

OWNED & MANAGED BY

MARK  CAPITAL

PROFESSIONAL OFFICE. FLEX INDUSTRIAL. RETAIL FRONTAGE.

FOR LEASE
RED ROCK
BUSINESS PLAZA



2250-2350 E. GERMANN RD | 2301 E. YEAGER DR | CHANDLER, ARIZONA 85286

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.

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LANGDON BRIDGES
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JOHN HART
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 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. 

2323 W. University Dr, Tempe, AZ 85281
8777 N. Gainey Center Dr, Ste 245, Scottsdale, AZ 85258
480.966.2301 | WWW.CPIAZ.COM

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- Suites Ranging from ±1,304 to ±6,115 SF
- High Image Flex & Showroom Space
- 16' to 18' Clear Height
- 4:1,000 Parking Ratio
- 1/2 Mile from San Tan 202 Freeway
- Germann Rd & Yeager Dr Frontage
- Signage on All Suites
- Move-in Ready Spec Suites Available

PROPERTY HIGHLIGHTS

BUILDING SF	±135,000 SF
LOT SIZE	±11.47 AC
TENANCY	MULTI-TENANT
ZONING	PAD, CITY OF CHANDLER
FLOORS	1
YEAR BUILT	2008
PARKING RATIO	4:1,000
SUBMARKET	CHANDLER



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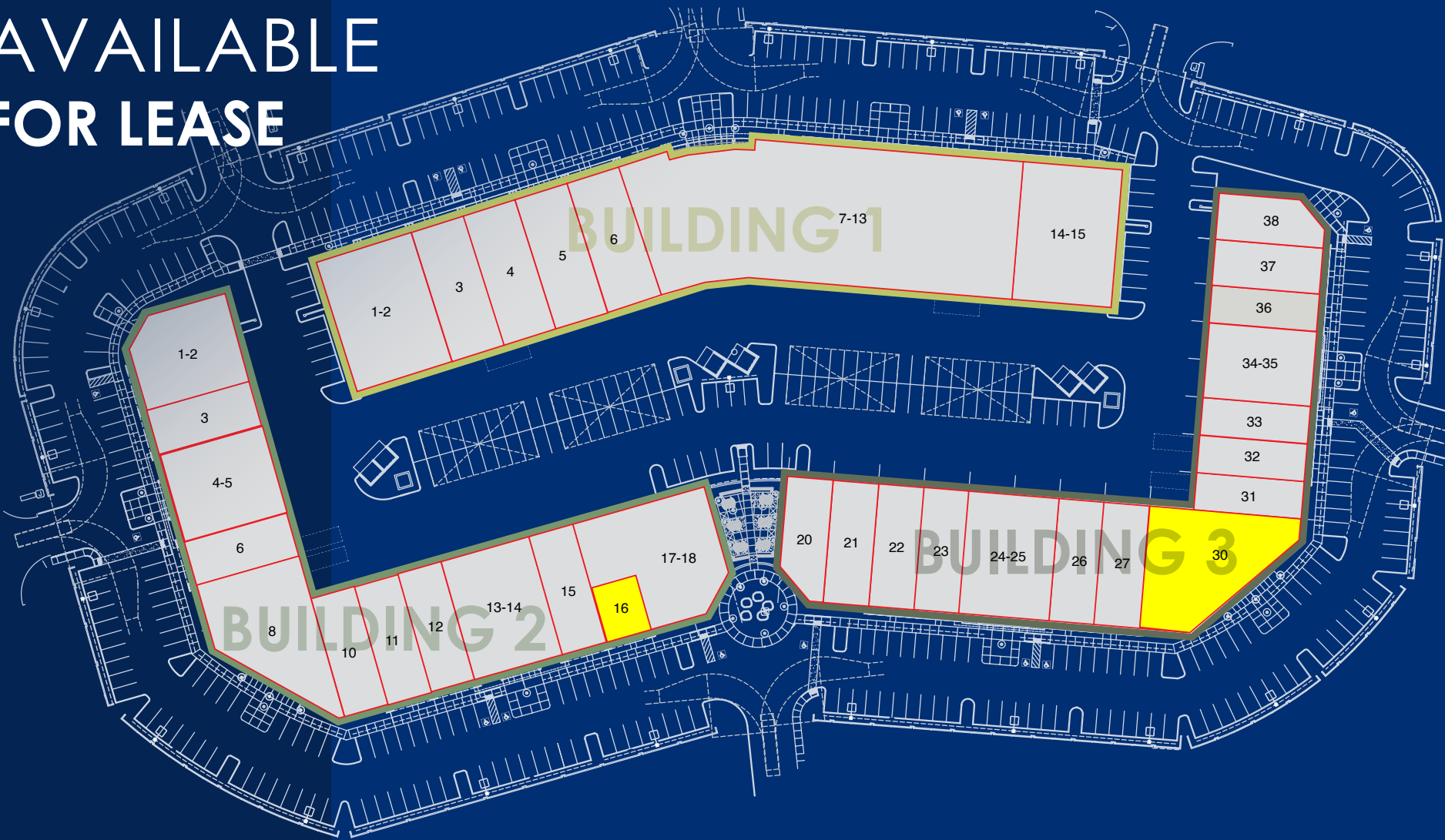
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AVAILABLE FOR LEASE



