

MEDICAL/GENERAL OFFICE SPACE

5505 W CHANDLER BLVD | SUITE 9 | CHANDLER, AZ 85226



AVAILABLE FOR LEASE

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 **COMMERCIAL PROPERTIES INC.**
Locally Owned, Globally Connected. CORFAC INTERNATIONAL
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SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

Property Summary

Address 5505 W Chandler Blvd, Suite 9
Chandler, AZ 85226

Building Size 10,454 SF

Parcel Number 308-04-941

Year Built 2001

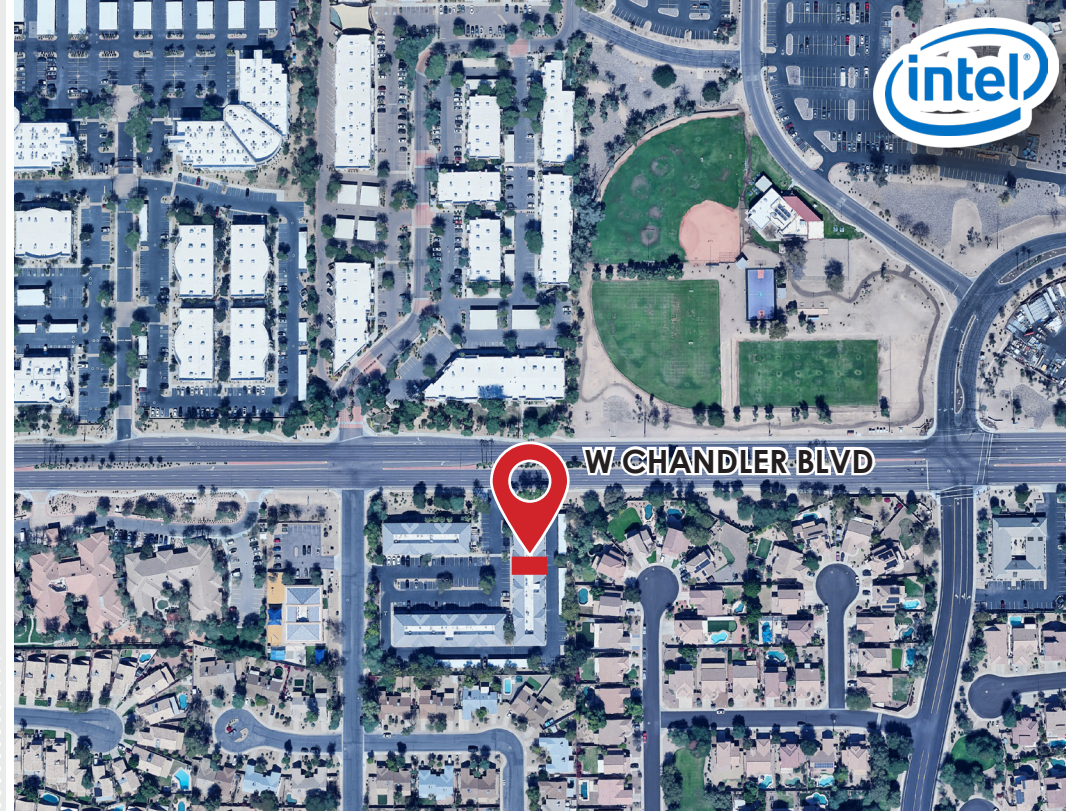
Zoning PAD, Chandler

Parking Ratio 5/1,000

Available Suite 9

Suite Size 1,502 SF

Lease Rate \$20/SF/YR + \$5.23/SF NNN



About the Property

Discover a prime medical office opportunity at 5505 W Chandler Blvd, Suite 9, ideally situated within a well-maintained professional corridor in Chandler. This 1,502 SF single-story suite offers a highly efficient layout designed to support medical, wellness, and clinical users. The space includes five dry exam rooms/offices, a welcoming reception area, waiting room, a dedicated restroom, and a procedure room/conference room, providing a ready-to-use configuration for practices seeking both functionality and patient comfort.

