

5500

W CHANDLER BLVD

FOR SALE

Owner/User Opportunity
with Income



CHANDLER | ARIZONA 85226

CBRE

Building Summary

5500 West Chandler Boulevard sits within Chandler Center Commons, a 10-building office condo development directly next to the Intel campus. The property features high visibility along Chandler Boulevard and direct access to major transportation corridors such as I-10, Loop 101, and the San Tan Freeway. This location strengthens connectivity for both tenants and visitors.

The building is set amid vibrant desert landscaping, with flowering shrubs, cacti, mature palms and trees, and shaded outdoor seating areas .

The site offers strong transportation links and is surrounded by diverse retail and dining choices, including the ±1.84 million square foot Chandler Fashion Center regional mall.



PROPERTY OVERVIEW

BUILDING SF	±19,926 SF
SALE PRICE	\$325/SF (\$6,475,950)
YEAR BUILT	2007
PARKING	4.6/1,000. Covered & Reserved Available
LAND SIZE	±0.75 Acres; ±32,670 SF
BUILDING TYPE	1-Story Class B
ZONING	PAD
APN	301-90-475



Prime Location
Chandler Boulevard
address and access



Retail & Restaurants
7.5 million square feet of
shopping center options
within 3-mile radius

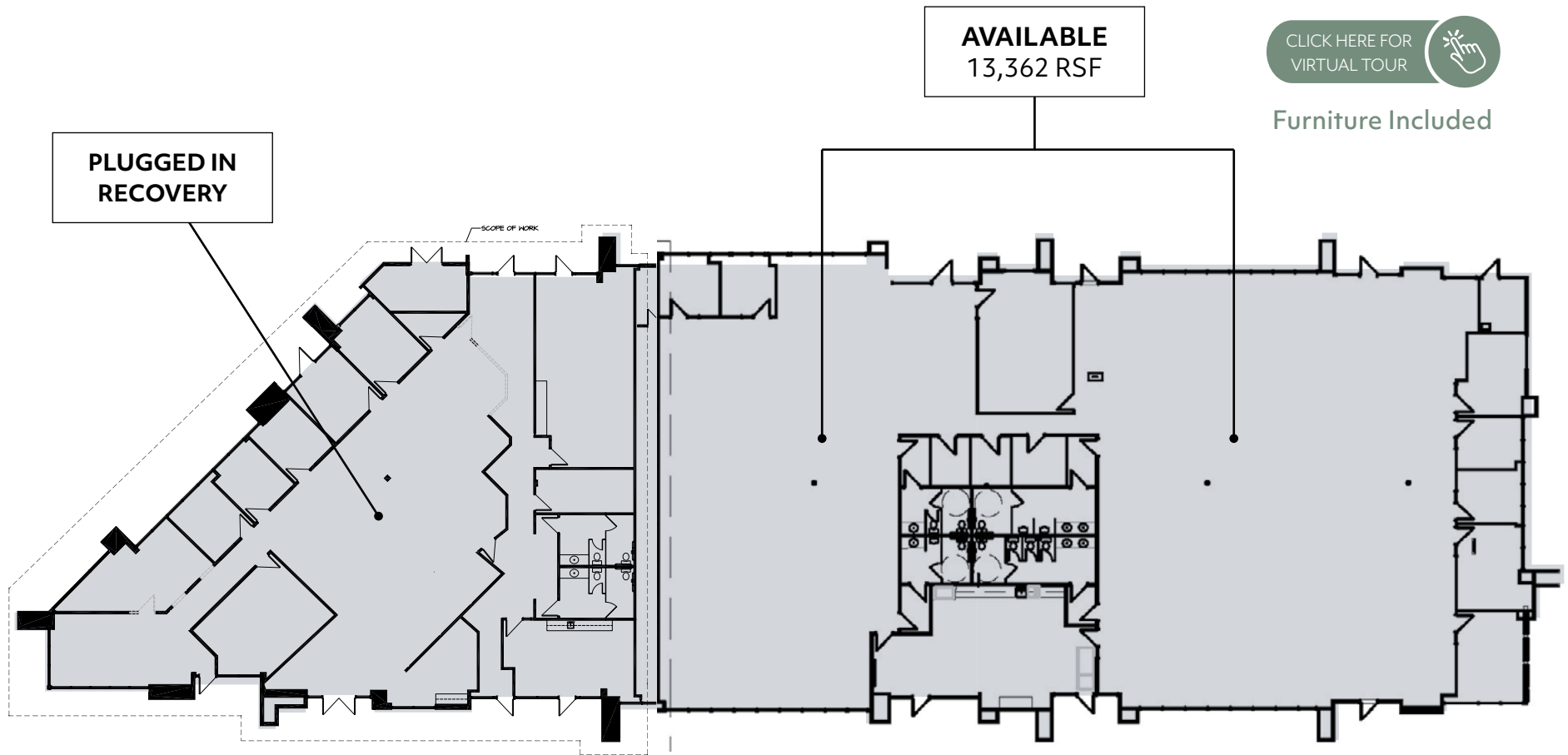


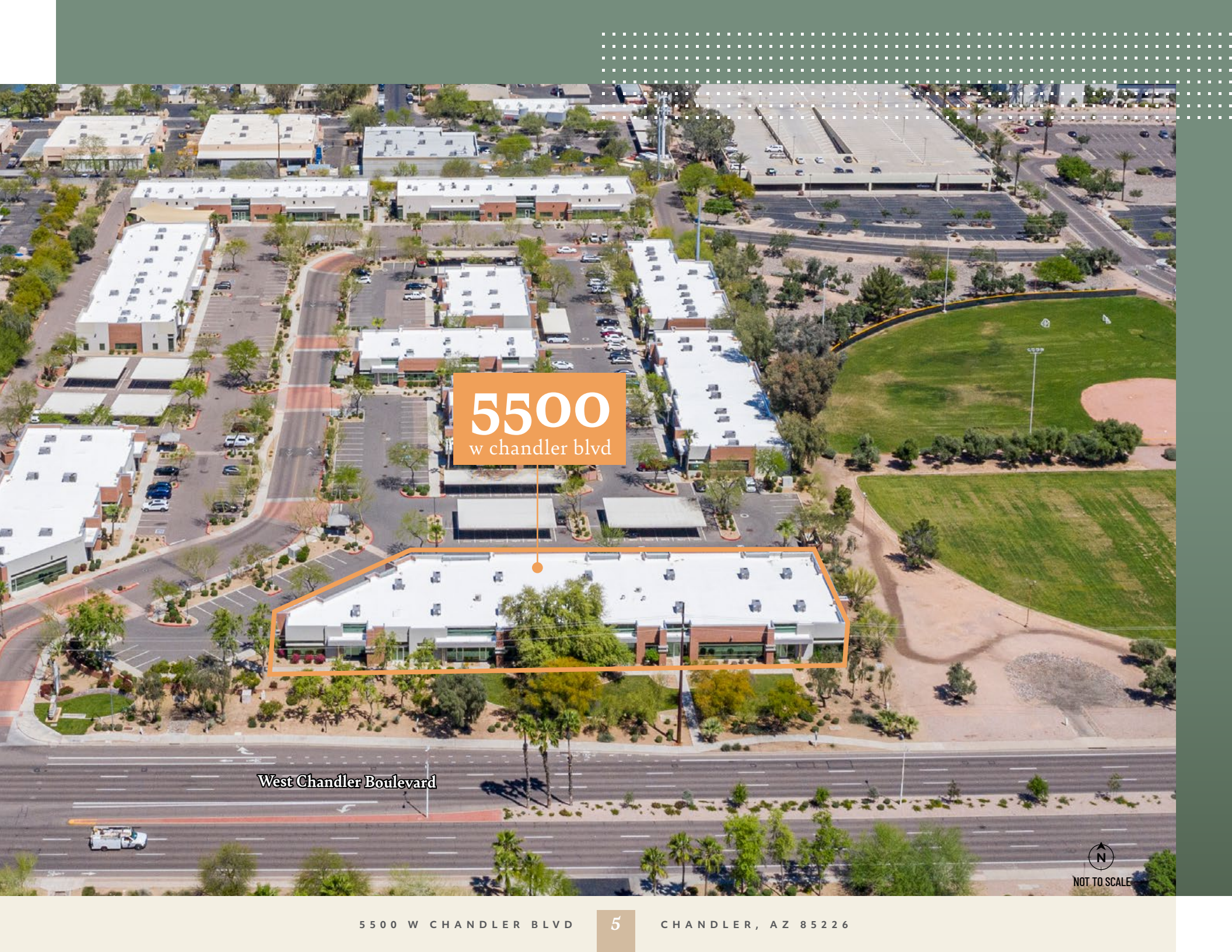
Grounds
Surrounded by lush
desertscape and
seating areas

SITE PLAN



FLOOR PLAN



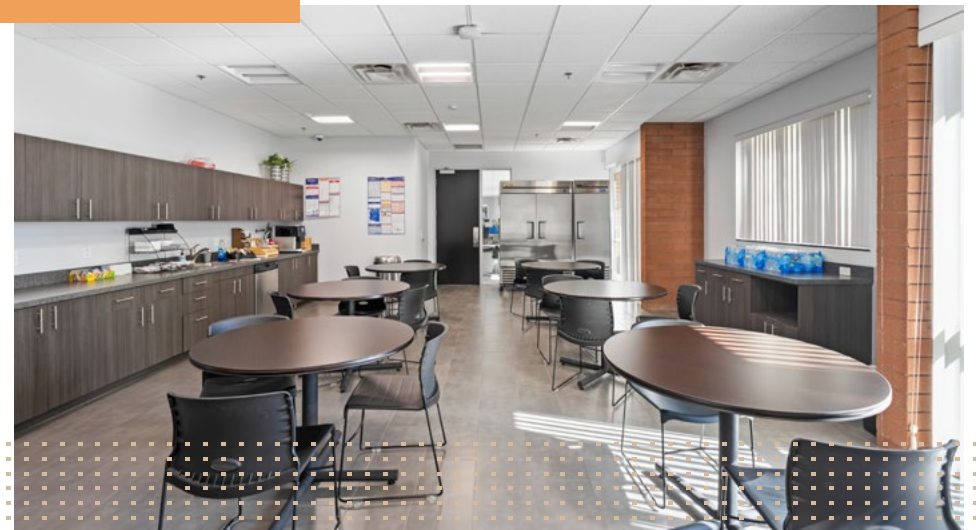


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West Chandler Boulevard







AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	14,978	72,652	227,739
2030 Population - Projection	15,081	72,905	226,668
DAYTIME POPULATION			
2025 Daytime Population	16,126	107,918	259,805
Daytime Workers	59.8%	71.5%	62.6%
HOUSEHOLD INCOME			
2025 Average Household Income	\$150,860	\$155,141	\$146,021
HOUSING VALUE			
2025 Average Home Price	\$554,907	\$602,766	\$570,543
PLACE OF WORK			
2025 Businesses	516	4,013	8,790

TRAFFIC COUNTS

POPULATION

Chandler Boulevard & Intel Way	39,259
Chandler Boulevard @ Kyrene Road	17,186

Source: ESRI 2026; ADOT 2025





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