



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORPAC

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FOR LEASE

# CHANDLER

BUSINESS CENTER

6140 W CHANDLER BLVD | CHANDLER, AZ

Retail Space Available

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. 05.22.24

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FOR LEASE

# CHANDLER

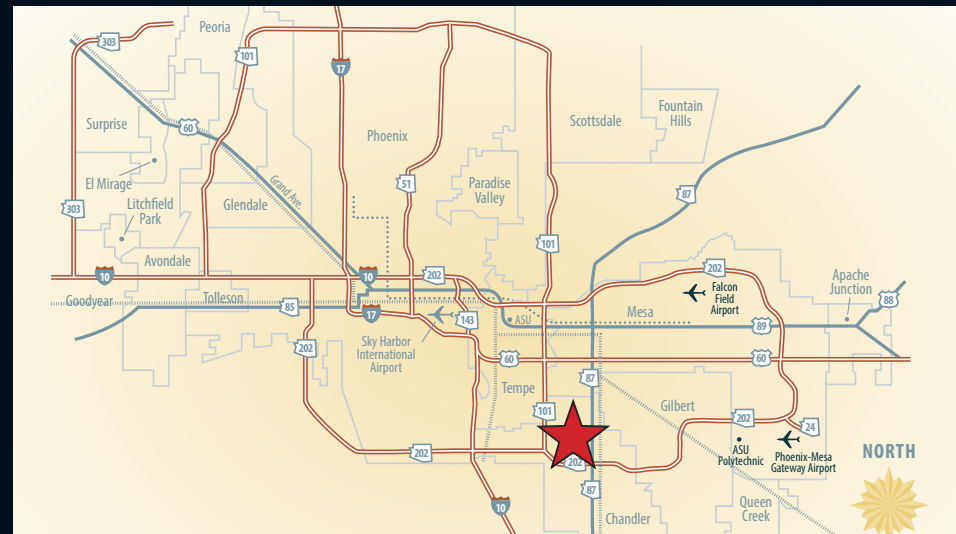
BUSINESS CENTER  
6140 W CHANDLER BLVD | CHANDLER, AZ

Located at 6140 W Chandler Blvd, Chandler, AZ, 85226, this fantastic property offers prime space for lease right in the heart of a lively commercial area. With its modern design and flexible floor plans, it's perfect for various business needs. You'll appreciate the ample parking, high visibility, and easy access, making it a standout choice for businesses looking for a busy, high-traffic spot. Enjoy the convenience of nearby amenities and the potential for great foot traffic. Make this prominent address your new business home and benefit from exceptional exposure in a thriving community. Discover the ideal mix of convenience and prominence at 6140 W Chandler Blvd.



## ABOUT THE PROPERTY

<b>LOCATION</b>	6140 W CHANDLER BLVD CHANDLER, AZ 85226
<b>BUILDING SIZE</b>	±11,162 SF
<b>LOT SIZE</b>	±1.9 ACRES (±82,764 SF)
<b>PROPERTY TYPE</b>	STREET RETAIL
<b>ZONING</b>	PAD, CITY OF CHANDLER
<b>YEAR BUILT</b>	2002



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## PROPERTY DETAILS

- Modern architecture
- Customizable floor plans
- Ample parking
- High visibility
- Easy accessibility
- State-of-the-art facilities
- Prime leasing opportunities
- Ideal setting for diverse businesses
- Convenient location
- Sought-after address