Thoughtfully designed to meet modern healthcare needs, the suite benefits from convenient ground-floor access and close proximity to major retail, dining, and service amenities along Chandler Boulevard. Its strategic location offers excellent visibility and connectivity within one of Chandler's most active commercial corridors—placing tenants just minutes from key transportation routes, including Loop 101, Loop 202, & Interstate 10, as well as nearby employment and medical hubs.

This medical office suite presents an outstanding opportunity for clinicians and healthcare professionals looking to establish or expand their presence in a thriving and accessible Chandler submarket.



Medical Office

Layout



Loop 101 & 202

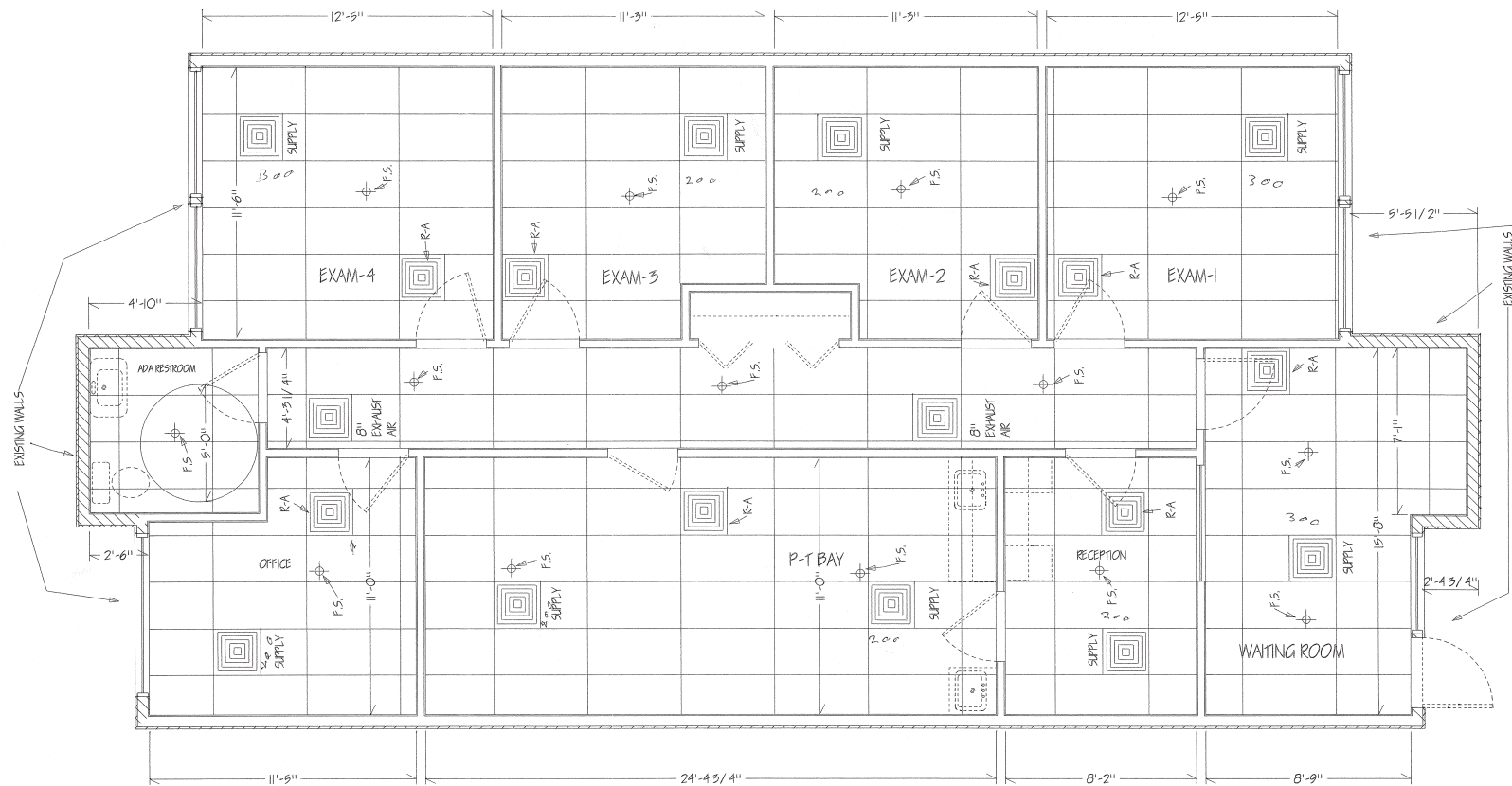
Proximity



Suite 9

1,502 SF | \$20.00/SF/YR

- Waiting Room
- Reception
- 5 Dry Exam Rooms/Offices
- Procedure Room/Conference Room
- Restroom



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.

