Menlo Group
COMMERCIAL REAL ESTATE

CHANDLER SQUARE

MULTI-TENANT OFFICE INVESTMENT

SALE PRICE: $1,266,657.00 | CAP RATE 6.50%

1331 N Alma School Rd,
Chandler, AZ 85224

Exclusively listed by:

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PROPERTY SUMMARY

PRICE:	$1,266,657
PRICE PER SF:	$201.57
BUILDING SIZE:	+/- 6,284 SF
SALE TYPE:	Multi-Tenant Investment
OCCUPANCY:	100%
NOI:	$82,332.69
CAP RATE:	6.50%
YEAR BUILT:	1986
APN:	302-43-898
ZONING:	PAD, Chandler
SALE OF INTEREST:	Fee Simple

INVESTMENT HIGHLIGHTS

- Occupancy: 100% leased with staggered rollover and stable cash flow
- +/- 6,284 per current leases
- Full Service leases (electric & janitorial included)
- Built-in Rent Growth on Renewals
- Strong upside for new ownership
- Priced well below replacement cost
- Prominent Chandler location, a sought-after submarket, with numerous corporate & retail businesses nearby
- Rapidly expanding City of Chandler population, highly educated workforce and a median household income of $108,095
- Top Professional Employers: Intel, Microchip Technology, ASML Holding, Northrop Grumman, PayPal, Banner Health & Dignity Health.

PROPERTY DESCRIPTION

1331 N Alma School Rd is a one-story, multi-tenant office building located in the highly sought-after Chandler submarket, surrounded by corporate neighbors and retail amenities.

Built in 1986, this property is part of the Chandler Office Center business center, which includes eight (8) freestanding buildings with a variety of tenants and users.

100% percent leased to three (3) tenants: Center for Compassion; Mulkey & Company PC; and Michael D Miller, Jr Attorney at Law.

PROPERTY FEATURES

- Number of Floors: One (1)
- Office Units: Three (3)
- Year Built: 1986
- Zoning: PAD, Chandler
- Parking Ratio: 5.5/1,000 SF
- Classification: Class B
- Fully Sprinklered Building
- HOA: Chandler Square Property Owners' Association


