

SINGLE-TENANT NET LEASE STANDALONE OFFICE BUILDING

398 S ARIZONA AVE | CHANDLER, AZ 85225



±6,725 SF OFFICE BUILDING

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 **COMMERCIAL PROPERTIES INC.**
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±6,725 SF Single-Tenant Office Building in Chandler Arizona, 85225



For More Information, Please Contact an Exclusive Listing Agent:

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EXECUTIVE SUMMARY

CPI is pleased to present the opportunity to acquire Downtown Chandler Office Building at 398 S Arizona Ave, a **6,725 SF single-tenant leased general office building** located in Chandler, Arizona. This offering represents an ideal investment, well-suited for a 1031 exchange buyer or hands-off investor seeking **stable income and long-term value appreciation** in a supply-constrained East Valley submarket.

The property is 100% leased to PluggedIn Recovery, a premier behavioral health and addiction treatment provider. The tenant operates within an essential, recession-resistant healthcare sector, providing dependable income supported by consistent demand. The tenancy anchors the asset with an established, service-oriented operator and delivers secure cash flow from day one.

The building features a **highly functional layout** across one level, including a reception area, fourteen offices, two restrooms, two conference rooms, a break room, and bullpen. This configuration is ideally suited for behavioral healthcare, medical, and professional office users, ensuring long-term usability and minimal future capital expenditure.

Strategically located on Arizona Ave with ingress and egress at W Frye Rd and S Arizona Ave, the property offers **exceptional regional connectivity** throughout the Downtown Chandler corridor. This investment is well positioned to benefit from the market's continued flight to quality, as demand remains strongest for fully leased assets in prime infill locations. With consistent tenant demand in the East Valley office submarket, 398 S Arizona Ave offers a rare opportunity to acquire a stabilized asset with durable income and long-term growth potential.

SUBMARKET OVERVIEW

CITY OF CHANDLER OFFICE MARKET

Over the past decade, Chandler has established itself as a premier office market within the Phoenix metropolitan area. Driven by a strong corporate presence, high median household incomes, and quick access via the Loop 101 and Loop 202 freeways, the city continues to attract top-tier businesses, financial services, and tech firms looking to leverage the East Valley's deep labor pool.

STEADY RENTAL RATES & MARKET STABILITY

The average market asking rent across Chandler has reached \$35.11/SF. Over the past 12 months, asking rents have recorded a steady 1.5% annual growth rate. Stable demand across quality inventory continues to support healthy rate baselines throughout the city.

ROBUST INVESTMENT & CAPITAL ACTIVITY

About \$126.3 million worth of office assets traded hands in the past 12 months. Transaction activity remained above the recent three-year average of \$86.3 million annually, demonstrating that significant long-term investments continue to be made.



2.6%

Downtown
Chandler Office
Vacancy Rate



\$35.11/SF

Average Asking
Rent



\$126.3M

12-Month
Sales Volume

INVESTMENT HIGHLIGHTS

This offering presents an opportunity to acquire a highly visible ±6,725 SF standalone office building in Downtown Chandler. Located on Arizona Avenue with easy access to Loop 101 and Loop 202, the property features a flexible office layout, abundant parking, monument signage, and a prime East Valley location ideal for professional, medical, or creative users.

Sale Price: \$2,689,999.38
(\$387.49 PSF)

CAP Rate: 6.50%

NOI: \$174,849.96

Year Forward NOI
(10/01/2026 - 09/30/2027)

PLUGGED IN
— RECOVERY —

Founded in 2018, Plugged In Recovery has been providing behavioral health and addiction treatment services for more than eight years. The subject property serves as the company's administrative headquarters, supporting its network of behavioral health and recovery programs throughout Arizona. The organization offers evidence-based residential treatment, outpatient services, and sober living programs while delivering personalized care through a combination of proven clinical therapies, holistic wellness services, and luxury recovery environments designed to promote lasting healing and sustained sobriety.

Recent Capital Improvements

(Completed June 2026)

Seal-coated and re-stripped parking lot, freshly painted building exterior, and enhanced landscaping.



