

Fully Occupied Medical Office Condo | Chandler, AZ

575 W Chandler Blvd. Ste 120 & 122, Chandler, AZ 85225



- Fully Occupied Medical Office Condominium
- NOI: \$68,339.60
- Purchase Price: \$1,100,000.00 (6.22% Cap Rate)
- Approximately 2,456 SF
- Built-out Medical Office
- Leased to HonorHealth with Lease Term through December 31, 2028
- NNN Lease with 3% annual escalations
- Tenant has 2-5 Year Renewal Options
- Minimal Landlord maintenance responsibilities

www.menlocre.com/property

Jason Triano, CCIM

Vice President

jason@menlocre.com

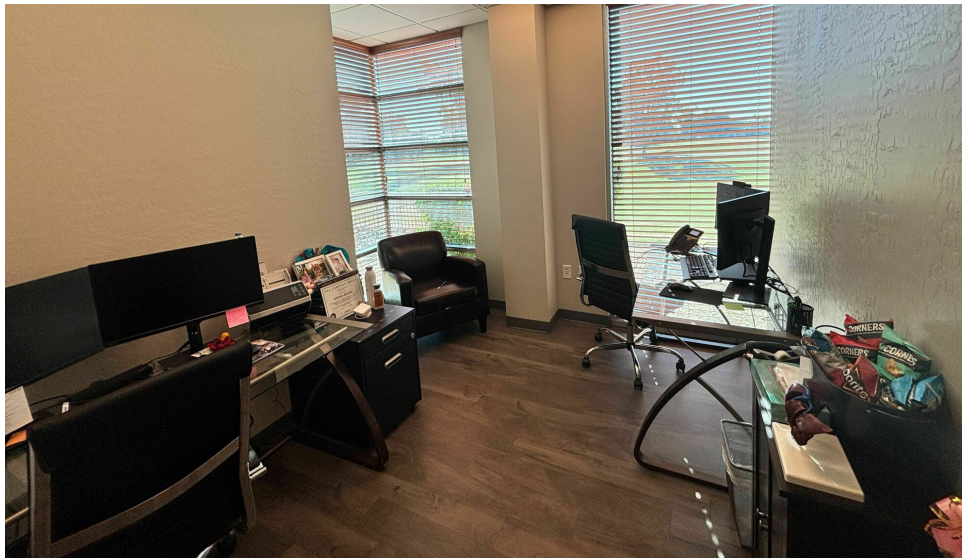
P: 480.659.1777 • F: 480.535.5854
www.menlocre.com

Fully Occupied Medical Office Condo | Chandler, AZ

575 W Chandler Blvd. Ste 120 & 122, Chandler, AZ 85225

Property Photos

Page 3



Fully Occupied Medical Office Condo | Chandler, AZ

575 W Chandler Blvd. Ste 120 & 122, Chandler, AZ 85225

Aerial Map

Page 4



MENLO GROUP
480.659.1777
1809 S Holbrook Ln, Tempe, AZ 85281
menlocre.com

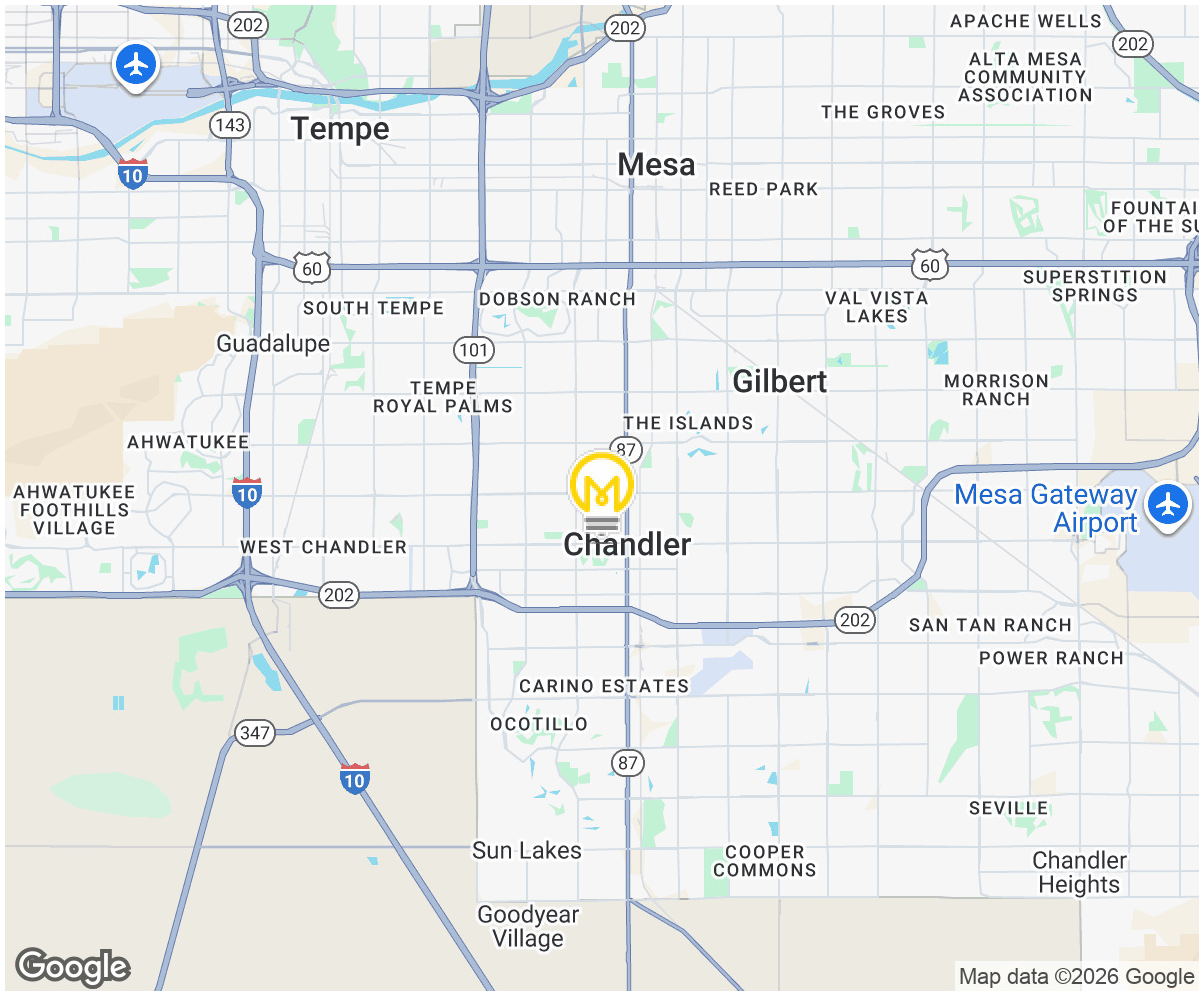
JASON TRIANO, CCIM
480.659.1777
jason@menlocre.com

 **Menlo Group**
COMMERCIAL REAL ESTATE

Fully Occupied Medical Office Condo | Chandler, AZ

575 W Chandler Blvd. Ste 120 & 122, Chandler, AZ 85225

Site Details



DEMOGRAPHICS	0.3 Miles	0.5 Miles	1 Mile
Total Households:	636	1,644	6,520
Total Population:	1,495	4,042	17,954
Average HH Income:	\$114,419	\$108,210	\$90,090