

# MONTEREY VISTA VILLAGE

AVAILABLE MARCH 2026 FOR LEASE

930 E PECOS RD STE 4 CHANDLER, AZ 85225

COMMERCIAL/MULTI-TENANT  
RETAIL OPPORTUNITY



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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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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.

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## SUITE 4 HIGHLIGHTS

- Built-out Nail Salon
- Reception Area
- 1 Office
- 2 Restrooms
- High Identity Pecos Rd Signage
- 26,539 Traffic VPD on McQueen Rd
- Next to High Traffic Filibertos

## PROPERTY OVERVIEW

**ADDRESS** 930 E Pecos Rd Ste 4 Chandler, AZ 85225

**LEASE RATE** Contact Broker for Rate

**PARCEL APN** 303-14-536

**BUILDING SIZE** 11,895 SqFt

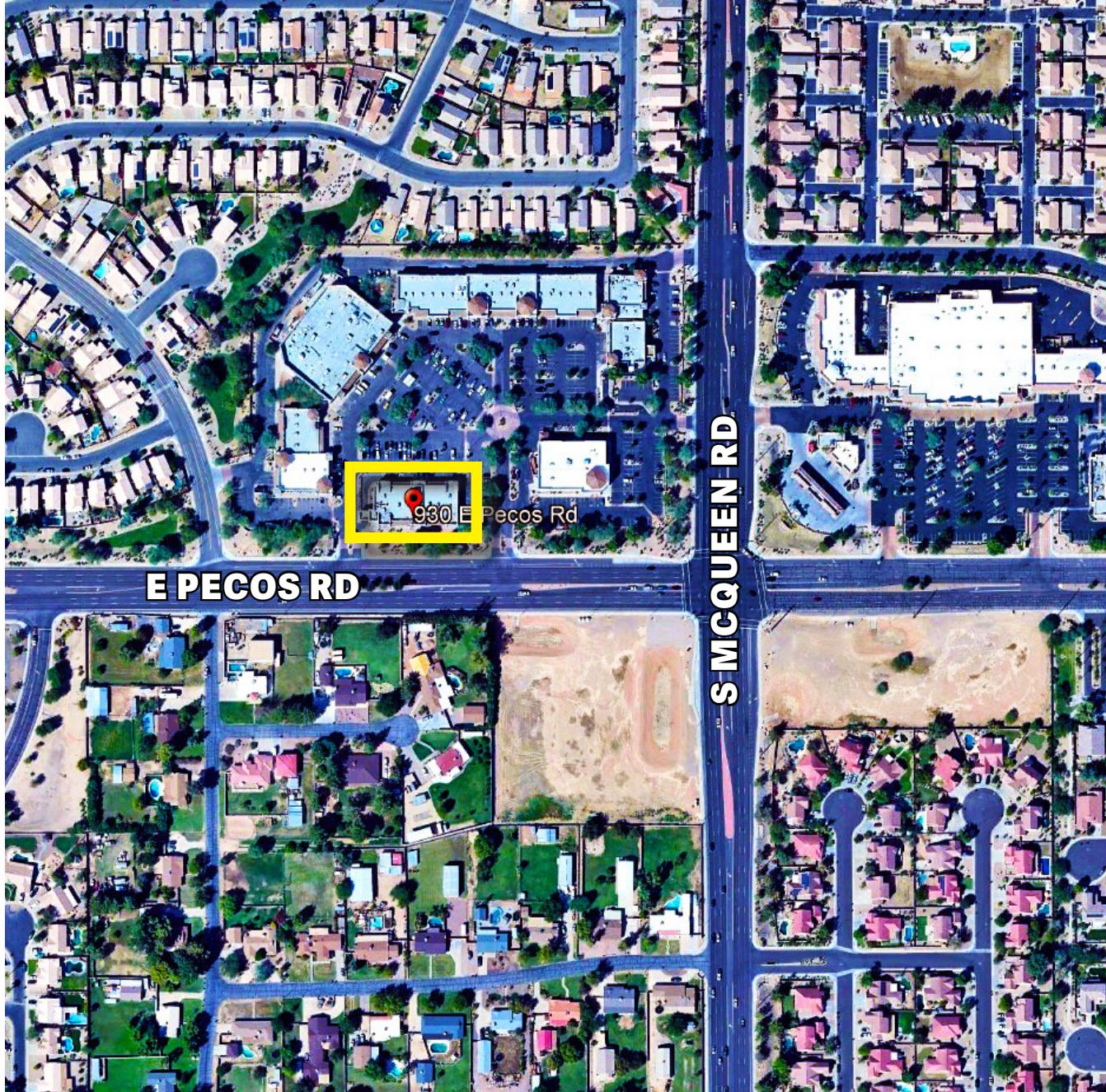
**SUITE SIZE** 2,803 SqFt

**ZONING** PAD, City of Chandler

For More Information, Please Contact an Exclusive Listing Agent:

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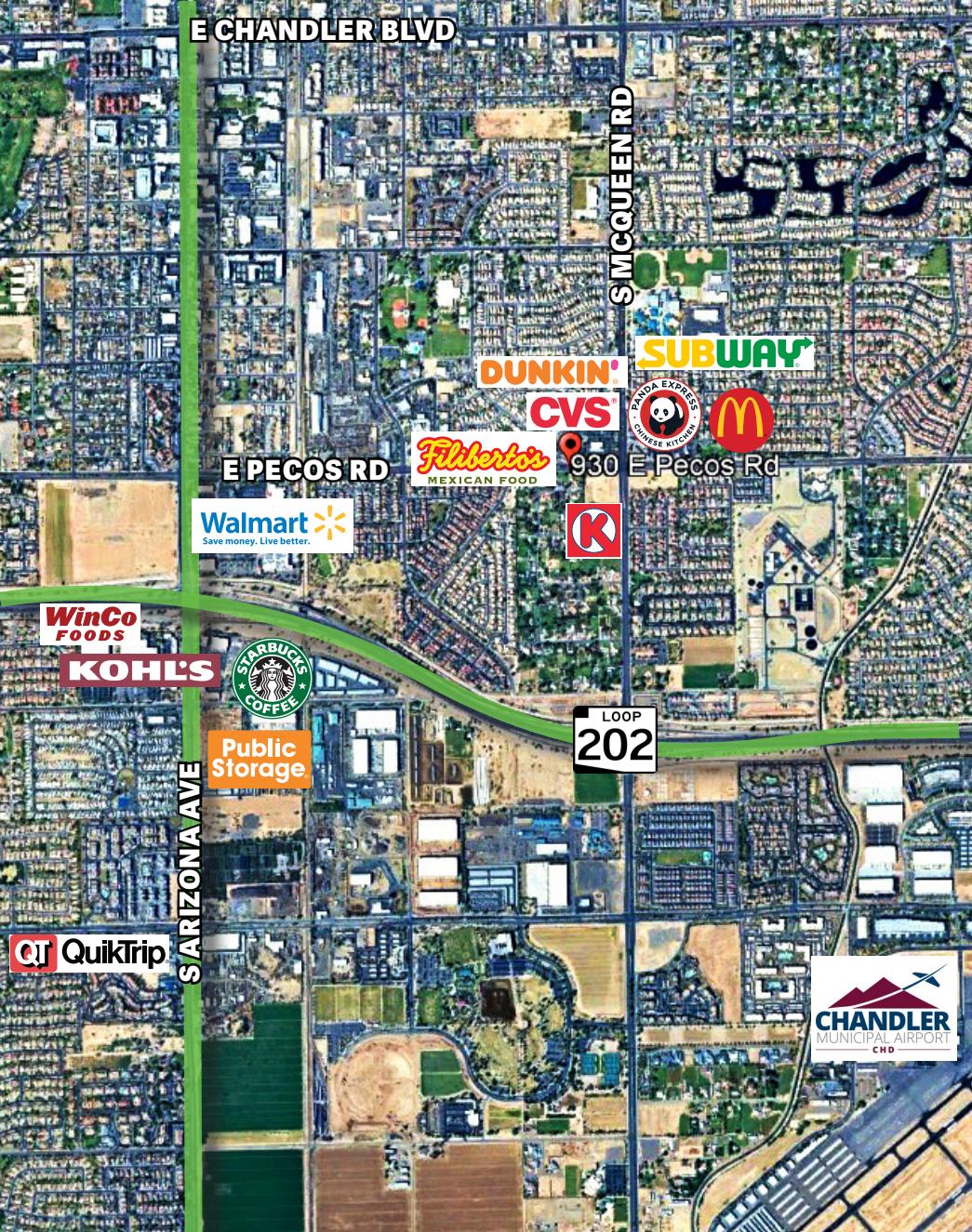


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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	13,121	122,418	312,636
<b>2029 Population Projection</b>	14,111	132,072	338,048
<b>2024 Households</b>	4,807	43,895	113,013
<b>Median Household Income</b>	\$80,005	\$91,184	\$98,915
<b>Bachelor's Degree or Higher</b>	34%	38%	42%
<b>Avg Household Spending</b>	\$33,070	\$36,325	\$38,369
<b>Total Consumer Spending</b>	\$159M	\$1.6B	\$4.3B
<b>Daytime Employees</b>	4,689	47,847	125,177

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