6,725 SF

Building Size



100%

Leased



Remodeled 2018

Built 1997



C-R (Regional Commercial District)

Zoning



NNN

Lease Type



Signage

Monument and Building



4.01:1,000

Parking Ratio



Ingress/Egress

Arizona Ave & W Eglin St

TENANT OVERVIEW



Plugged In Recovery

A Premier Provider of Luxury Addiction & Mental Health Treatment

Plugged In Recovery is a leading Arizona-based behavioral health provider specializing in evidence-based addiction and co-occurring mental health treatment. With luxury residential facilities, outpatient programs, and sober living communities throughout the Phoenix metro area, the organization delivers personalized care in a supportive, resort-style environment designed to promote lasting recovery and long-term wellness.

<https://pluggedinrecovery.com/>

Comprehensive, Personalized Recovery Programs

Plugged In Recovery combines traditional recovery models with evidence-based clinical therapies and holistic wellness services to create individualized treatment plans. Their experienced clinical team provides compassionate care in a structured environment that helps clients build the tools needed for lifelong sobriety while addressing both substance use and underlying mental health conditions.

Comprehensive Behavioral Health Services

Plugged In Recovery offers a full continuum of care designed to support individuals throughout every stage of recovery, including:

- Residential Addiction Treatment
- Outpatient Treatment Programs
- Luxury Sober Living
- Individual & Group Therapy

As a respected provider in Arizona's growing behavioral healthcare industry, Plugged In Recovery serves as a high-quality healthcare tenant offering essential treatment services while contributing to the long-term stability of the surrounding community.



FINANCIAL SUMMARY

2026 Budget Operating Expenses

	Total/Yr	Month	SF
Property Tax	\$15,190.46	\$1,265.87	\$2.26
Insurance	\$3,026.25	\$252.19	\$0.45
CAMs	\$9,000.00	\$750.00	\$1.34
Total Expenses	\$27,216.71	\$2,268.06	\$4.05

	NOI	CAP/YR
Year 1	\$174,849.96	6.50%
Year 2	\$180,095.52	6.70%
Year 3	\$185,498.40	6.90%
Year 4	\$191,063.28	7.10%
Year 5	\$196,795.20	7.32%

Lease Expires 10/31/2036 (Annual Increases 3%)

Income Summary

Gross Income	\$202,066.67
Expenses	\$27,216.71
Net Operating Income	\$174,849.96

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.

July 30, 2026 2:08 PM



FINANCIAL SUMMARY

Lease Type <i>5-year Lease Term.</i>	NNN
Tenant:	Plugged in Recovery LLC
Lease Commencement:	7/1/2026
Renewal Commencement: One 5-year renewal option, subject to mutually agreed terms.	11/1/2031
Square Footage:	6,725
Lease Expiration:	10/31/2031

Security Deposit:	\$19,043
Renewal Option:	One, 5-year
Personal Guaranty:	Yes - Principal of Company.

Months	Lease Rate	Rate/Month
07/01/26 - 09/30/26	\$0.00	\$0.00
10/01/26 - 09/30/27	\$26.00	\$14,570.83
10/01/27 - 09/30/28	\$26.78	\$15,007.96
10/01/28 - 09/30/29	\$27.58	\$15,458.20
10/01/29 - 10/31/29	\$0.00	\$0.00
11/01/29 - 10/31/30	\$28.41	\$15,921.94
11/01/30 - 10/31/31	\$29.26	\$16,399.60

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FLOOR PLAN

398 S Arizona Ave / ±6,725 SF

- Reception
- 14 Offices
- 2 Conference Rooms
- Roll Up Door
- Break Room
- Bullpen
- 2 Restrooms









