

100% LEASED INVESTMENT OR OWNER/USER
WITH RENTAL INCOME IN PLACE

955 W CHANDLER BLVD
CHANDLER, AZ 85225



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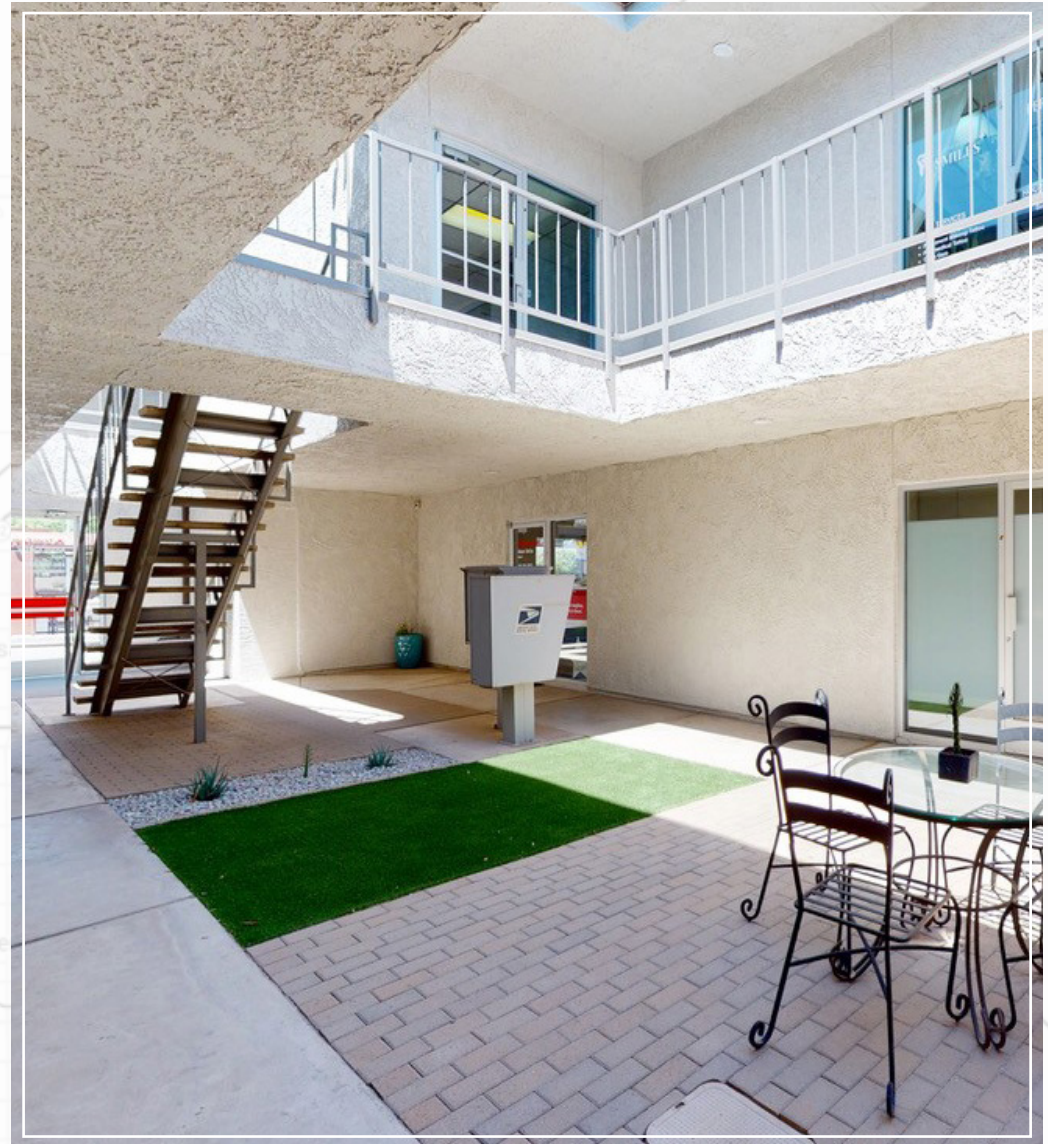


OFFERING DETAILS

SALE PRICE	\$3,339,154 (\$306.99/SF)
LOT SIZE	±23,775 SF
BUILDING SIZE	±10,877 SF *Per Maricopa County Assessor
OCCUPANCY	100%
CAP RATE	6.0%
ZONING	C-1, City of Chandler
PARCEL	303-22-095P
PARKING	21 Surface, 10 Covered