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2301 E. YEAGER DR | ±50,470 SF

NO CURRENT AVAILABILITY

2250 E. GERMANN RD | ±42,007 SF

SUITE 16 | ±1,304 SF | \$22.50 NNN

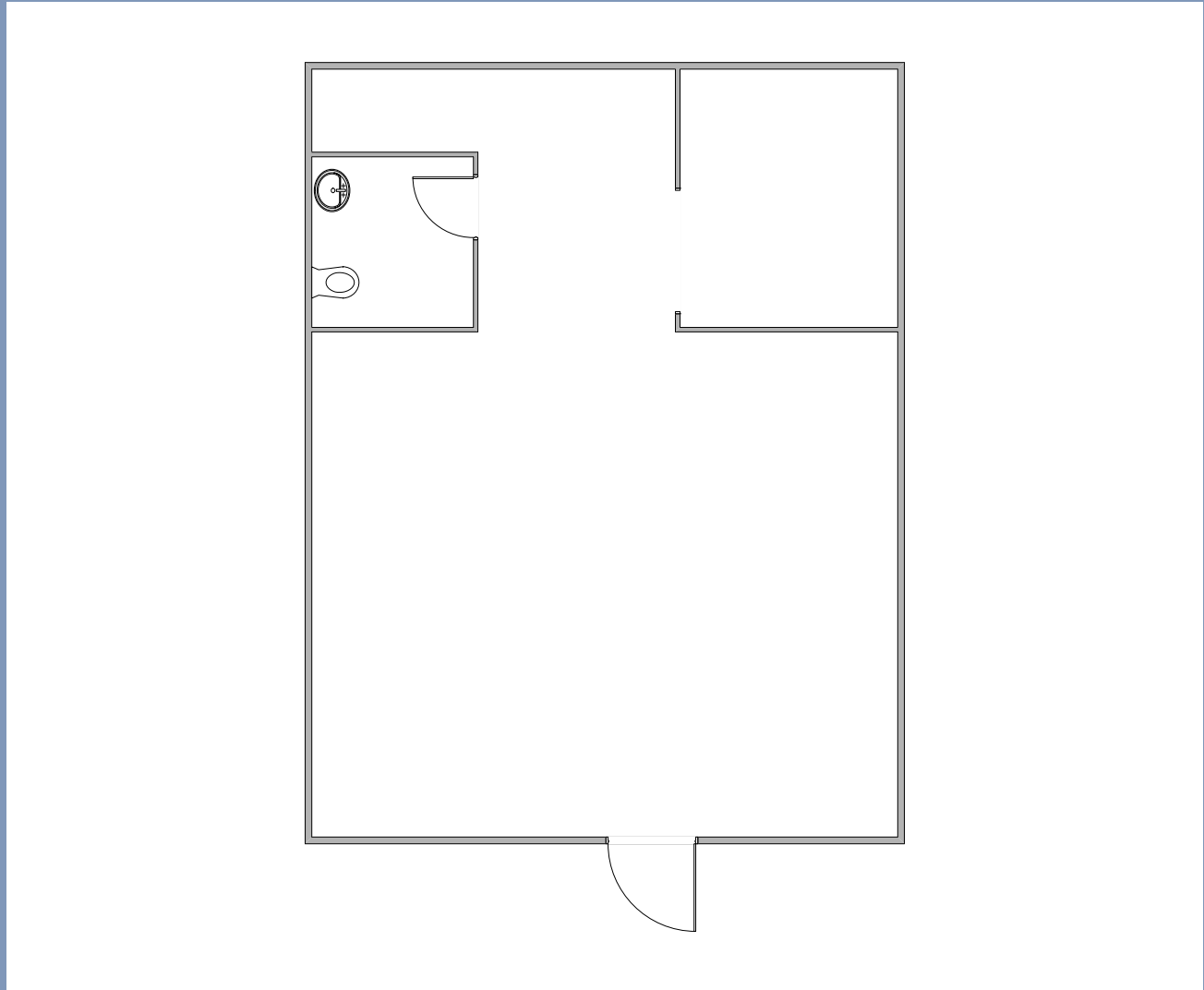
2350 E. GERMANN RD | ±42,021 SF

SUITE 30 | ±5,865 SF | \$22.50 NNN