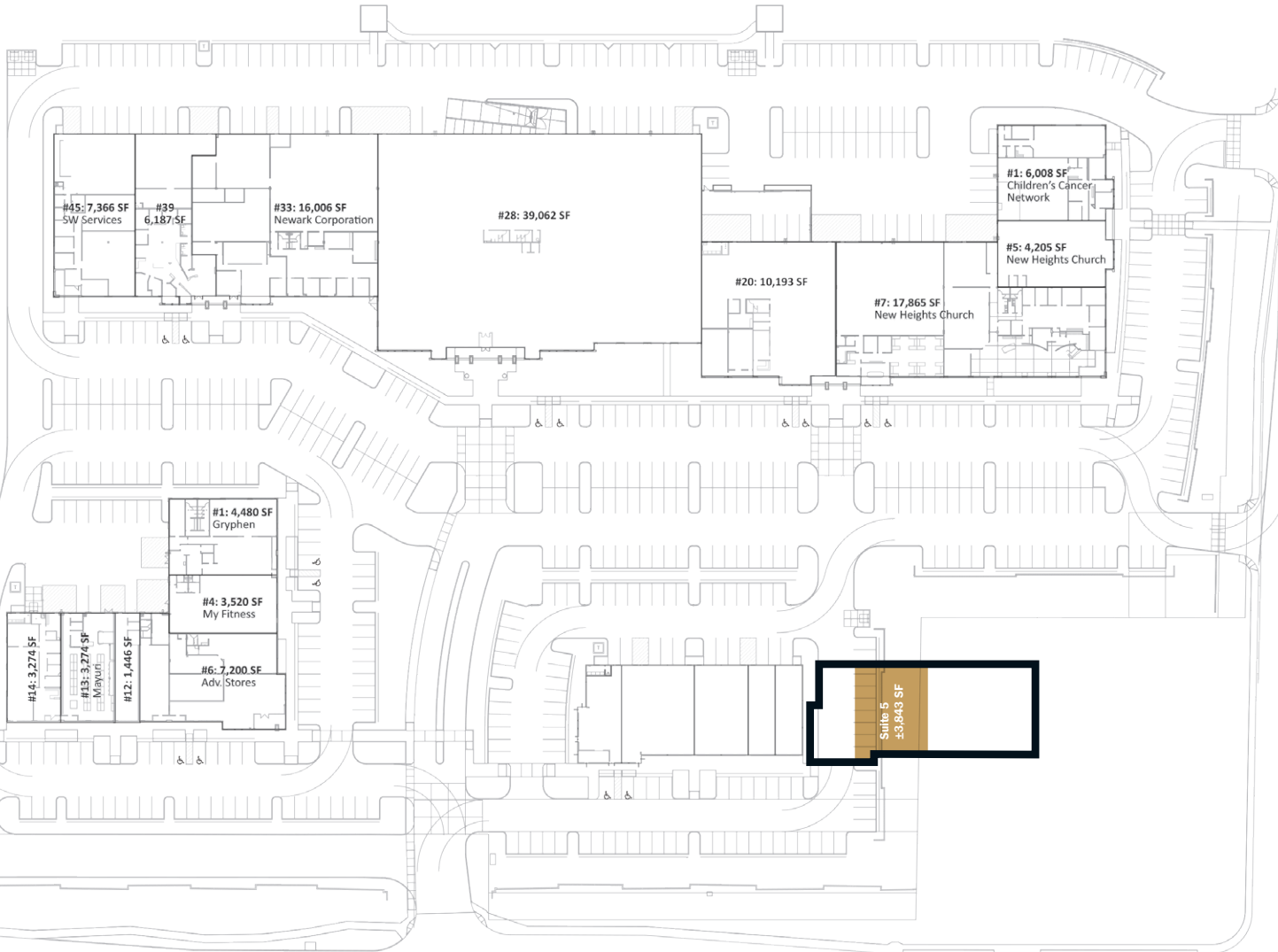


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W CHANDLER BLVD (30,298 VPD)

SUITE 1	Subway
SUITE 2	Bibio (Modern Korean Kitchen)
SUITE 3	Ocean Blue (Caribbean Restaurant/Bar)
SUITE 4	Lucy Nails Spa
SUITE 5	VACANT Former Physical Therapist ±3,843 SF
SUITE 8	Tea Fresho

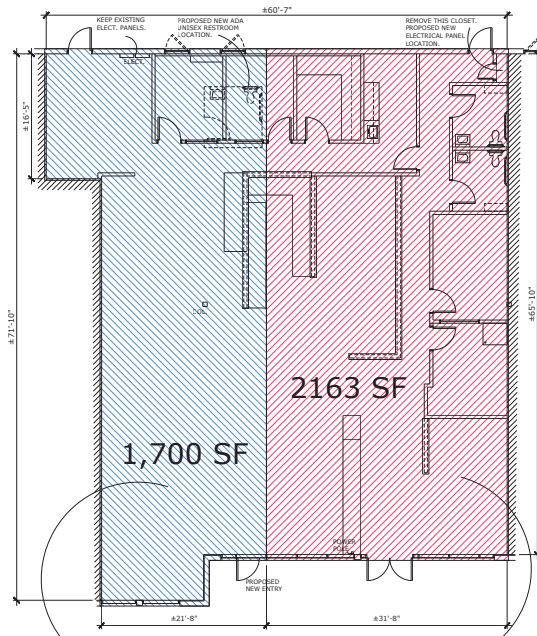
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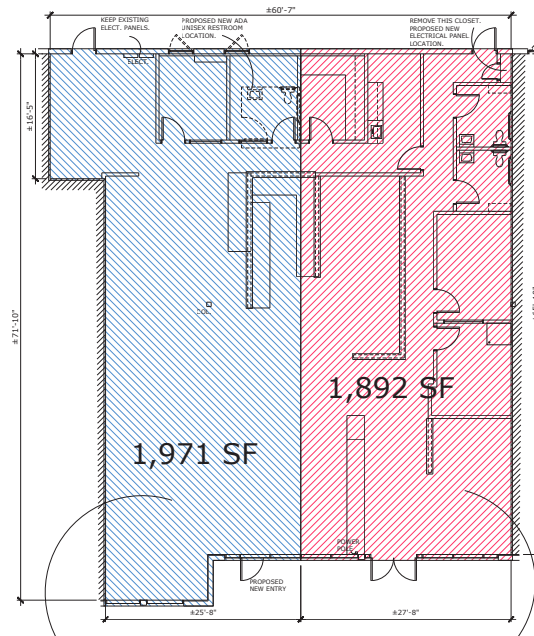
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6140 W CHANDLER BLVD | CHANDLER, AZ

