

MEDICAL/RETAIL SPACE AVAILABLE FOR LEASE | TURNKEY TIs AVAILABLE!



# Chandler Medical Plaza

1050 - 1080 W Chandler Blvd | Chandler, AZ 85224

CBRE

# Project Highlights

- Strong medical and retail tenant mix with Banner Imaging, Chase Bank, 360 Physical Therapy, Sun Valley Recovery, a variety of restaurants, and more
- Highly visible buildings with monument signage
- Conveniently located  $\pm 1.5$  miles from Chandler Regional Hospital and  $\pm 2$  miles away from the Chandler Banner Health Center
- Excellent visibility and access on the high trafficked intersection of Alma School Rd & Chandler Blvd
- Turnkey Tenant Improvements available

## Property Summary

PROJECT SIZE	$\pm 56,146$ SF
YEAR BUILT	1999   Renovated 2021
PRICE	Call for pricing
PARKING	5/1,000 SF
PARCEL NUMBERS	302-74-701A, 302-74-702A, 302-74-663A
ZONING	C-2, Chandler
PROPERTY TAXES	\$1.59/SF
COMMON AREA EXPENSES	\$5.50/SF



# Demographics

2024

POPULATION

3 mile radius

147,128

5 mile radius

309,665

10 mile radius

1,082,142

AVERAGE HOUSEHOLD INCOME

\$118,997

\$136,188

\$122,536

MEDIAN AGE

34.6

36.7

34.5

TRAFFIC COUNTS

±32,000 VPD on Alma School Rd

±35,000 VPD on Chandler Blvd

Source: ESRI



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## Contact Us:

### MEDICAL LEASING

#### PHILIP WURTH, CCIM

+1 602 369 9261

philip.wurth@cbre.com

### RETAIL LEASING

#### BILL BONES

+1 480 390 8859

bill.bones@cbre.com

#### THERESA LAU

+1 612 597 8839

theresa.lau@cbre.com

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