*Rates based on "as-is" condition, 3 year lease term.

FLOOR PLAN

SUITE 16
±1,304 SF
\$22.50 NNN



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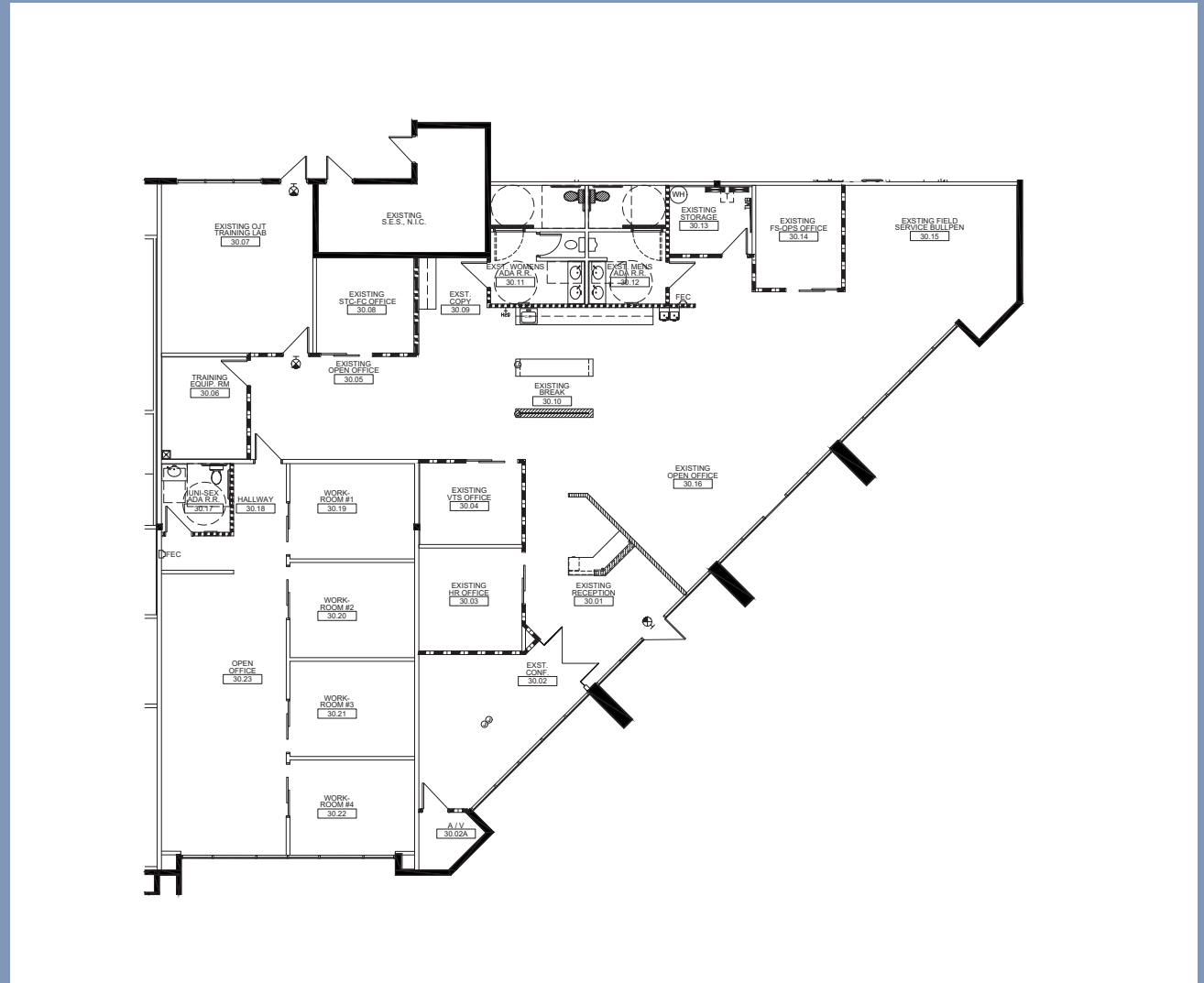
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CHANDLER LEASING TRENDS & DEMOGRAPHICS