PROPERTY HIGHLIGHTS

- SE corner of Alma School Rd and Chandler Blvd
- In close proximity to San Marcos Golf Course, Chandler Regional Medical Center, and Downtown Chandler
- Easy freeway access to Loop 101, Loop 202, I-10 and SR-60



PROPERTY PHOTOS



AERIAL

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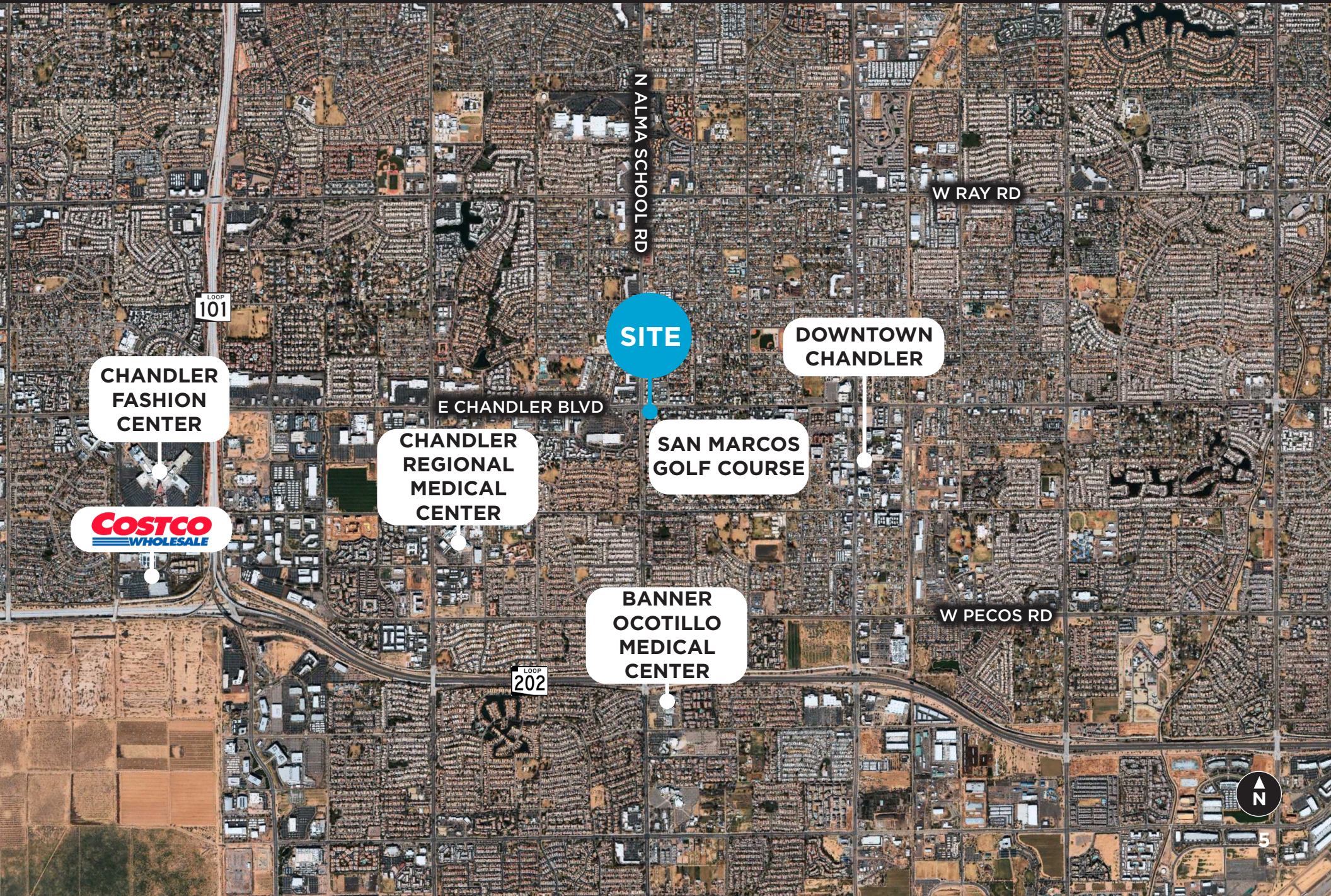
TCN
COMMERCIAL REAL ESTATE SERVICES



W CHANDLER BLVD

N ALMA SCHOOL RD

AERIAL OVERVIEW



SITE

**DOWNTOWN
CHANDLER**

**CHANDLER
FASHION
CENTER**

**COSTCO
WHOLESALE**

**CHANDLER
REGIONAL
MEDICAL
CENTER**

**SAN MARCOS
GOLF COURSE**

**BANNER
OCOTILLO
MEDICAL
CENTER**

N ALMA SCHOOL RD

E CHANDLER BLVD

W RAY RD

W PECOS RD

LOOP
101

LOOP
202

N

5

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	18,226	145,403	309,822
2028	18,443	147,387	314,026



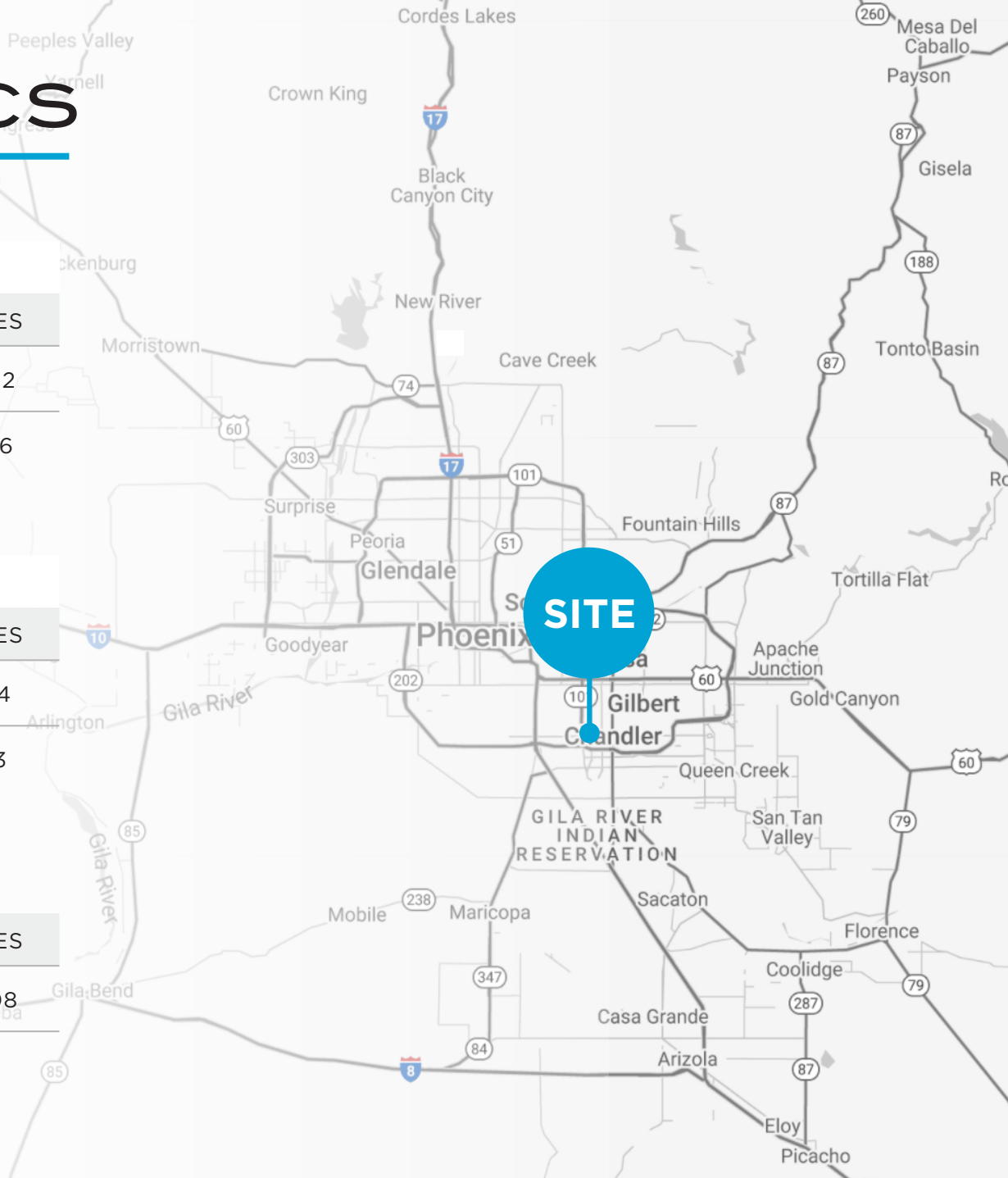
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	6,799	54,976	116,064
2028:	6,899	55,823	117,753