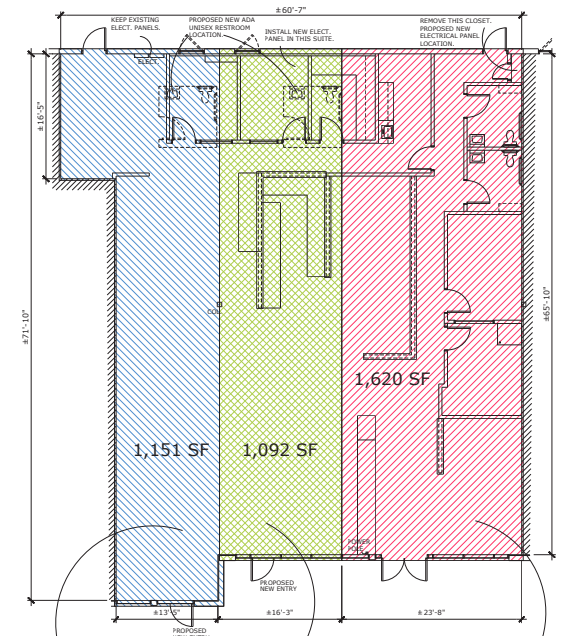
## SUITE 5 DIVISIBILITY STUDIES



OPTION 1



OPTION 2



OPTION 3

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## DEMOGRAPHIC SUMMARY

6140 West Chandler Boulevard, Chandler, Arizona, 85226

Ring of 1 mile

### KEY FACTS

9,687

Population

38.6

Median Age



4,074

Households

\$83,538

Median Disposable Income

### EDUCATION

3.3%

No High School Diploma



15.7%

High School Graduate

29.8%

Some College/ Associate's Degree



51.2%

Bachelor's/Grad/Prof Degree

### INCOME



\$101,844

Median Household Income



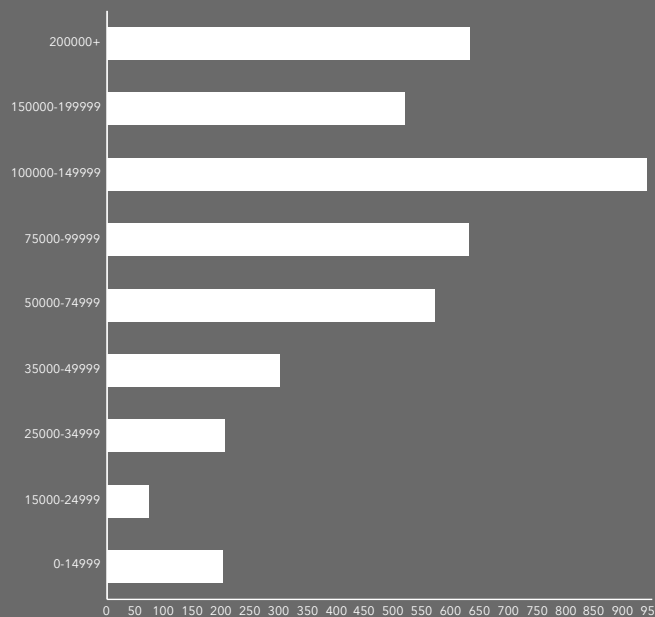
\$54,729

Per Capita Income

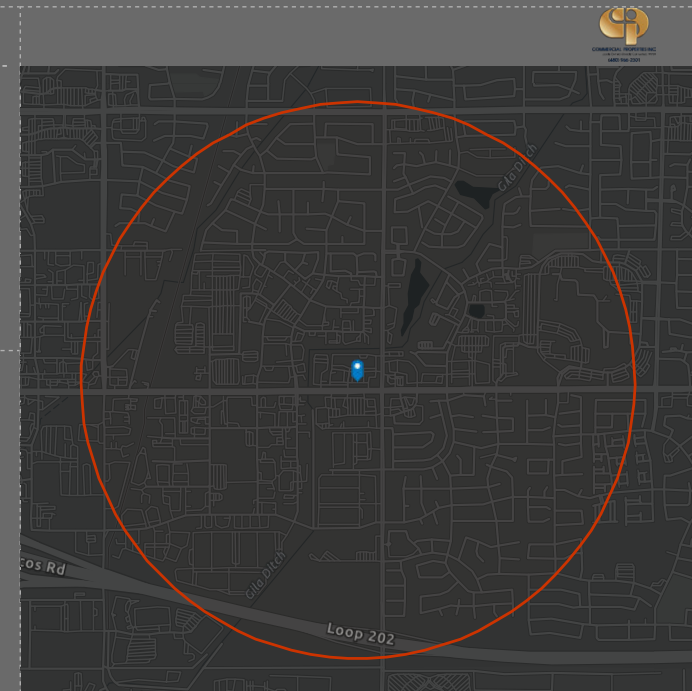


\$246,064

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT

79.0%

White Collar

10.7%

Blue Collar

11.4%

Services

3.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri