

**604 W WARNER RD,
BUILDING E
CHANDLER, AZ 85225**

**MEDICAL OFFICE
BUILDING INVESTMENT
FOR SALE**

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OFFERING DETAILS

PROPERTY TYPE	Medical Office
SALE PRICE	\$3,515,838 (\$248.36/SF)
LOT SIZE	±9,336 SF
BUILDING SIZE	±14,156 SF
ZONING	PAD
PARCEL NO.	302-27-940

PROPERTY HIGHLIGHTS

- Investment Opportunity
- Fully Leased to Single Tenants on First and Second Floor
- Medical Office Space
- Elevator
- Ample Parking
- 7% Cap Rate
- 1st Floor Tenant: 7-Year MG Lease
- 2nd Floor Tenant: 5-Year NNN Lease



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

ACTION BEHAVIOR CENTER

The 1st Floor Tenant is Action Behavior Centers (ABC). Tenant has locations in six states - approx. 30 Locations in Metro-Phoenix. Location details on their website; please click link below.

ABC is currently constructing their Tenant Improvements (funded by Tenant), and are scheduled to open late February 2025 (best current estimate).

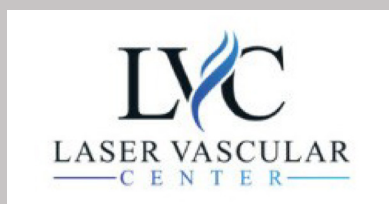
Rent Commencement begins once Tenant opens for Business. 7-year Modified Gross Lease.



LASER VASCULAR CENTER

The 2nd Floor Tenant is Laser Vascular Center (LVC), and the URL can be accessed in the link below.

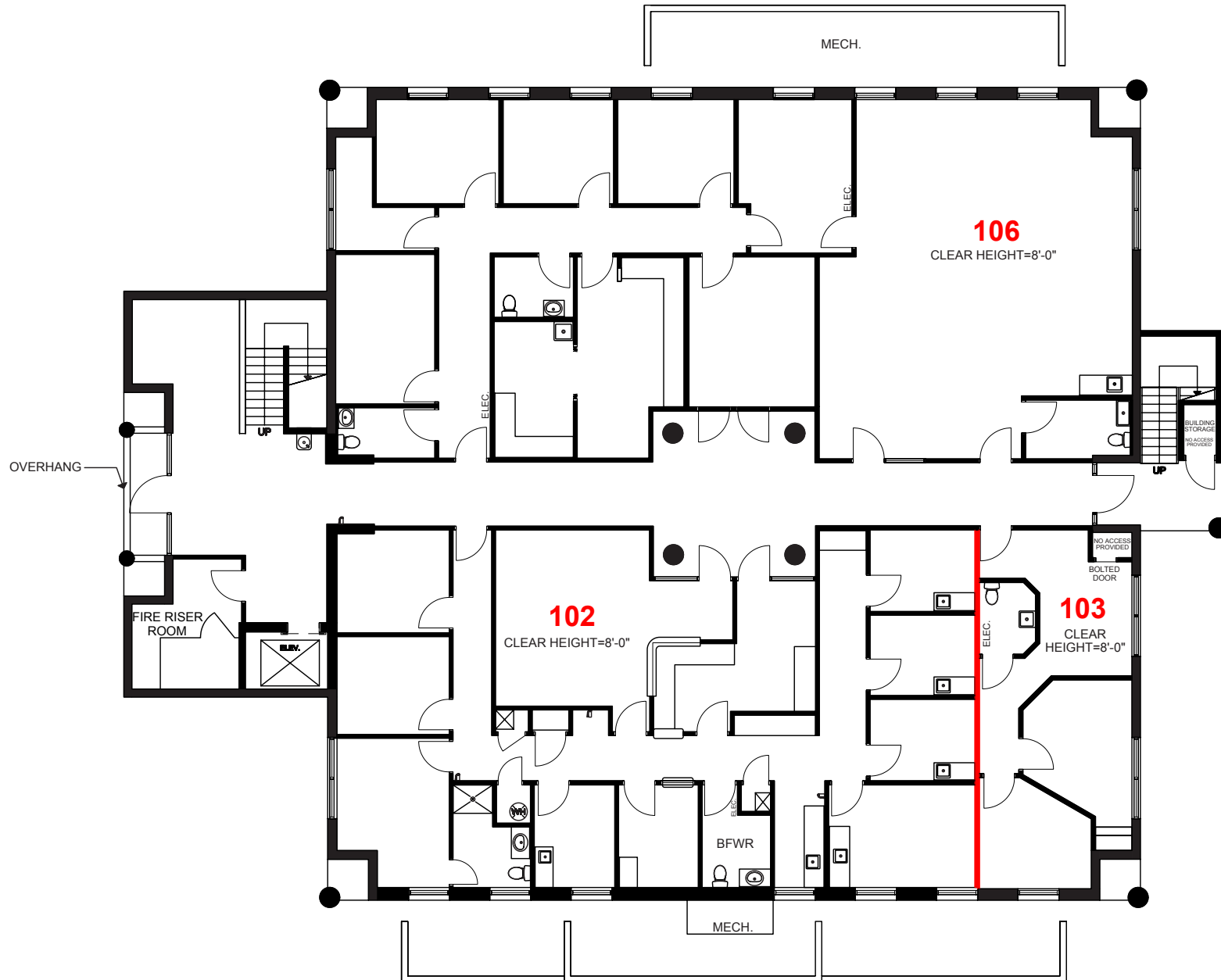
LVC has multiple locations across Metro-Phoenix and has been in Business approx. 14 years. 5-Year NNN Lease, which commenced 8-1-2024 and ends 7-31-2029.



