

# FOR LEASE

ELLIOT FOUNTAINS

2950 N Dobson Rd, Chandler, AZ 85224



**Bryn Norwood**, Advisor  
480.508.7442  
bnorwood@levrose.com

**Aaron Norwood**, Partner  
480.294.6016  
anorwood@levrose.com

**LEVROSE**  
COMMERCIAL REAL ESTATE

TCN  
WORLDWIDE  
REAL ESTATE SERVICES



## OFFERING DETAILS



**LEASE RATE:**  
\$18.50/SF NNN



### AVAILABILITY:

\*Suite 5: ±812 SF  
\*Suite 6: ±813 SF  
\*Contiguous to ±1,625 SF  
Suite 18: ±2,800 SF  
(Med-Spa Buildout)



**ZONING:**  
C-2



**BUILDING SIZE:**  
±18,959 SF



**PARKING:**  
80 Spaces



**PARCEL:**  
302-79-021D

## PROPERTY HIGHLIGHTS

- Monument Signage Available
- Heavy traffic retail center with Bosa Donuts Drive-Thru outparcel
- Strong tenant mix at busy Elliot Rd and Dobson Rd intersection
- Close Proximity to Loop 101



SUITE 18: ±2,800 SF





# ADDITIONAL IMAGES

SUITES 5-6: ±1,625 SF



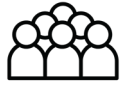


# AERIAL





# CHANDLER CITY OVERVIEW



**276K +**  
TOTAL POPULATION



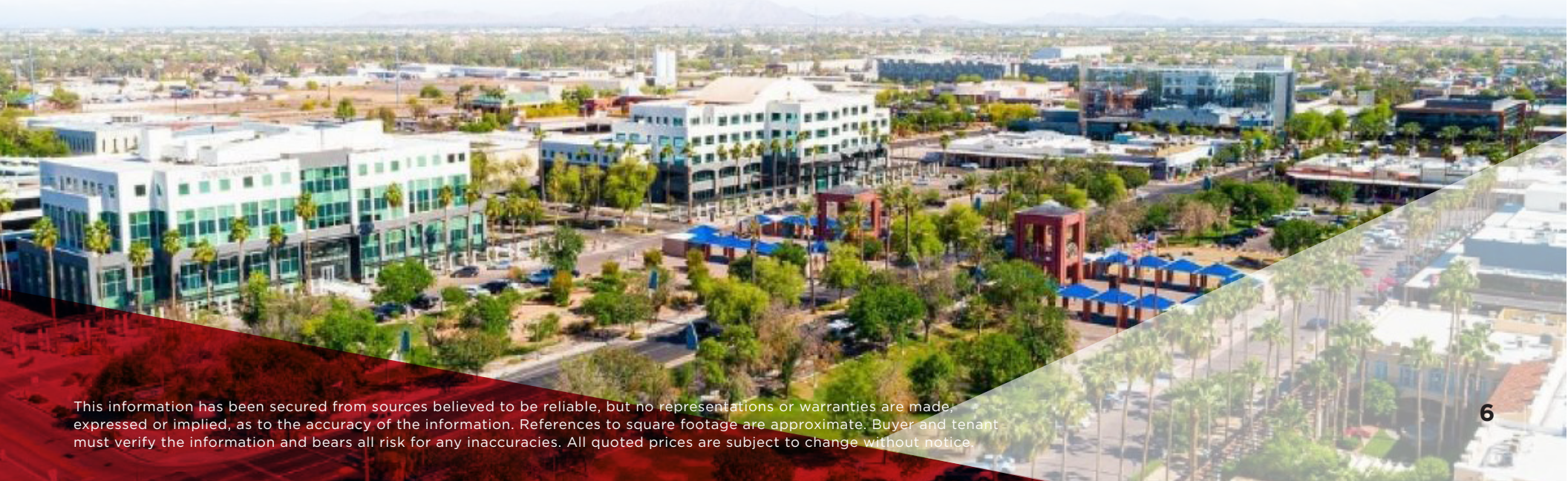
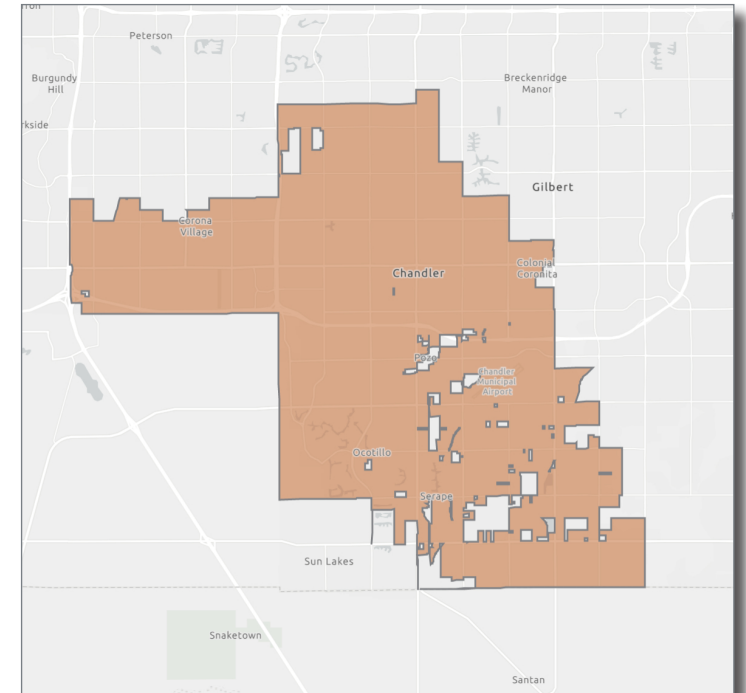
**\$126K +**  
AVG HH INCOME

## EXPANDING POPULATION

Chandler, Arizona is the 4th largest city in the state and spans over 65 miles. Chandler has consistently been one of the fastest growing cities in the United States since the 1990s. There are over 100,000 households currently and the city has approved various multi and single family developments to continue to accommodate to its growing population.

## EMPLOYMENT AND RECREATION

Chandler's leading employers include Intel, Wells Fargo Bank, Chandler Unified School District, Bank of America, and Dignity Health which provide over 28,000 jobs to the city combined. Recreation in Chandler provides its residents and visitors with plenty of options of entertainment that include hiking, biking, horse back riding, golfing, dining, shopping, and more. Downtown Chandler hosts a number of annual events that range from bar crawls to weekly farmers market, ensuring there are activities for people of all ages.







LEV ROSE

COMMERCIAL REAL ESTATE

TCN  
WORLDWIDE  
REAL ESTATE SERVICES