

# WARNER MEDICAL PARK

604 W WARNER RD, BLDG D | CHANDLER, AZ

## PROFESSIONAL MEDICAL SUITE AVAILABLE FOR LEASE

SUITE 3 | ±3,844 SF | \$16.00 PSF/YR NNN



**Tyson Breinholt**  
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DISCLAIMER: 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.  
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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](http://www.cpiaz.com)

# ABOUT THE PROPERTY

N EVERGREEN ST

W WARNER RD

CONTACT

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ADDRESS	Warner Medical Park 604 W Warner Rd - Building D Chandler, AZ 85225
SUBMARKET	Chandler
PARCEL NUMBER	302-27-939
BUILDING SIZE	±7,816 SF
SITE AREA	±9,801 SF
ZONING	PAD. City of Chandler
PARKING RATIO	4:1,000 SF
YEAR BUILT	1987
TENANCY	Multiple
PRIMARY USE	Medical Office
AVAILABLE	<u>Suite 3   ±3,844 SF</u>
LEASE RATE	\$16.00 PSF/YR NNN



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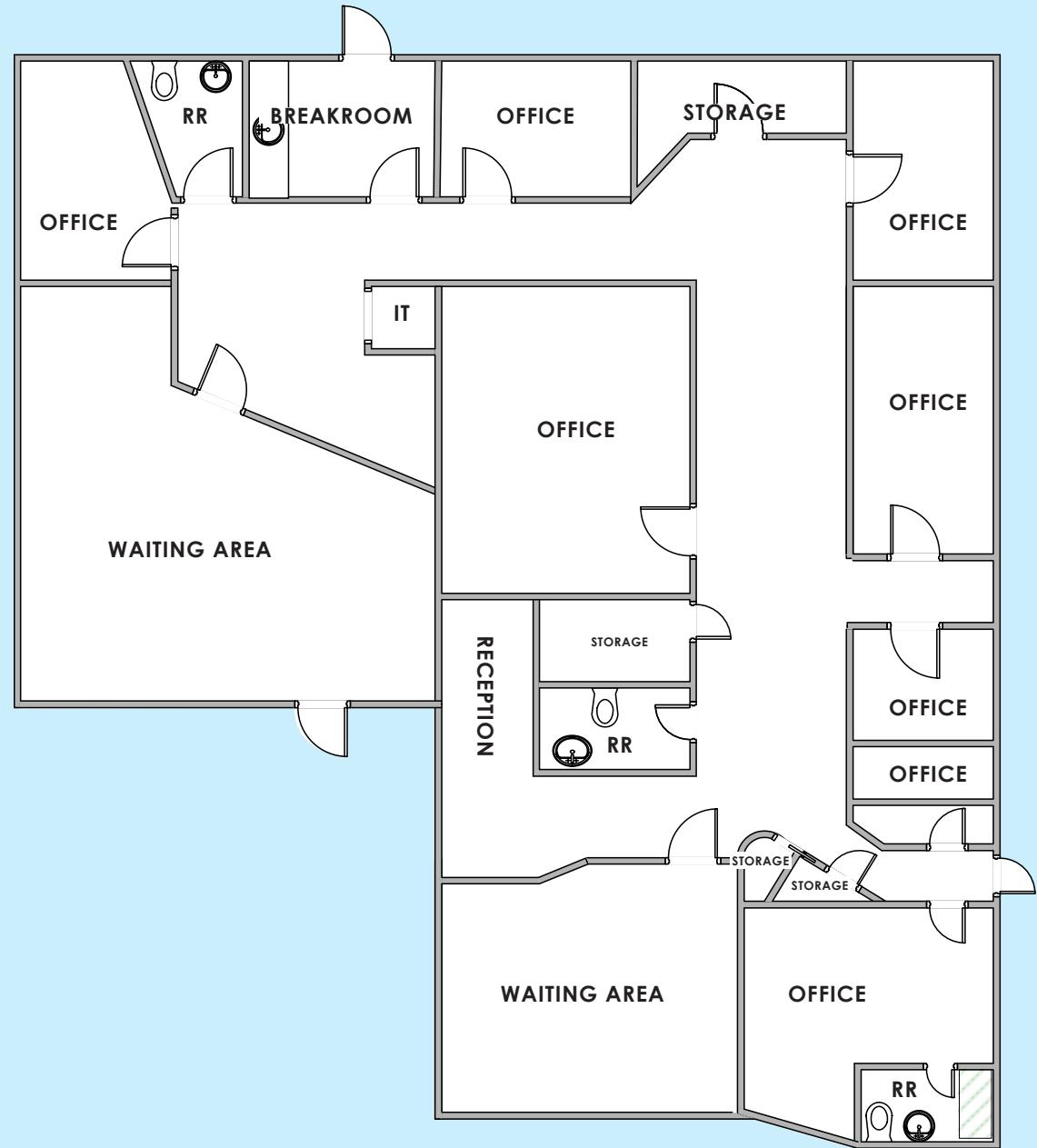
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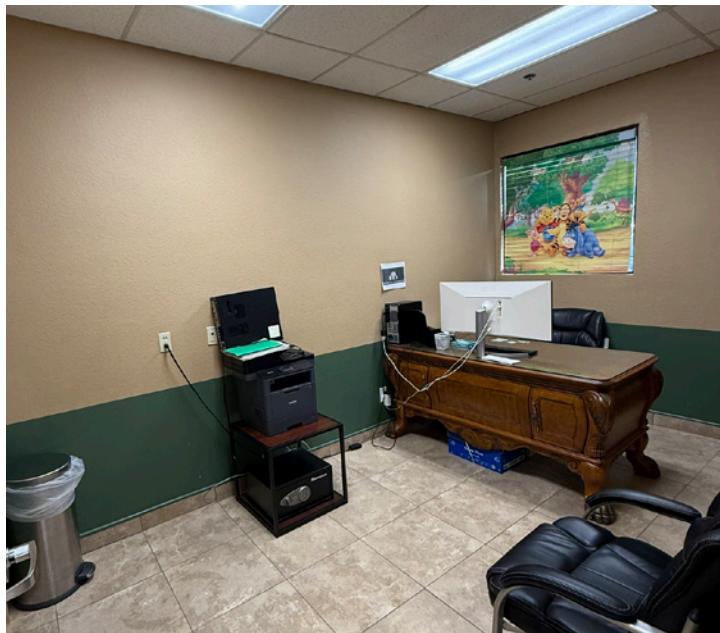
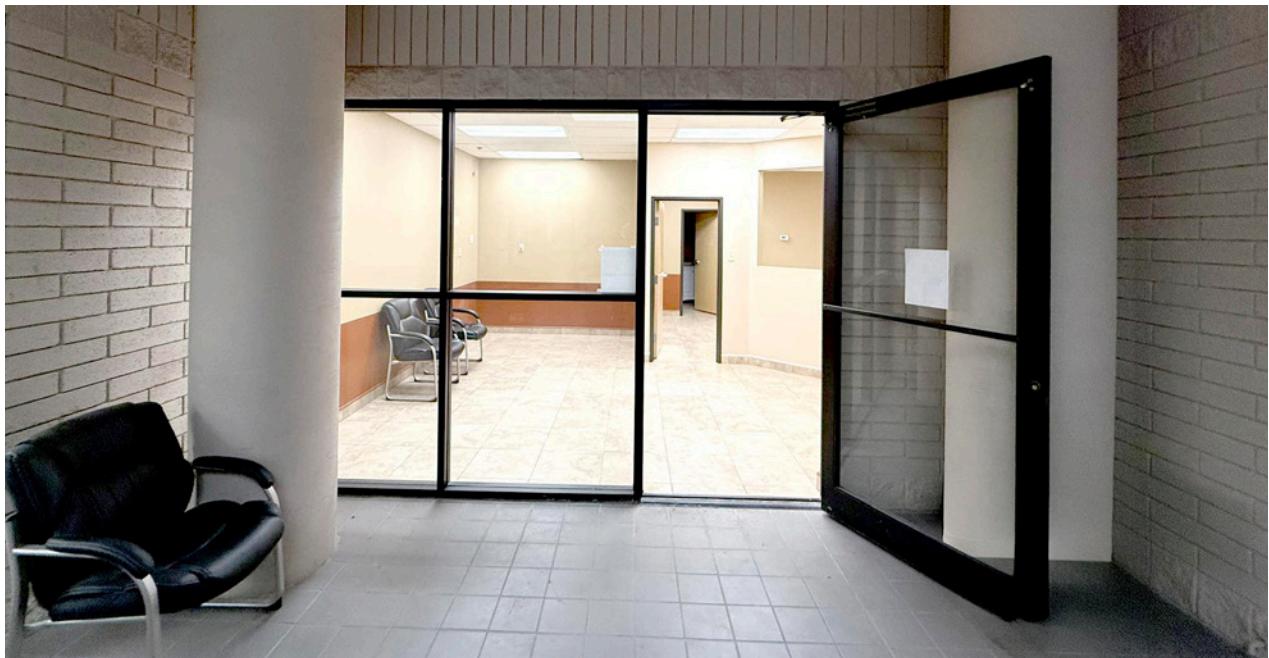
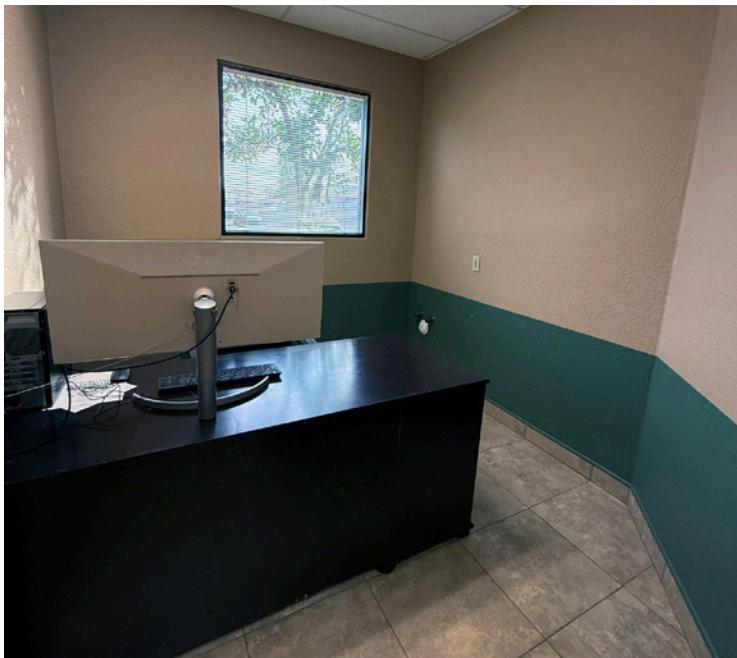
# WARNER MEDICAL PARK