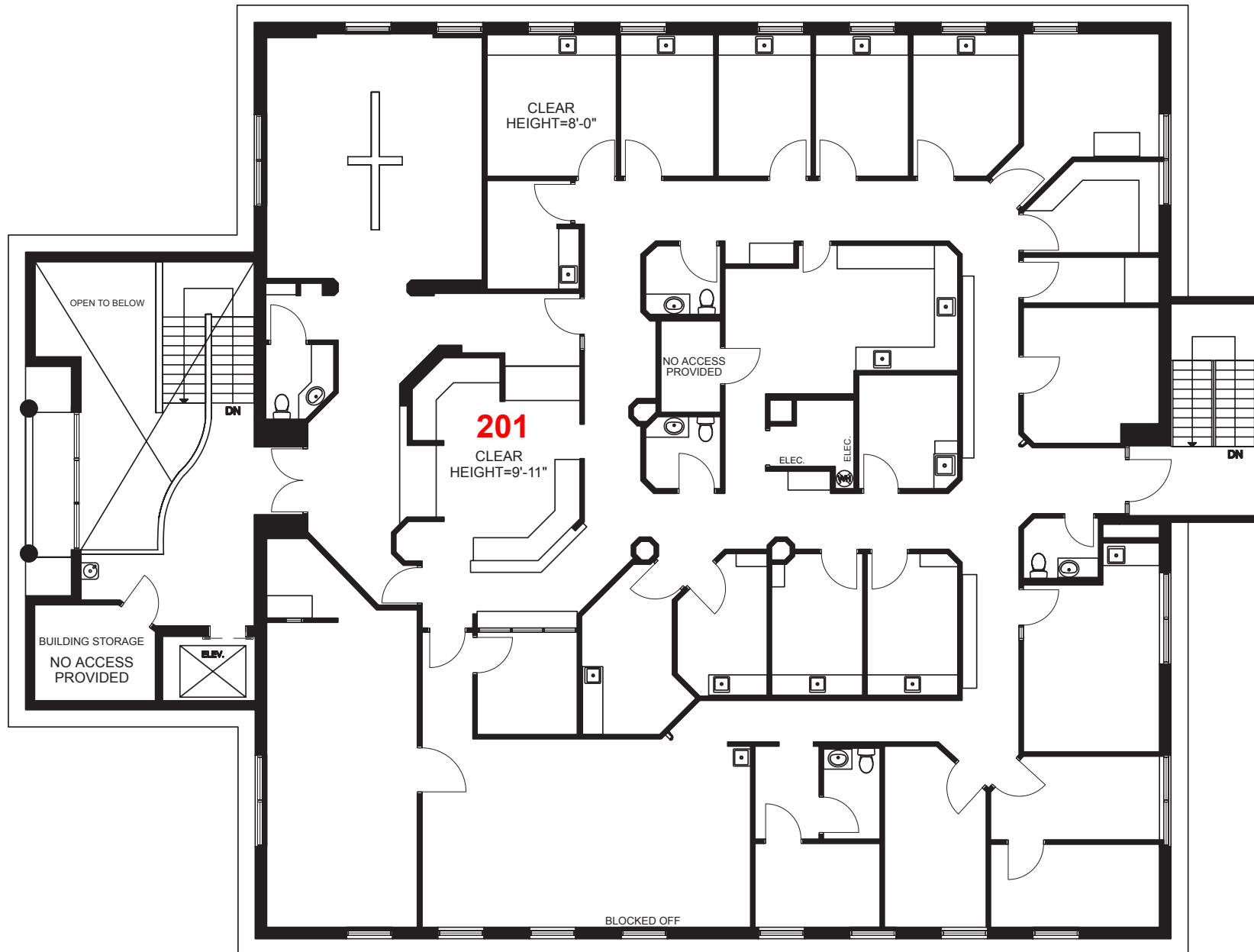
INTERIOR PHOTOS



FLOORPLAN - 1ST FLOOR



FLOORPLAN - 2ND FLOOR



AERIAL OVERVIEW



ACE Hardware
99c only STORES.
AFG AMERICAN FURNITURE GALLERIES