12.01.25



SOUTH MOUNTAIN
PARK & PRESERVE

AHWATUKEE
MERCADO
SAFEWAY SUBWAY
Walgreens O'Reilly AUTO PARTS

AHWATUKEE
COUNTRY CLUB

AHWATUKEE PALMS PLAZA
Bashas' SUPER KING McDonald's DQ Starbucks

KYRENE CENTENNIAL
MIDDLE SCHOOL

MOUNTAIN POINTE
HIGH SCHOOL

MOUNTAIN PARK PAVILION
fray's The Melting Pot EL RENCIA UFC GYM
Hudson's 9th Line Bar FRED ASTAIRE Wine

AHWATUKEE FOOTHILLS
TOWNE CENTER

TARGET Jcpenney HomeGoods
petco HOBBY LOBBY Marshalls
Durlington SAJAD FIVE GUYS
BEST BUY KNEADERS VEGAN'S IHOP
Chick-fil-A DOLLAR TREE Ross
Michaels PETSMART

DESERT FOOTHILLS PLAZA

ACE Hardware McDonald's StoneMed
native PowerMax Walgreens
Bank of America CHASE BIG T YAKS PRESS

GROVE PARKWAY PLAZA

Walmart PETSMART COSTCO
at home
POPEYE'S FIREHOUSE SUBS
DISCOUNT CLUB

TEMPE
AUTOMALL

TEMPE SPORTS
COMPLEX

E ELLIOT RD

E WARNER RD

CORONA DEL SOL PLAZA

fray's Jack in the Box Starbucks

CORONA DEL SOL
HIGH SCHOOL

W RAY RD

CHANDLER PAVILIONS

UNITED Sams KREI
ULTA PINEWELL

intel

SITE

LA QUINTA INN &
SUITES BY WYNDHAM

DOUBLE TREE
BY HILTON

W CHANDLER BLVD

BASHAS'
DISTRIBUTION CENTER

GILARIVER
CASINOS

KYRENE DEL PUEBLO
MIDDLE SCHOOL

LOOP
202

INTERSTATE
10

Location Overview

Chandler, AZ

Chandler has grown into a powerful innovation hub, driven by a diverse economy anchored in advanced manufacturing, aerospace, IT, and healthcare. The city attracts world-class companies—ranging from semiconductor leaders to cutting-edge aerospace and medical technology firms—supported by a highly educated workforce and a business-friendly environment. Strong infrastructure, reliable utilities, and streamlined development processes make Chandler one of the most desirable locations in the region for high-tech investment and long-term growth.

Beyond its economic strength, Chandler offers an exceptional quality of life that continues to draw residents and employers alike. The city is known for its safe, family-friendly neighborhoods, high-performing schools, and abundant parks, recreation, shopping, and dining options. With thoughtful planning and a vibrant cultural atmosphere, Chandler strikes the perfect balance between professional opportunity and everyday livability, consistently earning recognition as one of the top places to live and work in the Phoenix metropolitan area.

#1

**Best Place to Live/
Work/Play in Arizona**
(Ranking Arizona, 2025)

#1

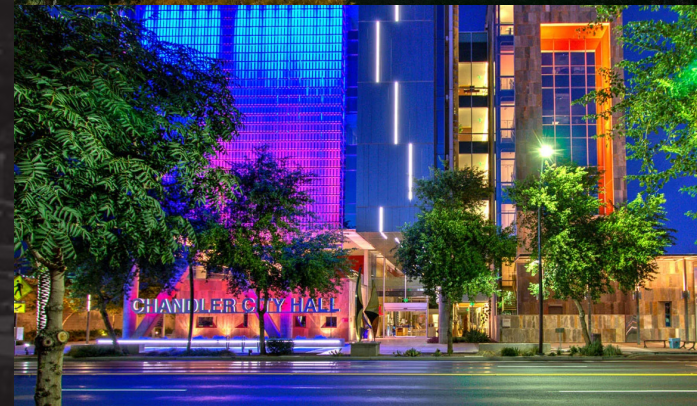
Hardest-Working City in Arizona
(WalletHub/KTAR News 92.3 FM)