FIRE LANE
NO PARKING


CHANDLER SQUARE
1331
THRU
1351
REGIONAL FINANCE

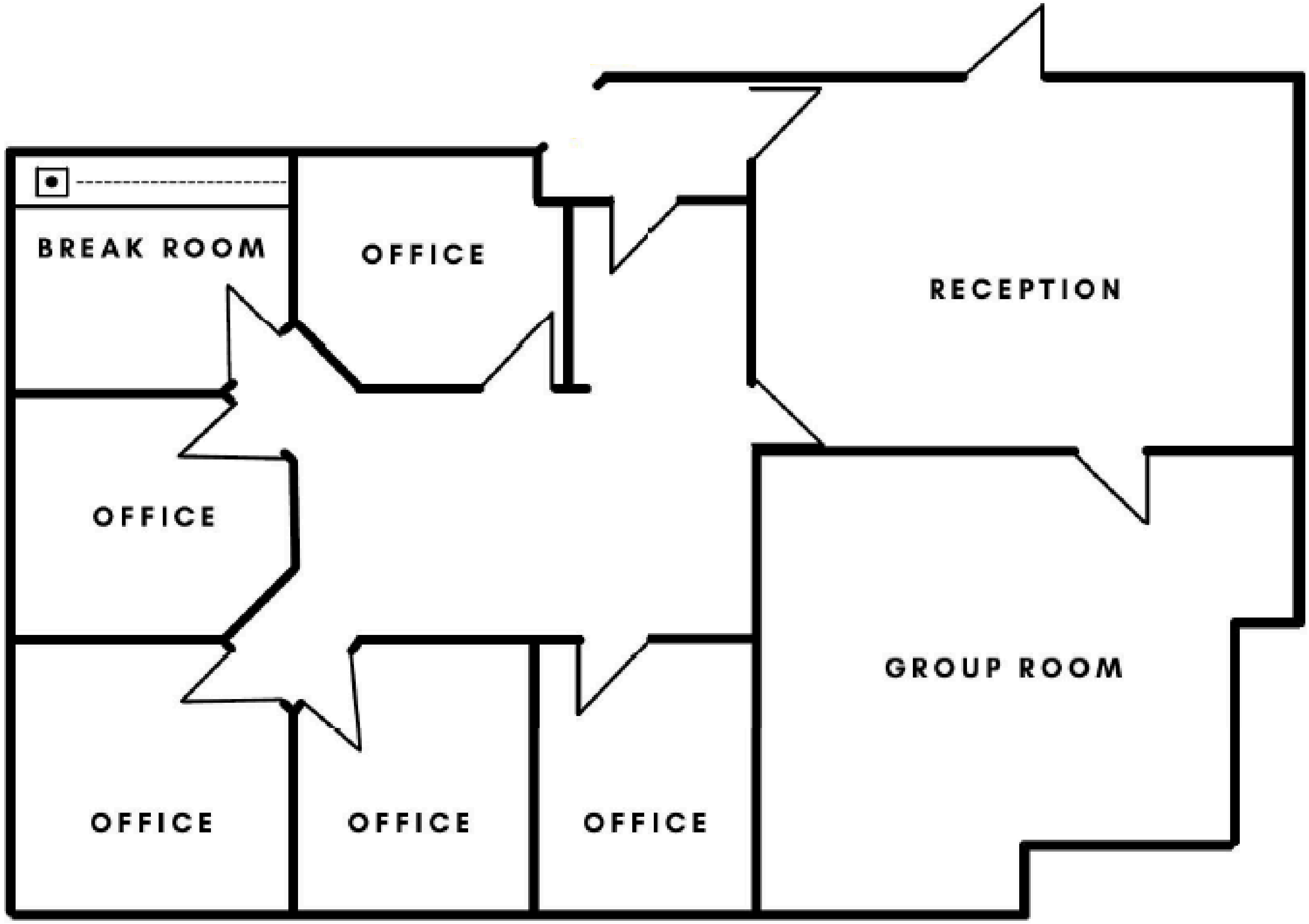
Net Operating Income Analysis

	Forward Looking 12 Months (12/1/26 - 11/30/27)	PSF
Property Size	6,284	SF
Occupancy	100%	
INCOME		
Scheduled Rental Income	$148,224.57	$23.59
Available Space	$0.00	
CAM Reimbursement Income	$524.40	$0.08
Parking Income	$0.00	$0.00
POTENTIAL GROSS INCOME	$148,748.97	$23.67
Less Vacancy Factor	(7,437.45)	$1.18
Vacancy Percentage	5.00%	
EFFECTIVE GROSS INCOME	$141,311.52	$22.49
OPERATING EXPENSES	$58,978.83	$9.39
NET OPERATING INCOME	$82,332.69	$13.10
Price	**$1,266,657**	
Price/PSF	**$201.57**	**SF**
Capitalization Rate	**6.50%**	