bealls OUTLET
TACO BELL
Wendy's
DOLLAR TREE
WALMART SUPERCENTER

EARNHARDT
CHEVROLET

SITE

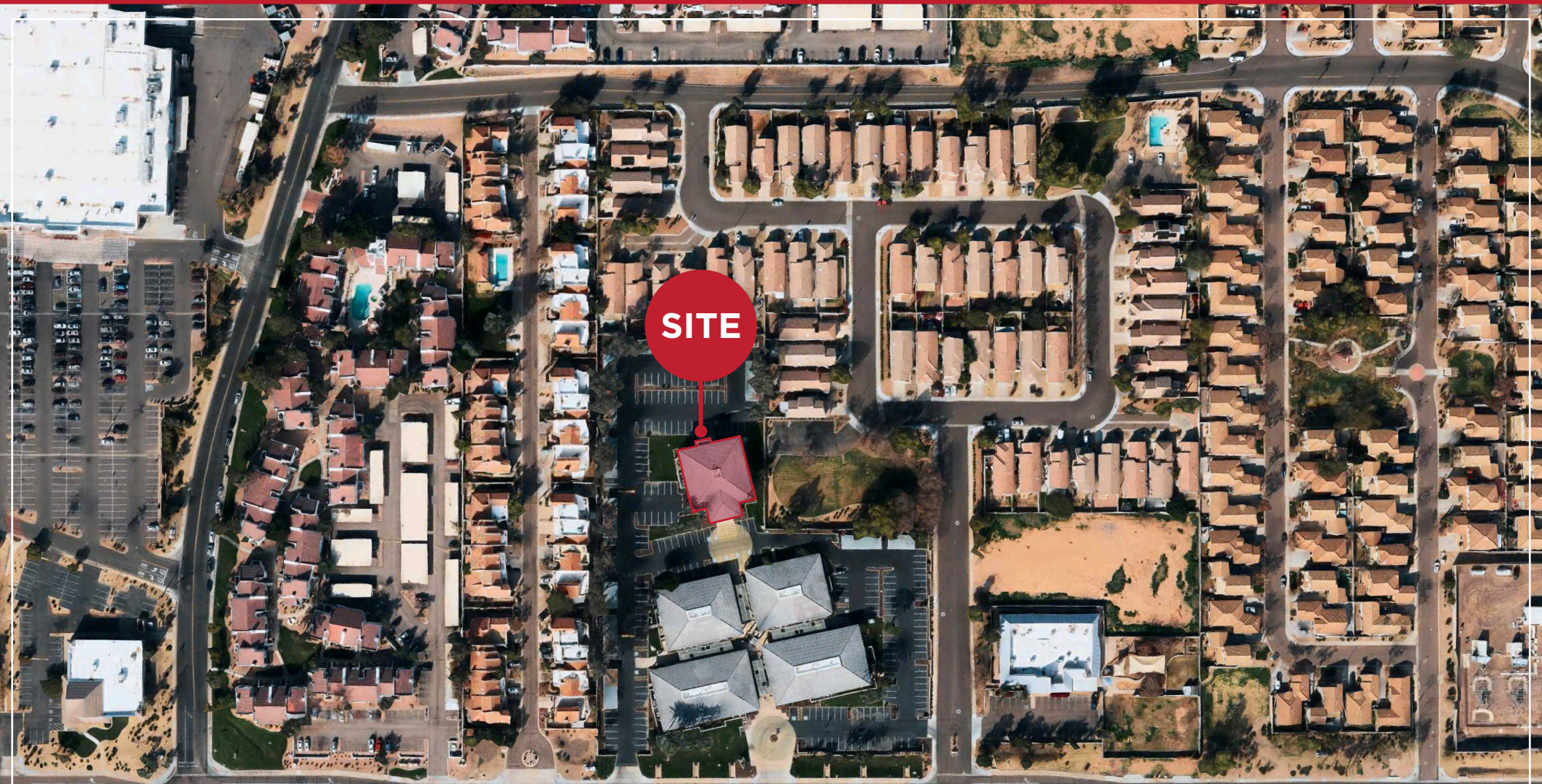
AMF
Raising Cane's CHICKEN FINGERS
QT QuikTrip
FERGUSON

