



Menlo Group  
COMMERCIAL REAL ESTATE



# CHANDLER OFFICE CENTER

## AVAILABLE FOR SALE

**SALE PRICE: \$5,123,130 | CAP RATE 7.50%**

1347 N Alma School Rd,  
Chandler, AZ

*Exclusively listed by:*

Steve Berghoff, CCIM, SIOR  
(480) 659-1777  
steve@menlocre.com



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## PROPERTY SUMMARY

PRICE:	\$5,123,130
PRICE PER SF:	\$208.00
BUILDING SIZE:	+/- 25,476 SF
SALE TYPE:	Investment
OCCUPANCY:	100%
INCOME:	\$571,015
EXPENSES:	\$186,780
	(2025 Budgeted)
NOI:	\$384,235
CAP RATE:	7.50%
YEAR BUILT:	1986
APN:	302-43-180Y
ZONING:	PAD, Chandler
SALE OF INTEREST:	Fee Simple
WALT:	2.230

## PROPERTY HIGHLIGHTS

- Location: 1347 N. Alma School Road, Chandler, AZ 85224
- Occupancy: 100% leased
- Multi-tenant, value-add investment sale
- Upside from the lease-up of the vacant unit
- Priced well below replacement cost
- Well-maintained property
- Prominent Chandler location, a sought-after submarket, with numerous corporate & retail businesses nearby
- Minutes from Loop 101, Loop 202, and US 60
- Parking Ratio: 5.5/1,000 SF with covered parking
- Cross-Streets: SEC of Alma School Rd and Knox Rd





## PROPERTY DESCRIPTION

1347 N Alma School Rd is a two-story, multi-tenant office building consisting of +/- 25,476 SF located in the highly sought-after Chandler submarket, surrounded by corporate neighbors and retail amenities. Built in 1986, this property is part of the Chandler Office Center business center which includes eight (8) freestanding buildings with a variety of tenants and users. 1347 N. Alma School is 100% percent leased to seven (7) tenants: Redeemed Counseling LLC, Psychiatry Tenant, Alexanders Abilities, Orthopedic Specialists of North America PLLC, Luca Counseling and Wellness Center LLC, Vocational Development Group LLC (dba Inbloom Autism), and Curry Jackson and Associates (dba Comfort Keepers).

## PROPERTY FEATURES

- Number of Floors: Two (2)
- Office Units: Seven (7)
- Year Built: 1986
- Zoning: PAD, Chandler
- Parking Ratio: 5.5/1,000 SF
- Classification: Class B
- Elevator served
- Fully Sprinklered Building
- HOA: Chandler Square Property Owners' Association









# NET OPERATING INCOME ANALYSIS

	Forward Looking Year 1	PSF
<b>PROPERTY SIZE</b>	25,476 SF	
<b>OCCUPANCY</b>	100%	
<b>INCOME</b>		
Scheduled Rental Income	\$541,949.48	
CAM Reimbursement Income	\$25,465.64	
Parking Income	\$3,600.00	
<b>Effective Gross Income</b>	<b>\$571,015.12</b>	
<b>OPERATING EXPENSES</b>		
2024 Actual (\$181,340.17)		
2025 Budgeted	\$186,780.00	\$7.33
<b>NET OPERATING INCOME</b>	<b>\$384,234.74</b>	
<b>PRICE</b>	<b>\$5,123,130.00</b>	
<b>PRICE/PSF</b>	<b>\$208.00</b>	
<b>CAPITALIZATION RATE</b>	<b>7.50%</b>	





**AERIAL MAP**







AERIAL





## ABOUT CHANDLER, AZ



Chandler, Arizona, situated in the dynamic East Valley of the Phoenix metropolitan area, stands as a beacon of innovation and economic vitality. Renowned for its robust technology sector, skilled workforce, and business-friendly environment, Chandler offers a compelling landscape for commercial real estate investment.

As of 2025, Chandler ranks as the fourth-largest city in Arizona by population.

The average household income within a 3-mile radius of 1347 N Alma School Road, Chandler, AZ is approximately \$97,636.00 with a projected increase to \$109,390.00 by 2025 (City of Chandler).

Chandler's economy is anchored by a diverse array of leading employers across technology, finance, healthcare, and education sectors:

- Intel Corporation - 12,000 employees
- Wells Fargo Bank - 5,500 employees
- Chandler Unified School District - 4,900 employees
- Bank of America - 3,600 employees
- Chandler Regional Medical Center - 3,000 employees
- Northrop Grumman - 2,150 employees
- City of Chandler - 2,300 employees
- Microchip Technology (HQ) - 1,700 employees
- NXP Semiconductors - 1,700 employees
- Amazon - 1,500 employees