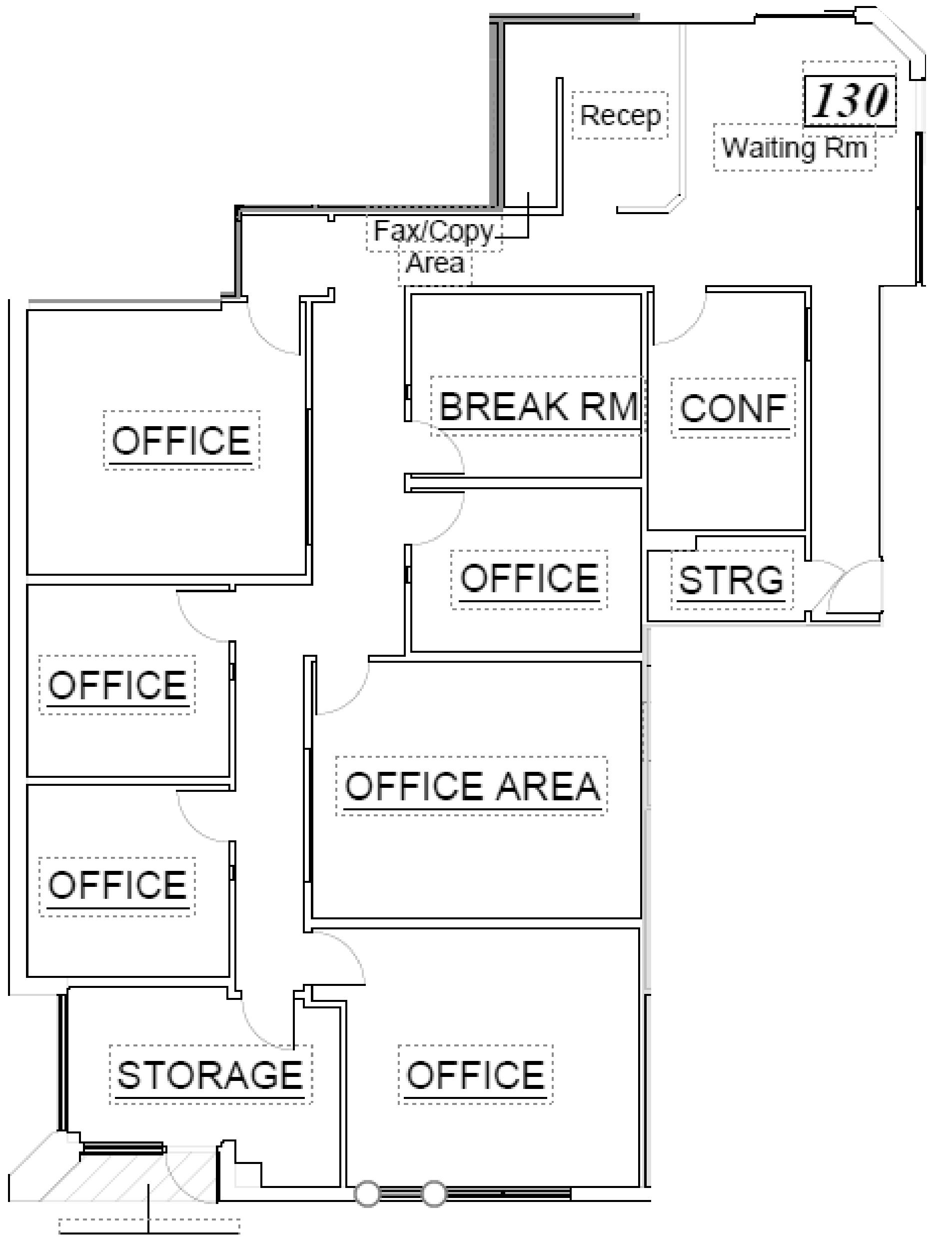
Operating Expenses

	Annual Amount	PSF
Heating & A/C	$4,503.29	$0.72
Refuse Removal	$500.00	$0.08
Utilities (Electricity, Water/Sewer)	$9,958.92	$1.58
Cleaning & Janitorial	$10,067.38	$1.60
Lighting	$103.39	$0.02
Professional Fees (Association Dues/Fees)	$8,682.31	$1.38
Fire/Life/Safety	$1,522.11	$0.24
Maintenance & Repairs	$3,714.44	$0.59
Maintenance Salary/Benefits	$1,573.39	$0.25
Management Fee	$3,365.83	$0.54
Building Insurance	$3,390.00	$0.54
Real Estate Taxes	$9,879.94	$1.57
TOTAL EXPENSES (2025 ACTUAL):	**$57,261.00**	**$9.11**
TOTAL EXPENSES (2026 BUDGETED):	**$58,978.83**	**$9.39**