N ALMA SCHOOL RD

W WARNER RD

N ARIZONA AVE

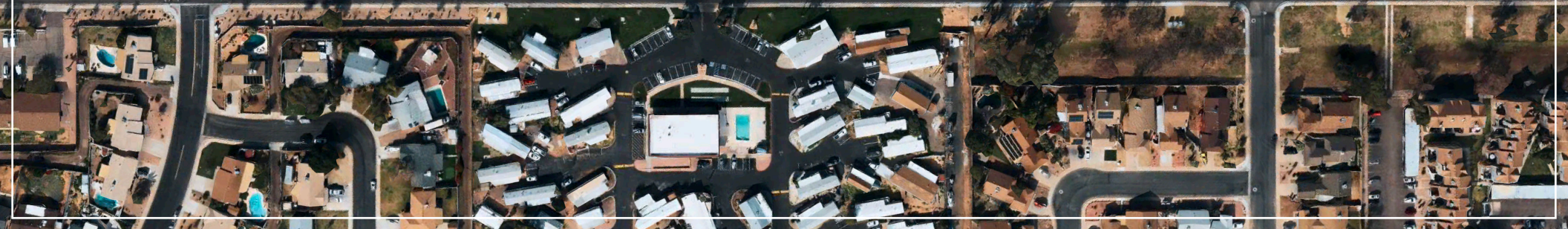
AERIAL OVERVIEW



SITE

W WARNER RD

VPD: ±31,578



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	19,886	144,990	379,741
2028	20,063	145,578	382,770



