

MEDICAL/RETAIL SPACE AVAILABLE FOR LEASE | TURNKEY TIs AVAILABLE!



# Chandler Medical Plaza

1050 – 1080 W Chandler Blvd | Chandler, AZ 85224

**CBRE**

# Project Highlights

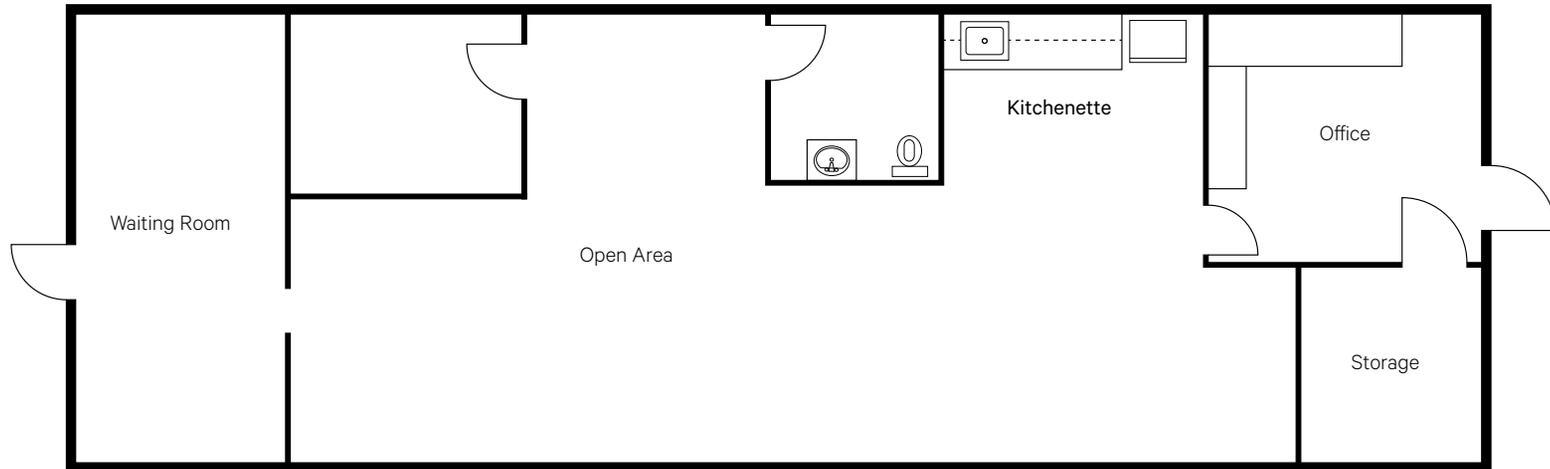
- Strong medical and retail tenant mix with Banner Imaging, Chase Bank, 360 Physical Therapy, Sun Valley Recovery, a variety of restaurants, and more
- Highly visible buildings with monument signage
- Conveniently located ±1.5 miles from Chandler Regional Hospital and ±2 miles away from the Chandler Banner Health Center
- Excellent visibility and access on the high trafficked intersection of Alma School Rd & Chandler Blvd
- Turnkey Tenant Improvements available

## Property Summary

<b>PROJECT SIZE</b>	±56,146 SF
<b>YEAR BUILT</b>	1999   Renovated 2021
<b>Availability</b>	Suite 106   ±6,600 SF   \$20 NNN Suite 111   ±1,261 SF   \$25 NNN
<b>PARKING</b>	5/1,000 SF
<b>PARCEL NUMBERS</b>	302-74-701A, 302-74-702A, 302-74-663A
<b>ZONING</b>	C-2, Chandler
<b>PROPERTY TAXES</b>	\$1.59/SF
<b>COMMON AREA EXPENSES</b>	\$5.50/SF



**SUITE 111**  
**±1,261 SF**



# Demographics

2024	3 mile radius	5 mile radius	10 mile radius
<b>POPULATION</b>	147,128	309,665	1,082,142
<b>AVERAGE HOUSEHOLD INCOME</b>	\$118,997	\$136,188	\$122,536
<b>MEDIAN AGE</b>	34.6	36.7	34.5
<b>TRAFFIC COUNTS</b>	±32,000 VPD on Alma School Rd ±35,000 VPD on Chandler Blvd		

Source: ESRI



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## Contact Us:

### MEDICAL LEASING

**PHILIP WURTH, CCIM**

+1 602 369 9261  
philip.wurth@cbre.com

### RETAIL LEASING

**BILL BONES**

+1 480 390 8859  
bill.bones@cbre.com

**THERESA LAU**

+1 612 597 8839  
theresa.lau@cbre.com

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