Chandler has emerged as one of Phoenix's fastest-growing employment hubs in the past decade. The submarket has been targeted for office relocations and expansions due to the East Valley's talented labor pool and the submarket's new office inventory.

Elevated construction had put upward pressure on vacancies in 2020-21, but modest levels of absorption and surging sublease availabilities have been the main culprits since. New supply will likely be minimal in the near term, but the glut of sublease space that is currently on the market will make it difficult for fundamentals to meaningfully improve until office demand reengages.

The pace of transaction activity has downshifted over the past 12 to 18 months as elevated interest rates and broad-based economic uncertainty hamper deal flow. Approximately \$25.6 million has traded in the submarket's office sector in the past year. Deals involving a tenant, either through a sale-leaseback or owner/occupancy, have become one of the primary sources of transactions.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 POPULATION	8,243	106,269	310,340
2028 POPULATION PROJECTION	8,500	109,818	319,669
ANNUAL GROWTH 2023-28	0.6%	0.7%	0.6%
MEDIAN AGE	37.4	35.5	36.6
BACHELOR'S DEGREE OR HIGHER	43%	42%	42%
2023 HOUSEHOLDS	2,826	34,737	109,101
2028 HOUSEHOLD PROJECTION	2,915	35,943	112,558
AVG HOUSEHOLD INCOME	\$124,579	\$129,393	\$124,352
MEDIAN HOUSEHOLD INCOME	\$109,018	\$107,192	\$101,236
MEDIAN HOME VALUE	\$350,989	\$384,202	\$373,523
MEDIAN YEAR BUILT	2004	2002	2000
OWNER OCCUPIED HHS	2,259	27,018	80,117
RENTER OCCUPIED HHS	656	8,926	32,441
AVG HOUSEHOLD SIZE	2.9	3.1	2.9
TOTAL CONSUMER SPENDING	\$115.5M	\$1.4B	\$4.4B
DAYTIME EMPLOYEES	7,833	31,213	89,789
BUSINESSES	524	3,268	10,857

*CoStar 2024

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