HOUSEHOLDS

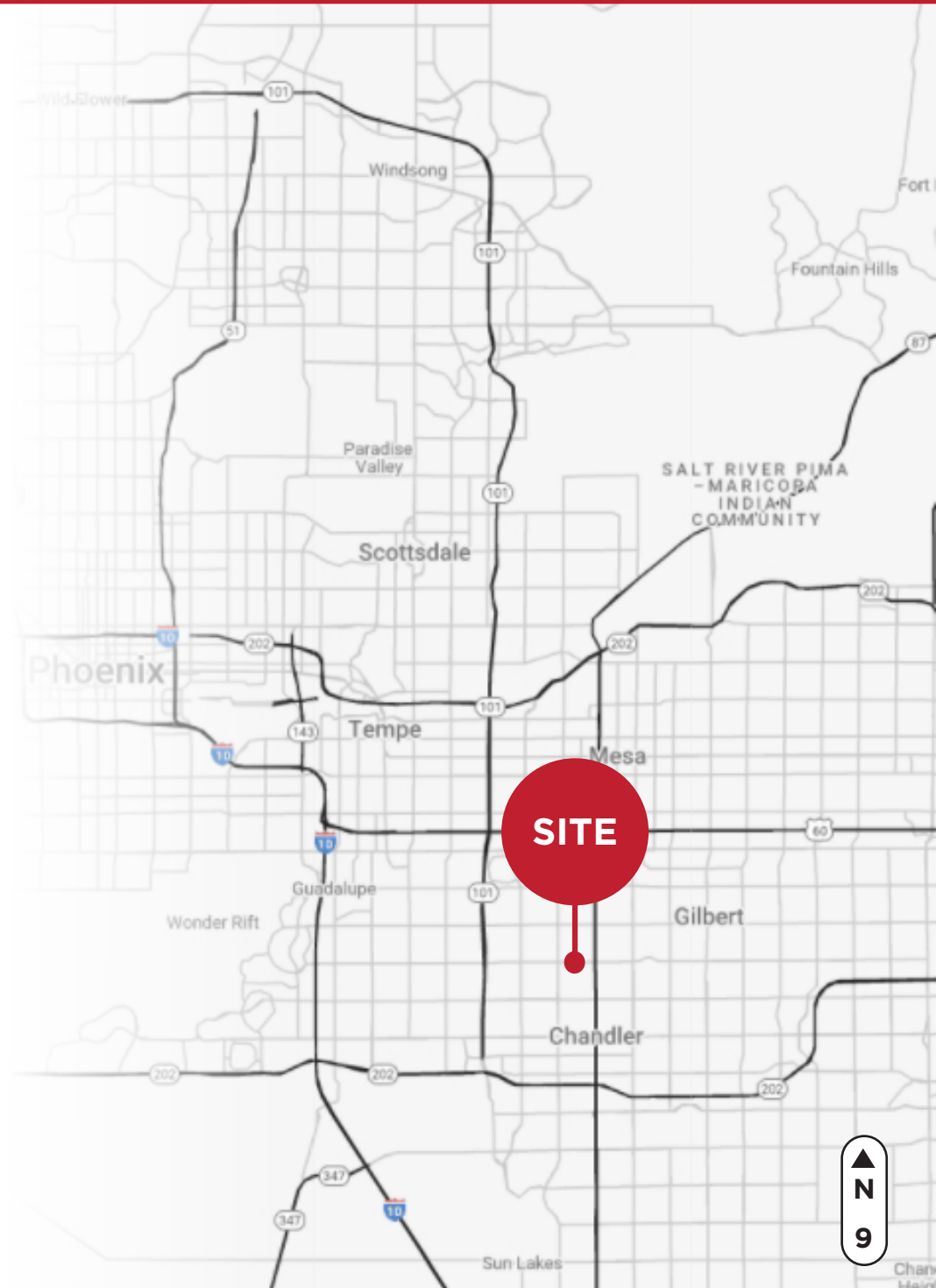
	1 MILE	3 MILES	5 MILES
2023	8,032	55,104	143,205
HH GROWTH 2023-2028:	0.2%	0.1%	0.2%



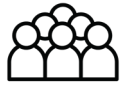
AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2023	\$79,407	\$95,707	\$100,141