S ARIZONA AVE

W ELGIN ST



S MCCLINTOCK DR

LOOP 101

DEL TACO
Fry's
BURGER KING

ANDERSON JUNIOR HIGH SCHOOL

goodwill
PAPA JOHN'S
Cafe Rio MEXICAN GRILL

WHOLE FOODS MARKET
STARBUCKS COFFEE
DUNKIN' DONUTS

RAINTREE RANCH CENTER

ANDERSON SPRINGS

CHANDLER MARKETPLACE

W RAY RD

S ARIZONA AVE

SUBWAY
petco
HOBBY LOBBY
RED ROBIN

TJ-MAXX
ROSS
DOLLAR TREE
KFC
Chick-fil-A
IN-N-OUT
PETSMART
LOWE'S

FedEx
Denny's
peter piper pizza

CHANDLER GATEWAY

CHANDLER FESTIVAL

CHANDLER HIGH SCHOOL

W CHANDLER BLVD

CHANDLER FASHION CENTER

Safelite AutoGlass
SAIAD

SAN MARCOS GOLF COURSE

DOWNTOWN CHANDLER

SITE

THE HOME DEPOT
SAFEWAY
CHIPOTLE
STARBUCKS COFFEE
Wendy's

Chandler Regional Medical Center
A Dignity Health Member

Walmart
T-Mobile
GameStop
DEL TACO
Wendy's

COSTCO WHOLESALE
TARGET
BED BATH & BEYOND
Harkins THEATRES
Dillard's
BEST BUY
Panera
BJ'S RESTAURANT & BREWHOUSE
Farmers Diner
STARBUCKS COFFEE
chili's
P.F. CHANG'S
Olive Garden

