

# FREE STANDING OFFICE BUILDING

420 W Chandler Blvd,  
Chandler, AZ 85225

**\$850,000**  
(\$296.06 PSF)

Owner/User Opportunity

## EXECUTIVE SUMMARY

Strategically located within one of Chandler's most established employment corridors, the property benefits from proximity to major employers including Intel, Wells Fargo, and Microchip Technology—driving consistent demand for professional and service-based businesses.

Just minutes from the vibrant Downtown Chandler district, the area continues to experience ongoing revitalization, with walkable dining, retail, and community events contributing to strong foot traffic and long-term growth.

A rare opportunity for both owner-users and investors seeking visibility, accessibility, and long-term positioning.



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# 420 W CHANDLER BLVD, CHANDLER, AZ 85225

## PROPERTY DETAILS:

**Building Size:** ±2,871 SF

**APN:** 302-60-011 / 302-60-010

**Year Built:** 1952

**Zoning:** R-8.5

**Sub Type:** Traditional Office

**Investment Sub Type:**

Sale/Leasback

**Investment Type:** Owner/User

**Unit:** 1

**Building:** 1

**Stories:** 1

**Property Type:** Office

**Square Footage:** 2871

**Lot Size(acre):** 0.43



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## IDEAL USERS

Perfect for:

- Physical therapy
- Professional office
- Medical or wellness users
- Legal firms
- Financial services
- Insurance groups
- Real estate companies
- Boutique Consulting firms
- Behavioral health / counseling
- Speech or occupational therapy
- Specialty wellness clinics



## LOCATION ADVANTAGES

- High-visibility Chandler Blvd frontage (major arterial corridor)
- Minutes to Downtown Chandler dining, retail, and events
- Near major employers: Intel, Wells Fargo, Microchip Technology
- Surrounded by dense, established residential communities
- Quick access to Loop 202 & Loop 101
- Strong growth submarket with ongoing redevelopment
- Rare freestanding building opportunity in a supply-constrained area



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## PROPERTY HIGHLIGHTS

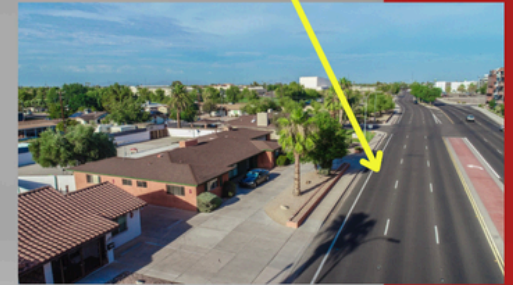
- Kitchen
- Three Bathrooms
- Spacious Reception area
- Professional office
- 16 Parking spaces



Huge Lot



Commercial frontage on Chandler Blvd



San Marcos Golf Course



Downtown Chandler



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# Demographics

A growing surrounding population density, above-average household incomes, and significant consumer spending within the immediate trade area support the property.

<i>RADIUS</i>	<i>POPULATION</i>	<i>HOUSEHOLDS</i>	<i>AVG HH INCOME</i>	<i>DAYTIME EMPLOYEES</i>	<i>TOTAL CONSUMER SPENDING</i>
<b>1 mile</b>	20,583	7,263	\$86,944	13,428	\$206.2M
<b>5 miles</b>	313,038	116,154	\$132,280	114,479	\$4.4B
<b>10 miles</b>	1,092,229	408,755	\$118,197	394,011	\$14.4B

# Traffic

2018	157,434
2040 (projected)	196,005

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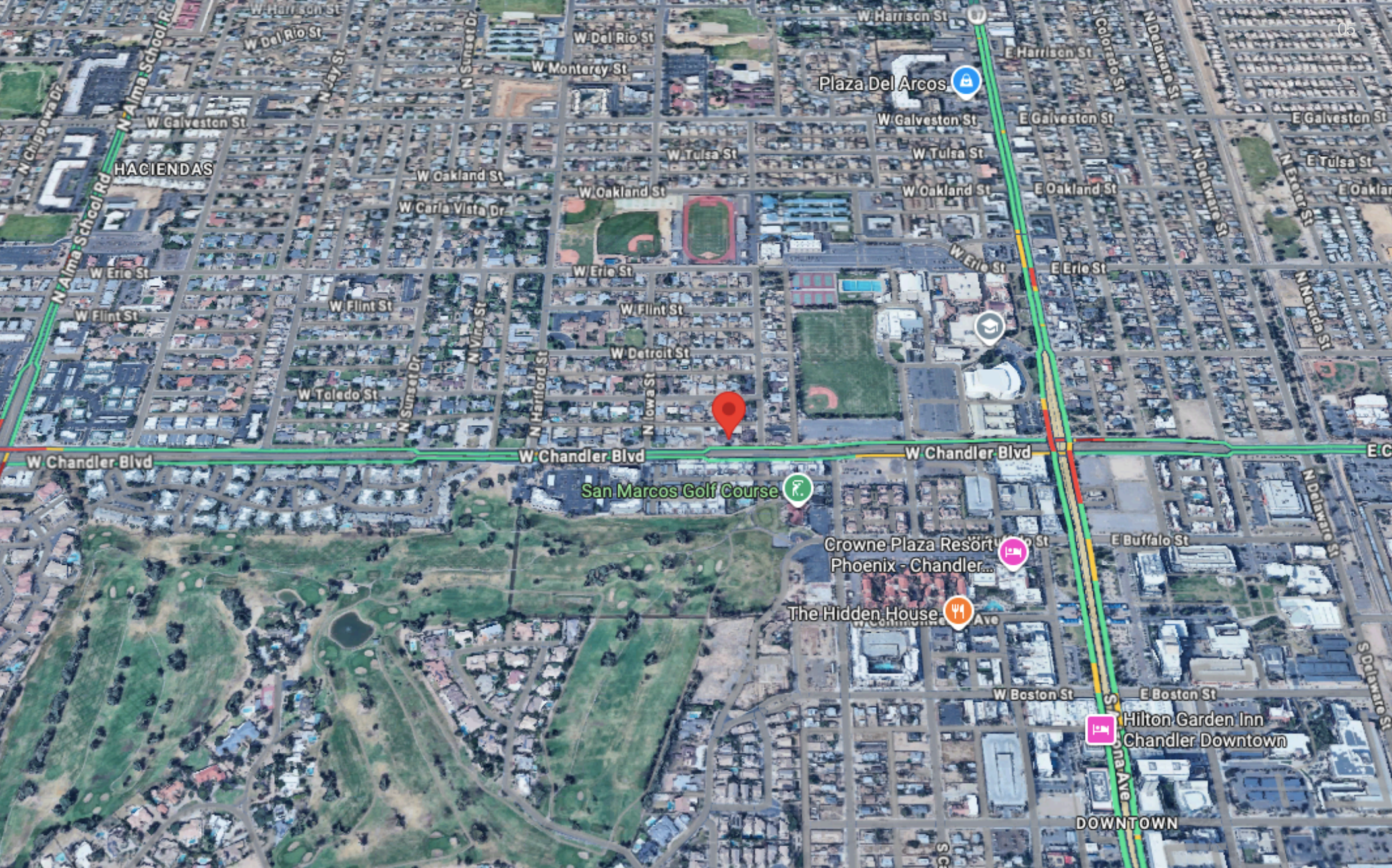


# PHOTO GALLERY



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