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CHANDLER CITY OVERVIEW



276K +
TOTAL POPULATION



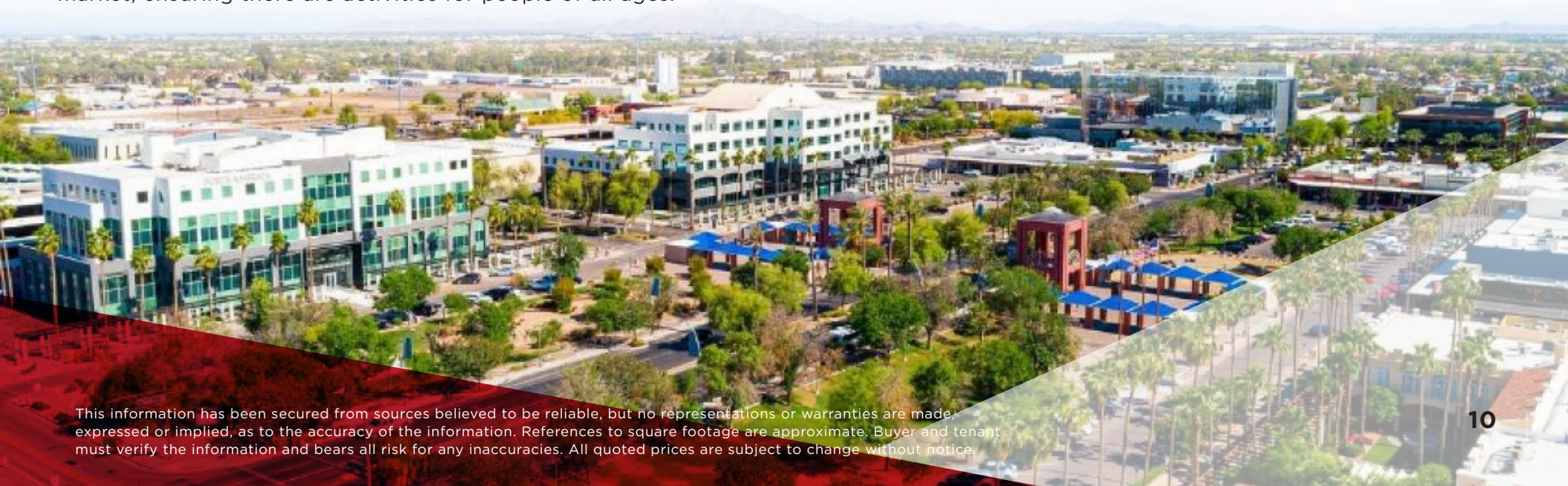
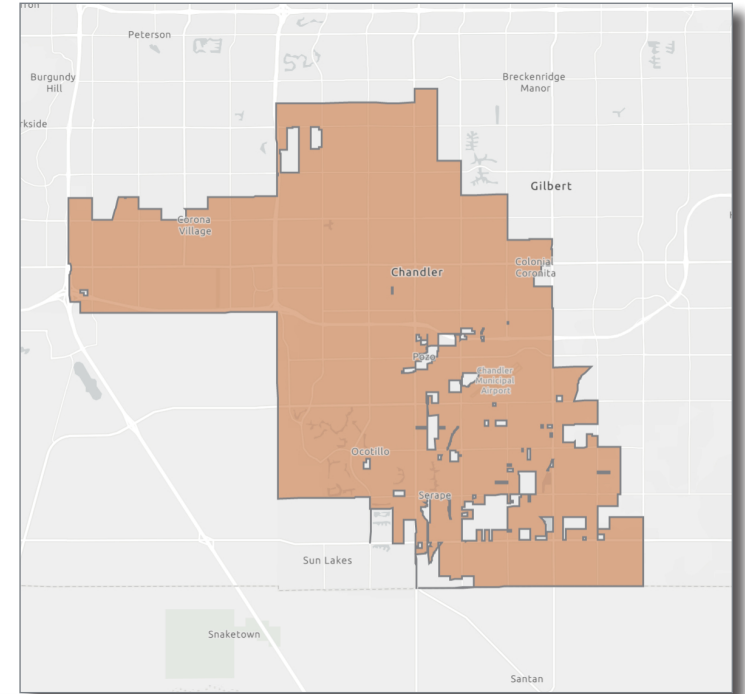
\$126K +
AVG HH INCOME

EXPANDING POPULATION

Chandler, Arizona is the 4th largest city in the state and spans over 65 miles. Chandler has consistently been one of the fastest growing cities in the United States since the 1990s. There are over 100,000 households currently and the city has approved various multi and single family developments to continue to accommodate to its growing population.

EMPLOYMENT AND RECREATION

Chandler's leading employers include Intel, Wells Fargo Bank, Chandler Unified School District, Bank of America, and Dignity Health which provide over 28,000 jobs to the city combined. Recreation in Chandler provides its residents and visitors with plenty of options of entertainment that include hiking, biking, horse back riding, golfing, dining, shopping, and more. Downtown Chandler hosts a number of annual events that range from bar crawls to weekly farmers market, ensuring there are activities for people of all ages.



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