
FOR SALE

**SINGLE TENANT
NNN LEASED
OFFICE CONDO**

1345 E. CHANDLER BLVD.
BUILDING 1 | SUITE 205
PHOENIX, AZ 85048



±1,289 OFFICE CONDO AVAILABLE FOR SALE IN PHOENIX, AZ

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TRIPLE NNN LEASED OFFICE CONDO INVESTMENT SALE AVAILABLE

About the PROPERTY

ADDRESS 1345 E Chandler Blvd
Building 1 | Suite 205
Phoenix, AZ 85048

SALE PRICE \$489,820.00

YEAR FORWARD NOI (12/1/24- 11/30/25): \$24,491.04

CAP RATE 5.0%

BUILDING SIZE ±1,289 SF

YEAR BUILT 2004, Remodeled 2024

ZONING PAD, City of Phoenix

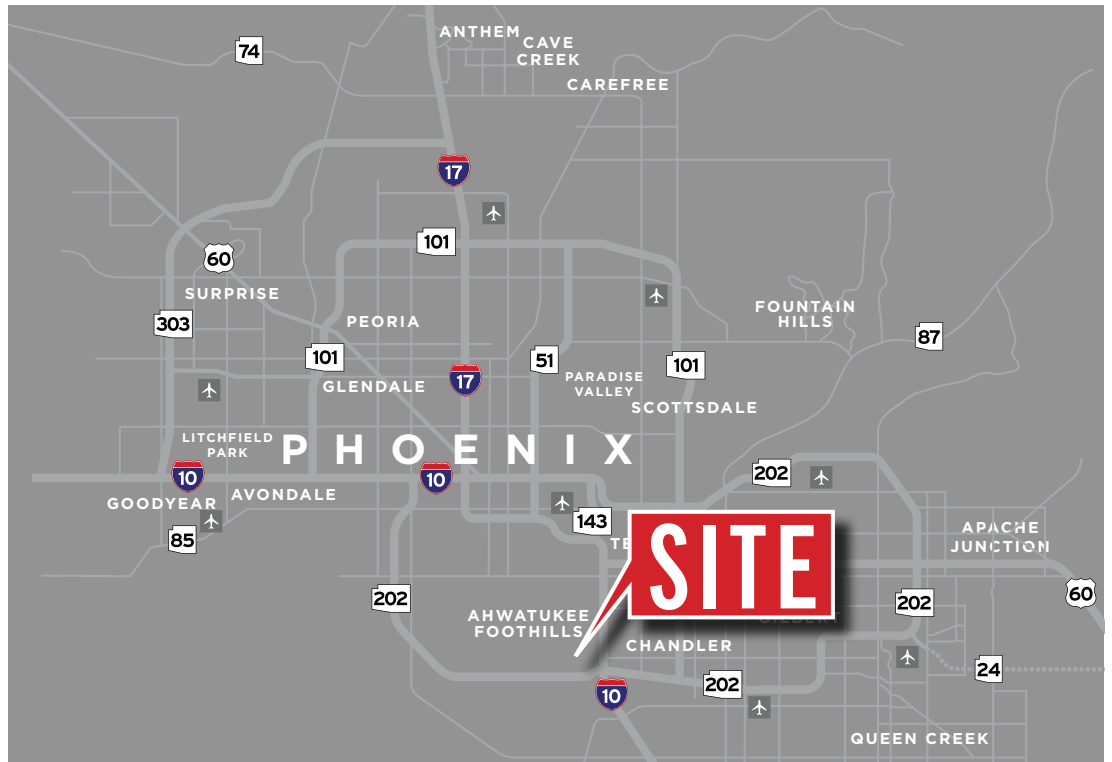
APN 300-97-958

OF STORIES 2

TENANCY Single

OCCUPANCY 100%

1345 E Chandler Blvd, Building 1, Suite 205, in Phoenix, AZ offers not only a prime investment opportunity but also the advantage of a highly desirable location. Located in the vibrant Ahwatukee Foothills area, the building benefits from strong local amenities, excellent transportation access, and a thriving business environment that continues to attract diverse tenants. The ±1,289 SF office space, built in 2004 and remodeled in 2024, is part of a well-maintained, two-story, multi-tenant building zoned PAD by the City of Phoenix. With 100% occupancy and a projected net operating income (NOI) of \$24,491.04 for the upcoming year, this property promises steady cash flow and long-term growth potential, available for purchase at an attractive price of \$489,820. The area's strong economic growth, combined with the building's strategic location, makes this an ideal investment for those seeking stable returns in a competitive market.





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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.