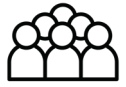
AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2023	\$89,240	\$99,928	\$115,308



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

CHANDLER CITY OVERVIEW



276K +
TOTAL POPULATION



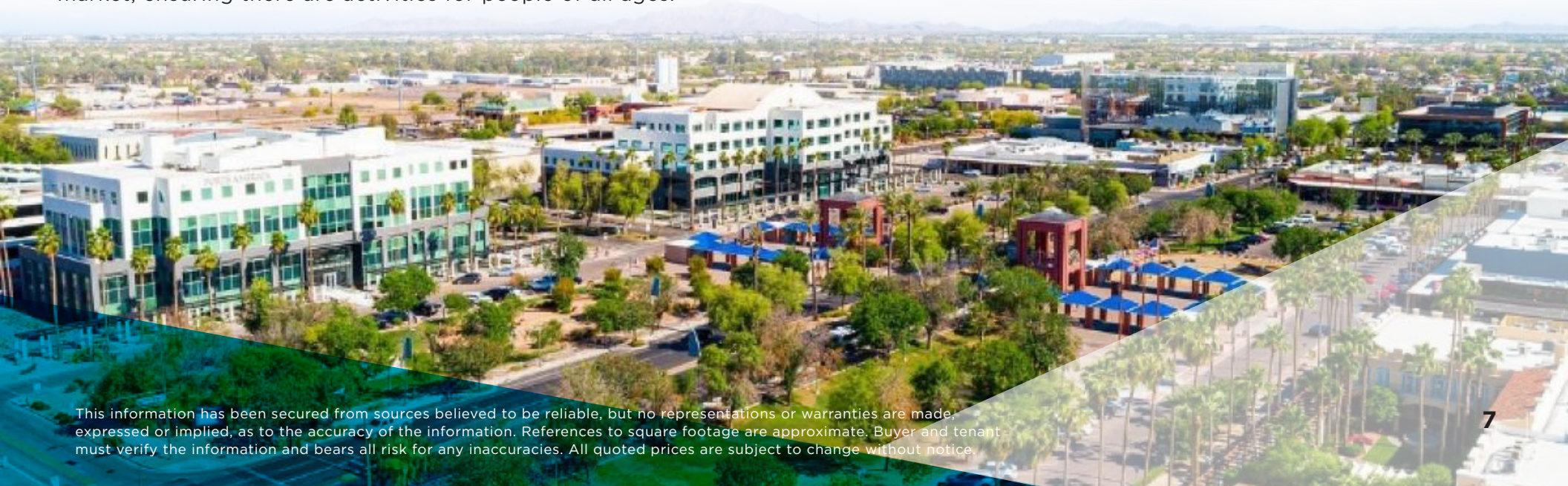
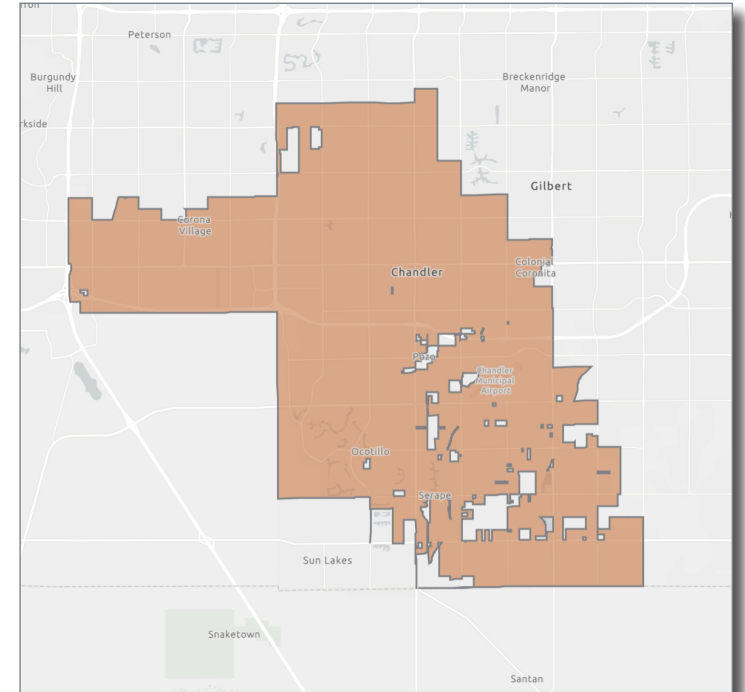
\$126K +
AVG HH INCOME

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.



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Like a good neighbor,
State Farm is there.