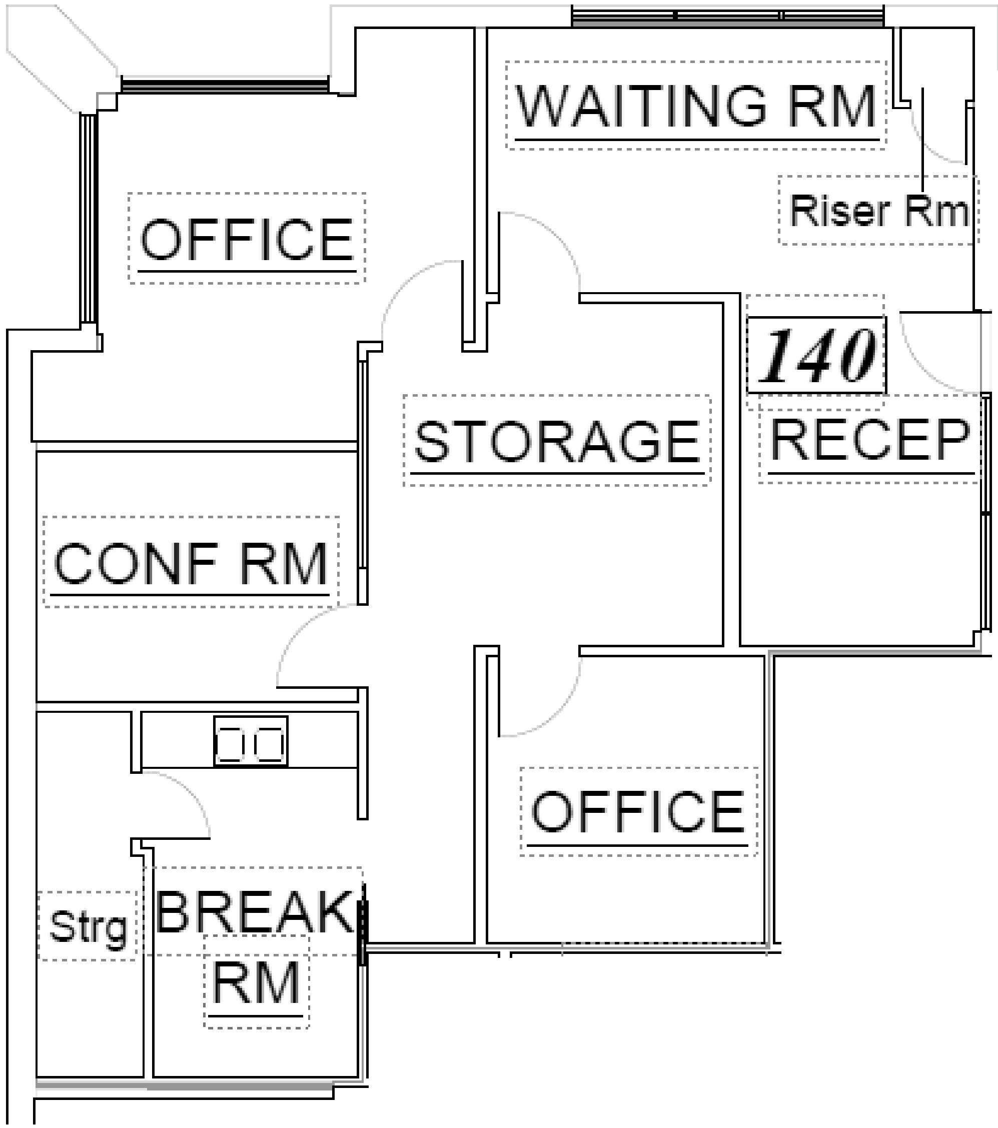
FLOOR PLAN | SUITE 100



FLOOR PLAN | SUITE 130



FLOOR PLAN | SUITE 140



TENANT PROFILES

CENTER FOR COMPASSION

Center for Compassion offers counseling and therapy for individuals dealing with grief and trauma.
www.thecenterforcompassion.com

MULKEY & COMPANY, P.C.
CERTIFIED PUBLIC ACCOUNTANTS

Mulkey & Company PC is a firm that offers both CPA & Accounting Services to its clients.

THE LAW OFFICES OF
MICHAEL D. MILLER JR

Michael D Miller is a family law attorney with over 42 years of experience and serving both Maricopa and Pinal Counties.
www.michaeldmillerjr.com

AERIAL

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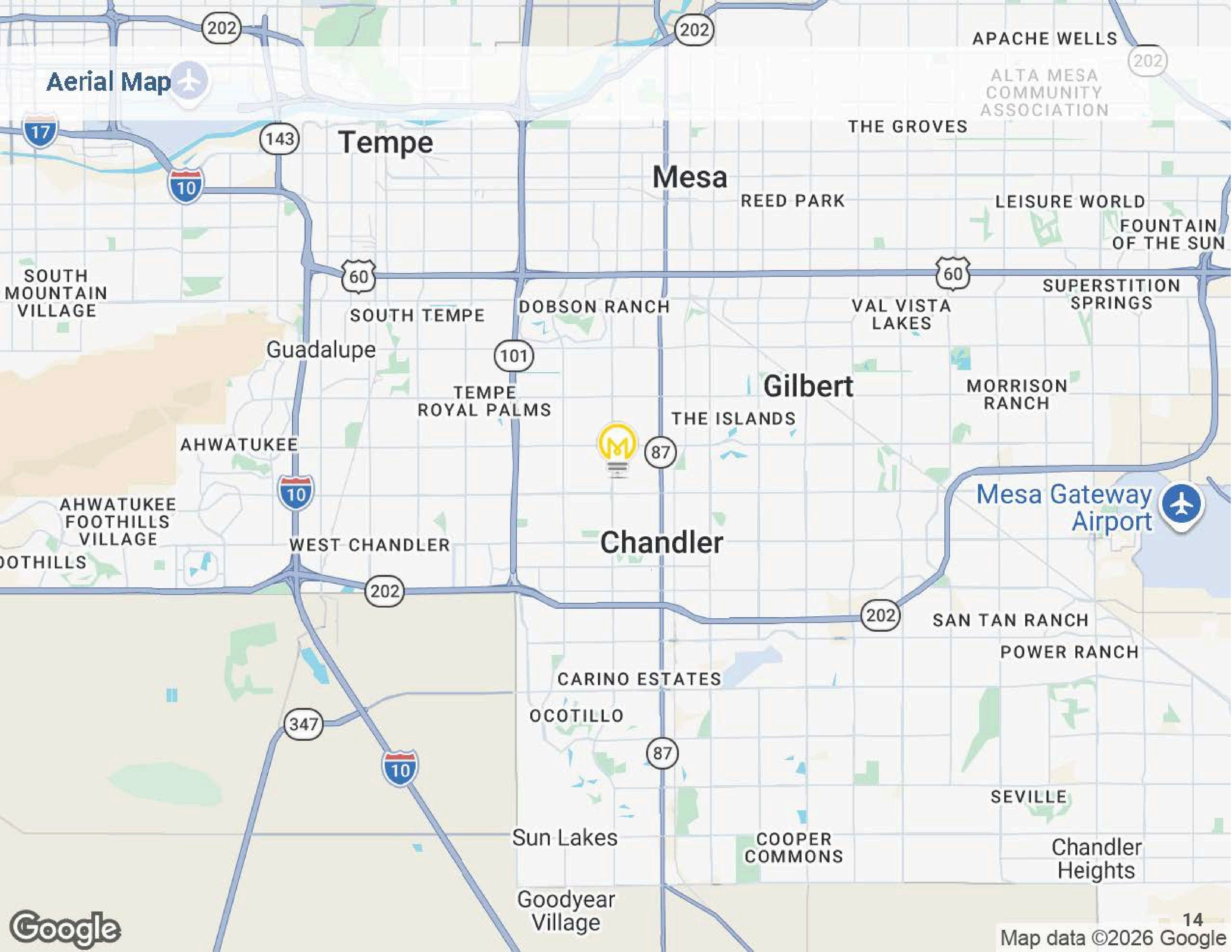
Aerial Map
Tempe
Mesa
Gilbert
Chandler
APACHE WELLS
ALTA MESA COMMUNITY ASSOCIATION
THE GROVES
REED PARK
LEISURE WORLD
FOUNTAIN OF THE SUN
SOUTH MOUNTAIN VILLAGE
SOUTH TEMPE
DOBSON RANCH
VAL VISTA LAKES
SUPERSTITION SPRINGS
Guadalupe
TEMPE ROYAL PALMS
MORRISON RANCH
THE ISLANDS
AHWATUKEE
AHWATUKEE FOOTHILLS VILLAGE
OOTHILLS
WEST CHANDLER
Mesa Gateway Airport
SAN TAN RANCH
POWER RANCH
CARINO ESTATES
OCOTILLO
SEVILLE
Sun Lakes
COOPER COMMONS
Chandler Heights
Goodyear Village
202
143
17
10
60
101
87
347
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Map data ©2026 Google

ABOUT CHANDLER, AZ

Chandler, Arizona, situated in the dynamic East Valley of the Phoenix metropolitan area, stands as a beacon of innovation and economic vitality. Renowned for its robust technology sector, skilled workforce, and business-friendly environment, Chandler offers a compelling landscape for commercial real estate investment.

As of 2026, Chandler ranks as the fourth-largest city in Arizona by population.

The average household income within a 5-mile radius of 1331 N Alma School Road, Chandler, AZ is approximately $105,264 with a projected increase to $118,557 by 2031.

Chandler's economy is anchored by a diverse array of leading employers across technology, finance, healthcare, and education sectors:

- Intel Corporation - 12,000 employees
- Wells Fargo Bank - 5,500 employees
- Chandler Unified School District - 4,900 employees
- Bank of America - 3,600 employees
- Chandler Regional Medical Center - 3,000 employees
- Northrop Grumman - 2,150 employees
- City of Chandler - 2,300 employees
- Microchip Technology (HQ) - 1,700 employees
- NXP Semiconductors - 1,700 employees
- Amazon - 1,500 employees

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Menlo Group Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.