Tenant Overview

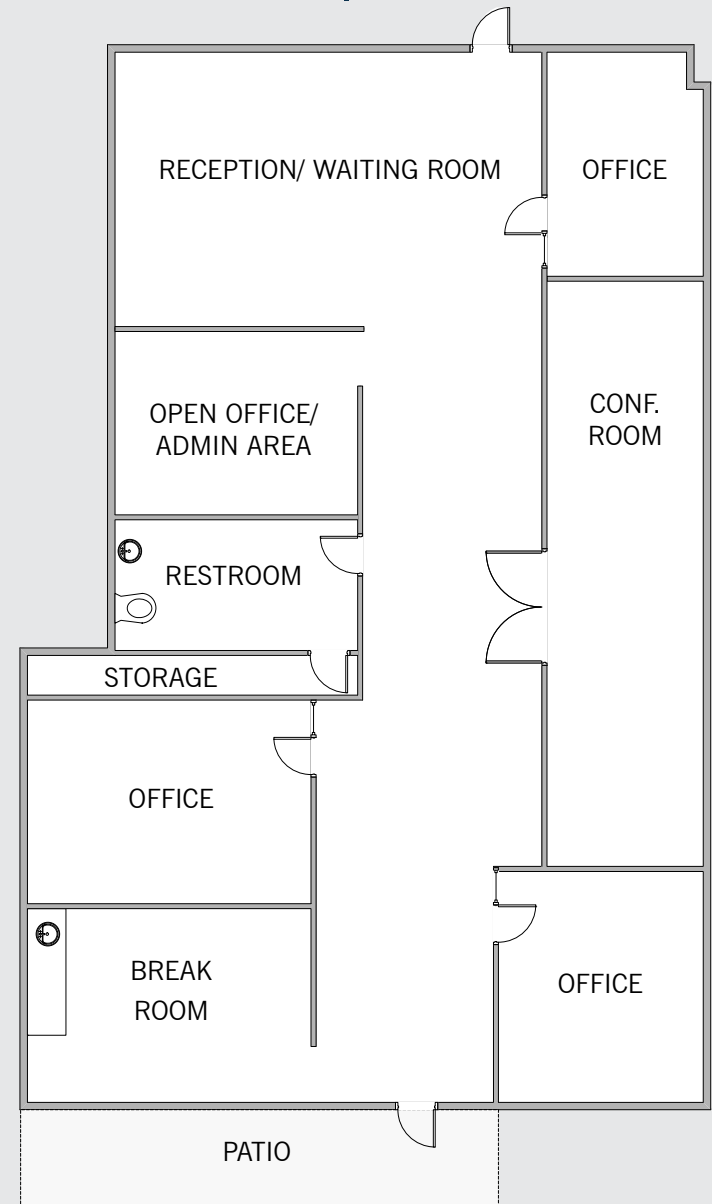


C2 TAX & ACCOUNTING, LLC
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C2 Accounting specializes in comprehensive financial services, including tax preparation for corporations, partnerships, LLCs, and individuals. The firm offers expertise in business formations, consulting, government contract accounting, DCAA compliance, budgeting, cash management, and payroll setup. C2 also assists with start-ups, internal controls, and accounting systems to ensure efficient financial operations.



Suite 205 | ±1,289 SF



Site Plan



TRIPLE NNN LEASED OFFICE CONDO INVESTMENT SALE AVAILABLE

Property Photos





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About the Area



Demographics

	1 MILE	3 MILE	5 MILE
2023 Population	8,775	33,455	93,191
2028 Population Projection	8,757	33,293	93,299
Annual Growth 2023-28	0%	-0.1%	0%
Median Age	44.4	42.7	39.8
Bachelor's Degree or Higher	59%	56%	44%
2023 Households	3,280	12,147	35,057
2028 Household Projection	3,275	12,082	35,044
Avg Household Income	\$164,813	\$154,331	\$120,936
Median Household Income	\$134,038	\$124,950	\$92,202
Median Home Value	\$475,687	\$432,285	\$361,825
Median Year Built	1994	1993	1992
Owner Occupied HHs	2,643	9,762	23,866
Renter Occupied HHs	632	2,320	11,178
Avg Household Size	2.7	2.7	2.6
Total Consumer Spending	\$151.4M	\$549M	\$1.3B
Daytime Employees	1,870	3,893	23,163
Businesses	267	500	2,704

South Tempe/ Ahwatukee Trends

South Tempe/Ahwatukee contains 7.6 million SF of For Lease inventory, compared to 197 million SF metro-wide.

As of the fourth quarter of 2024, there is no office space under construction in South Tempe/Ahwatukee. In comparison, the submarket has averaged 130,000 SF of under construction inventory over the past 10 years. South Tempe/Ahwatukee contains 7.6 million SF of inventory, compared to 197 million SF of inventory metro wide. Average rents in South Tempe/Ahwatukee are roughly \$28.00/SF, compared to the Phoenix average of \$30.00/SF. Rents have changed by 2.1% year over year in South Tempe/Ahwatukee, compared to a change of 1.7% metro wide.

Over the past year, 670,000 SF of office inventory traded in South Tempe/Ahwatukee across 29 sales.

Average annual inventory turnover in South Tempe/Ahwatukee is 140,000 SF over the past five years and 160,000 SF over the past 10 years. Office sales volume in South Tempe/Ahwatukee has totaled \$112 million over the past year. Average annual sales volume over the past five years is \$101 million and \$103 million over the past 10 years. Estimated office market pricing in South Tempe/Ahwatukee is \$198/SF compared to the market average of \$204/SF. Average market pricing for South Tempe/Ahwatukee is estimated at \$242/SF for 4 & 5 Star properties, \$192/SF for 3 Star assets, and \$158/SF for 1 & 2 Star buildings. The estimated cap rate for South Tempe/Ahwatukee office is 8.7%, compared to the metro average of 8.6%.

-COSTAR 2024