#3

Safest City in Arizona
(Chandlernews.com)

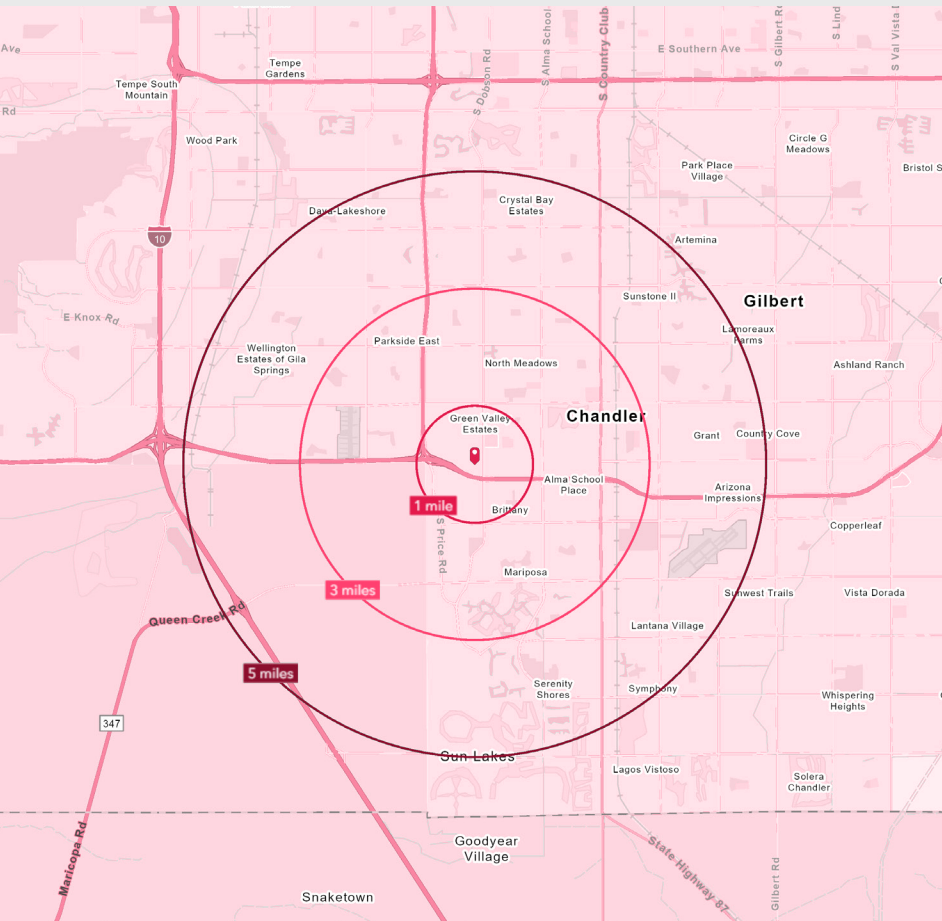
#11

**Best Place for First-Time
Home Buyers**
(WalletHub 2025)



Demographic Summary

| | 1 Mile | 3 Mile | 5 Mile |
|--|-----------|-----------|-----------|
|  Population | 14,156 | 116,013 | 262,407 |
|  Households | 5,683 | 45,268 | 103,120 |
|  Average Household Income | \$115,201 | \$109,763 | \$116,957 |
|  Median Home Value | \$417,073 | \$407,008 | \$413,529 |



5 Mile Highlights

38.9
Median
Age

117K
Daytime
Employees

43%
Bachelor's Degree
or Higher

An Environment for Professional Growth

Over the past decade, Chandler has emerged as a hub for financial activities, technology, and professional services. The affluent and fast-growing suburb in the southeastern region of metropolitan Phoenix boasts a highly educated population, above-trend median household income, and a deep stock of Class A office inventory.

±1,502 SF MEDICAL OFFICE SPACE

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For More Information,
Please Contact an
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