

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.

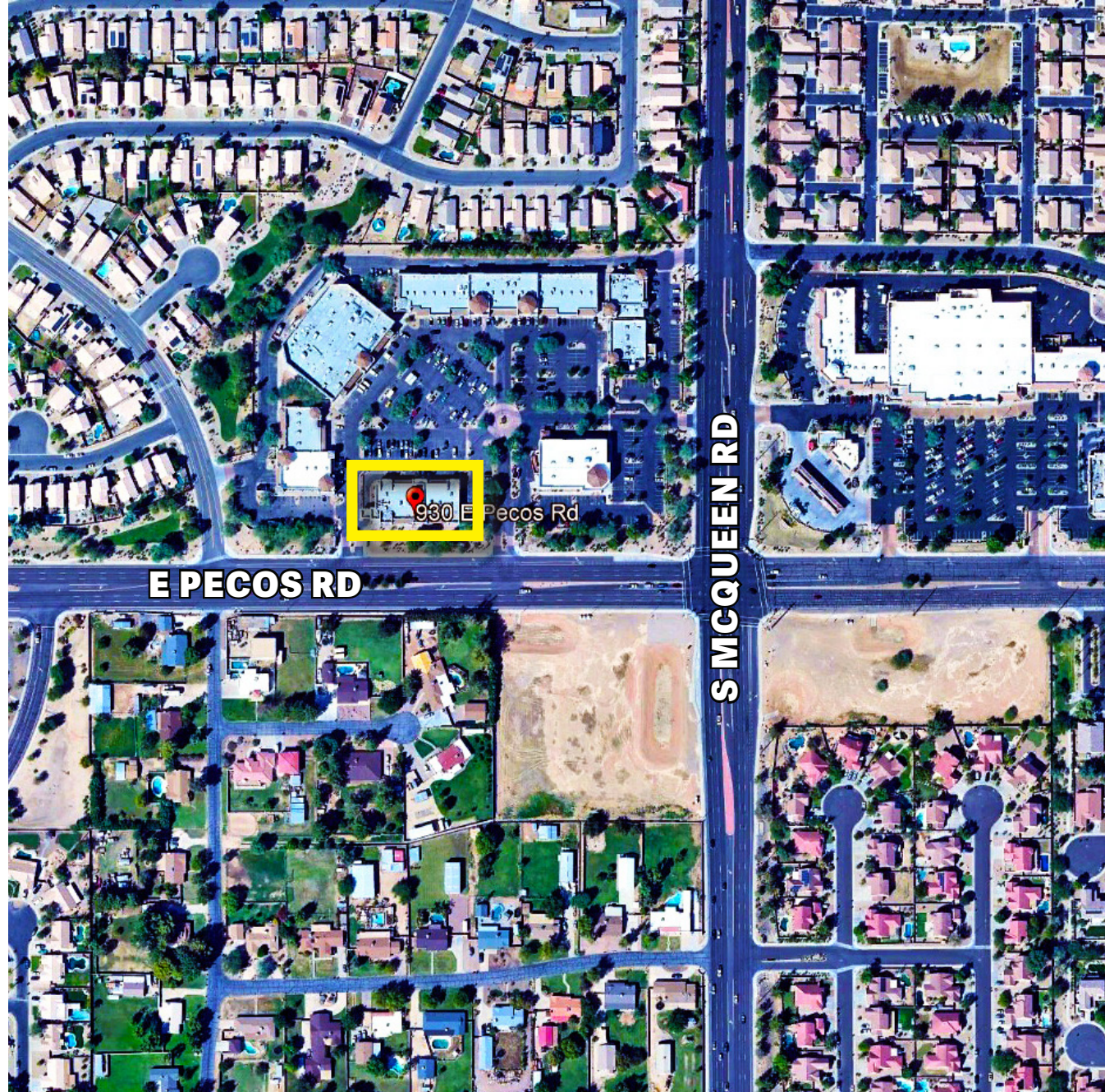
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SUITE 4 HIGHLIGHTS

- 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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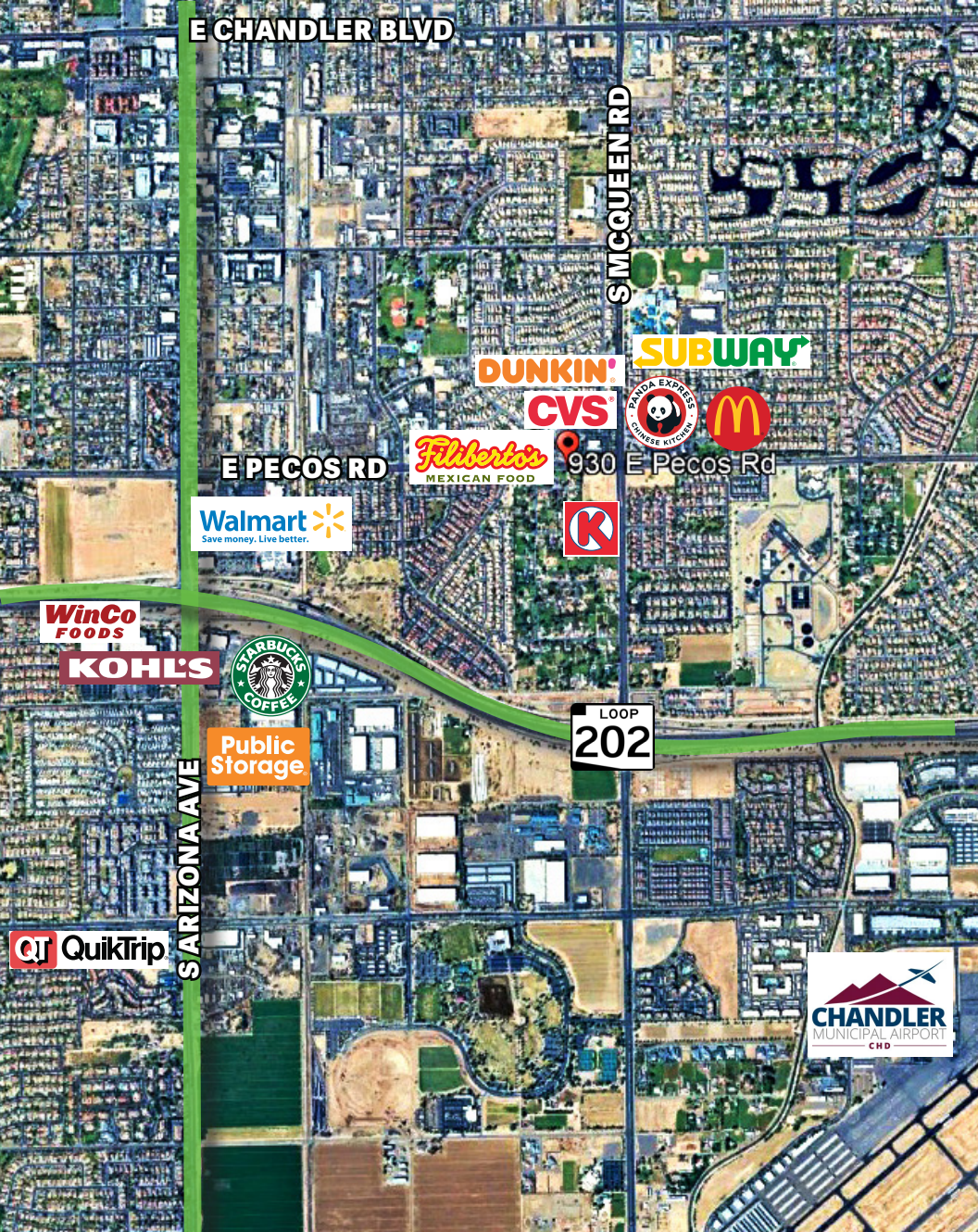


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10.04.25



DEMOGRAPHICS

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

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