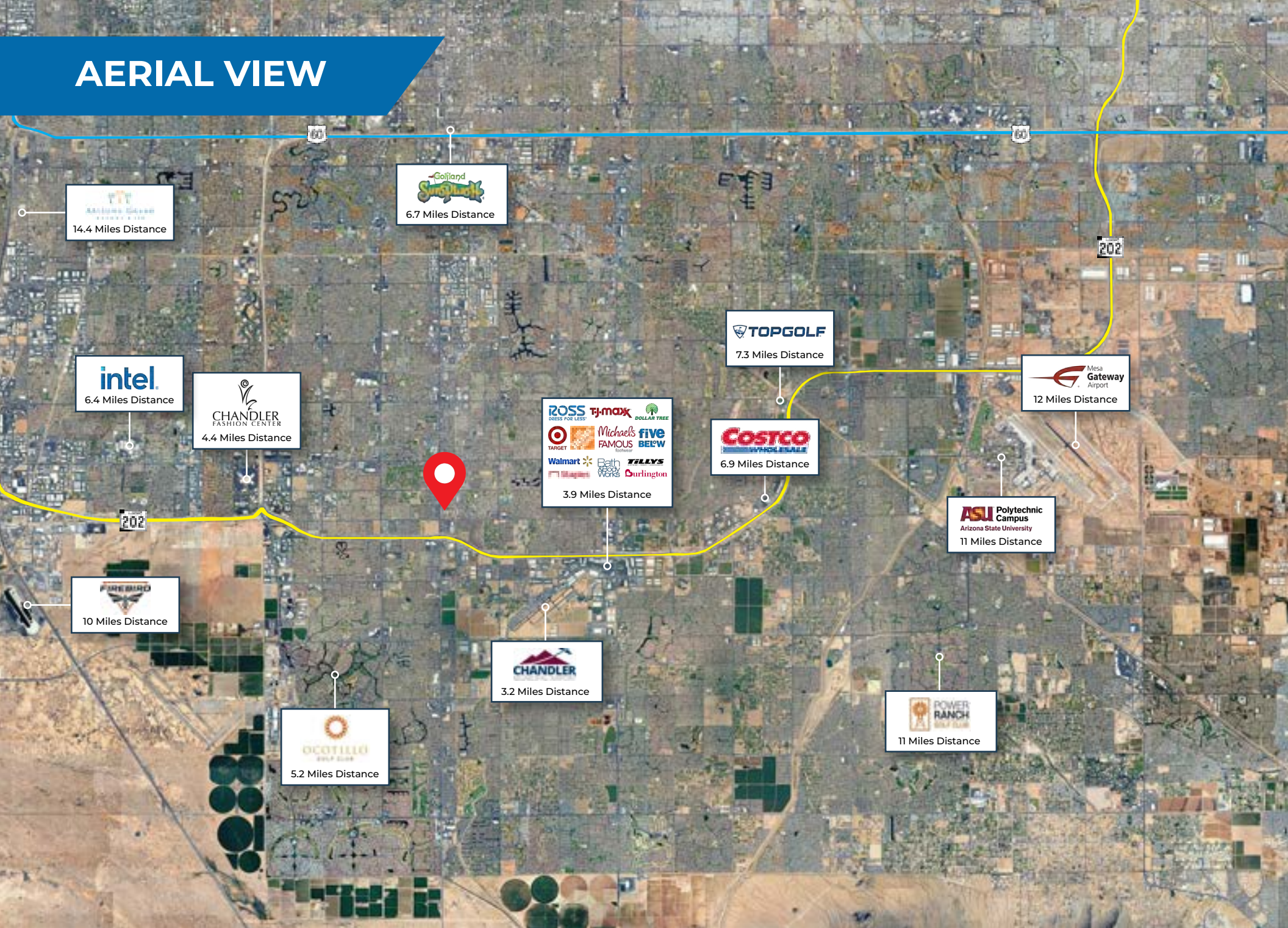
CUBESMART
self storage

K
Kwik-Fill

202
0.3 Miles Distance

Frye
Elementary School

AERIAL VIEW



CHANDLER, ARIZONA

Chandler, Arizona, is a thriving city in the southeastern Phoenix metropolitan area known for its strong economy, family-friendly neighborhoods, and vibrant community. Blending modern innovation with Southwestern charm, Chandler offers excellent parks, diverse dining and shopping, a vibrant historic downtown, and convenient access to the greater Phoenix area. With a strong business environment, quality amenities, and a high standard of living, Chandler remains one of Arizona's most desirable places to live, work, and visit. Continued growth and infrastructure investments support a dynamic economy and an inviting atmosphere for residents and businesses alike.



5 MILE DAYTIME POPULATION

14,719



5 MILE AVG HOUSEHOLD INCOME

\$154,193

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	632	5,568	14,719
Employees:	5,675	46,067	117,305
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	6,196	52,176	116,054
Average Size:	3.0	3.0	3.1
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$122,920	\$137,385	\$154,193
Annual Household Expenditure:	\$602.87 M	\$5.45 B	\$12.96 B





ORION Investment Real Estate

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.