604 W WARNER RD, BLDG D | CHANDLER, AZ

## SUITE 3 | ±3,844 SF

- Available for Occupancy
- (2) Waiting Areas
- Reception
- (8) Offices
- (4) Storage Areas
- (3) Restrooms
- Break Room
- IT Closet







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# ABOUT THE AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	18,417	142,238	367,645
2029 POPULATION PROJECTION	19,749	152,753	395,751
ANNUAL GROWTH 2024-29	1.4%	1.5%	1.5%
MEDIAN AGE	35.7	36.8	36.5
BACHELOR'S DEGREE OR HIGHER	35%	34%	37%
2024 HOUSEHOLDS	7,424	54,044	139,814
2029 HOUSEHOLD PROJECTION	7,967	58,083	150,653
AVG HOUSEHOLD INCOME	\$85,498	\$99,890	\$103,416
MEDIAN HOUSEHOLD INCOME	\$70,776	\$80,868	\$82,674
MEDIAN HOME VALUE	\$318,290	\$362,804	\$380,793
MEDIAN YEAR BUILT	1987	1987	1988
OWNER OCCUPIED HHS	4,335	34,180	85,462
RENTER OCCUPIED HHS	3,631	23,903	65,191
AVG HOUSEHOLD SIZE	2.4	2.6	2.5
TOTAL CONSUMER SPENDING	\$227.8M	\$1.8B	\$4.8B
DAYTIME EMPLOYEES	8,175	66,828	177,431
BUSINESSES	730	7,200	19,820



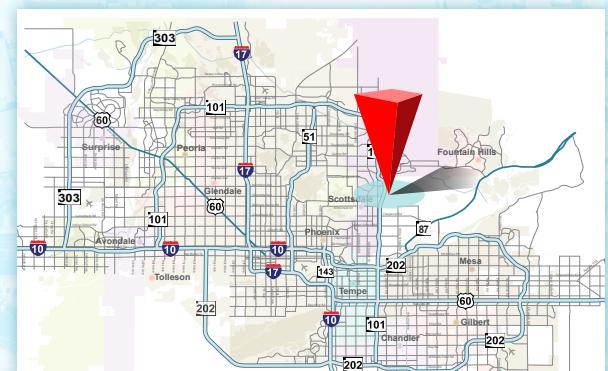
Chandler is a thriving hub for financial services, technology, and professional industries. This affluent, rapidly growing suburb of metropolitan Phoenix boasts a highly educated population, above-average median income, and premier Class A office space.

With excellent connectivity via the Loop 101 and Loop 202 freeways, Chandler attracts top talent and businesses. Developers have responded with high-end office properties, making it a leader in new construction in metro Phoenix since 2012.

While vacancy rates have risen, the availability of premium sublease space presents unique opportunities for tenants and investors. Limited new supply, such as Northrup Grumman's

preleased Gilbert Spectrum building, ensures market stability.

Chandler's strategic location, affluent demographics, and quality office inventory make it an ideal destination for long-term investment in the East Valley.



-COSTAR 2024