LOOP 202

S DOBSON RD

Banner Health
Ocotillo Medical Center

S ALMA SCHOOL RD

WinCo FOODS
KOHLS
Culver's
planet fitness
STARBUCKS COFFEE




CROWNE PLAZA
HOTELS & RESORTS


Chandler
City Hall

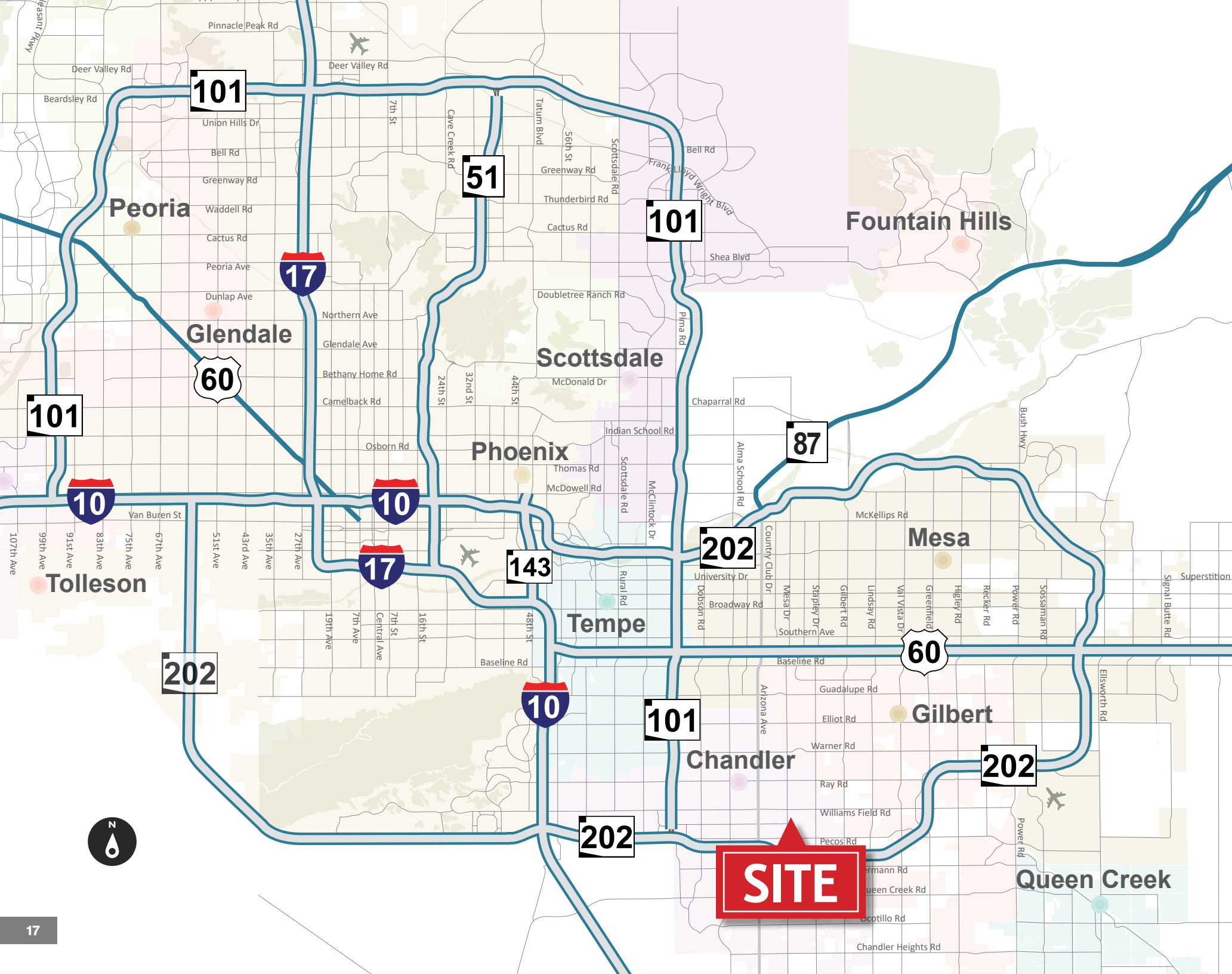


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SITE





Location Overview

Chandler, AZ

Chandler has grown into a powerful innovation hub, driven by a diverse economy anchored in advanced manufacturing, aerospace, IT, and healthcare. The city attracts world-class companies—ranging from semiconductor leaders to cutting-edge aerospace and medical technology firms—supported by a highly educated workforce and a business-friendly environment. Strong infrastructure, reliable utilities, and streamlined development processes make Chandler one of the most desirable locations in the region for high-tech investment and long-term growth.

Beyond its economic strength, Chandler offers an exceptional quality of life that continues to draw residents and employers alike. The city is known for its safe, family-friendly neighborhoods, high-performing schools, and abundant parks, recreation, shopping, and dining options. With thoughtful planning and a vibrant cultural atmosphere, Chandler strikes the perfect balance between professional opportunity and everyday livability, consistently earning recognition as one of the top places to live and work in the Phoenix metropolitan area.

#1

**Best Place to Live/
Work/Play in Arizona**
[\(Ranking Arizona, 2025\)](#)

#1

**Hardest-Working City in
Arizona**
[\(WalletHub/KTAR News 92.3 FM\)](#)

#3

Safest City in Arizona
[\(Chandlernews.com\)](#)

#11

**Best Place for First-Time
Home Buyers**
[\(WalletHub 2025\)](#)



Demographic Summary

	1 Mile	3 Mile	5 Mile
 Population	14,156	116,013	262,407
 Households	5,683	45,268	103,120
 Average Household Income	\$115,201	\$109,763	\$116,957
 Median Home Value	\$417,073	\$407,008	\$413,529



5 Mile Highlights

38.9
Median
Age

117K
Daytime
Employees

43%
Bachelor's Degree
or Higher

An Environment for Professional Growth

Over the past decade, Chandler has emerged as a hub for financial activities, technology, and professional services. The affluent and fast-growing suburb in the southeastern region of metropolitan Phoenix boasts a highly educated population, above-trend median household income, and a deep stock of Class A office inventory.



398 S ARIZONA AVE is an exceptional leasing opportunity in the heart of Downtown Chandler, offering businesses a highly functional standalone office building in one of the East Valley's most sought-after commercial corridors. Featuring a versatile $\pm 6,725$ SF layout, excellent visibility, and convenient access to Loop 101 and Loop 202, the property is ideally suited for professional, medical, or creative office users seeking a premier location with long-term flexibility.

- **PREMIER DOWNTOWN CHANDLER LOCATION:** Positioned along Arizona Avenue, the property offers outstanding visibility with monument signage and abundant parking while providing immediate access to Downtown Chandler's restaurants, retail, and business amenities. Convenient proximity to Loop 101 and Loop 202 ensures excellent regional connectivity throughout the Phoenix metropolitan area.
- **FLEXIBLE WORKSPACE FOR GROWING BUSINESSES:** The building's efficient layout allows businesses to accommodate executive offices, collaborative workspaces, client meeting areas, and specialized operations within one facility. The combination of traditional office space and functional amenities creates an ideal environment for companies seeking room to expand.
- **STRONG CHANDLER MARKET FUNDAMENTALS:** Located in one of Arizona's premier business communities, Chandler continues to attract advanced manufacturing, aerospace, technology, healthcare, and professional service companies. The city's highly educated workforce, strong infrastructure, and exceptional quality of life continue to support long-term business growth and tenant demand.



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