



Property Description

Bright, airy 2,438 SF office condo boasting lots of natural light in a great location with easy access to Loops 101, 202, and I-10 freeways. Most recently used as a behavioral health clinic. Medical and wellness users allowed along with other professionals such as architects, attorneys, financial planners, insurance and real estate agents. 6 private offices, large intake and reception area, kitchen, server room (janitorial), and 2 ADA restrooms. High traffic counts and great demographics make this an ideal place to locate your business. Plenty of parking including 2 reserved stalls (5 stalls/1,000sf parking ratio).

Property Highlights

- High household income
- 40,000+ VPD along Chandler Blvd.
- Close to freeways and hospitals
- Amenity-rich immediate area

Location Description

Chandler Blvd. & McClintock Dr. are major roadways with two lanes each direction and center turn lanes. Adjacent to Stellar Airpark, Chandler Fashion Center, and minutes from Chandler Regional Hospital. The City of Chandler has a AAA bond rating and boasts a highly educated and affluent working population with large employment centers such as Intel, Northrop Grumman and Microchip Technology headquarters among other tech companies having a large presence.

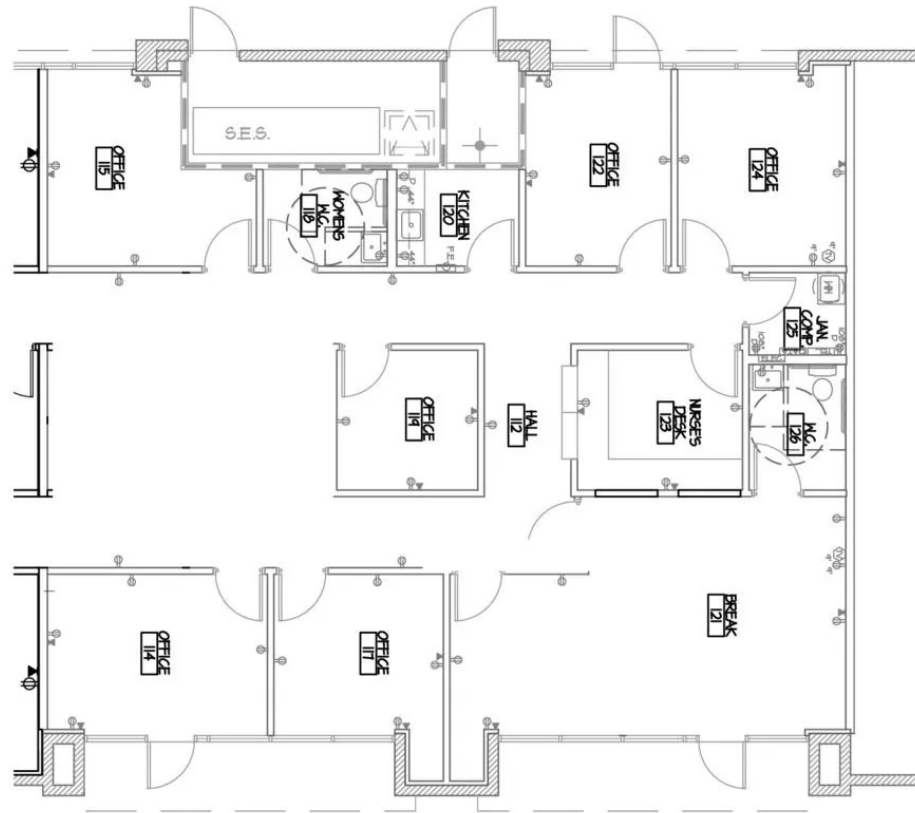
Offering Summary

Sale Price:	\$725,000
Lot Size:	0.18 Acres
Building Size:	2,438 SF
Current Tenant Vacates 8/31/2026	PLEASE DO NOT DISTURB



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Medical/Office Condo for Sale or Lease - Perfect for Professionals | 70 N. McClintock Dr. #102, Chandler, Arizona 85226



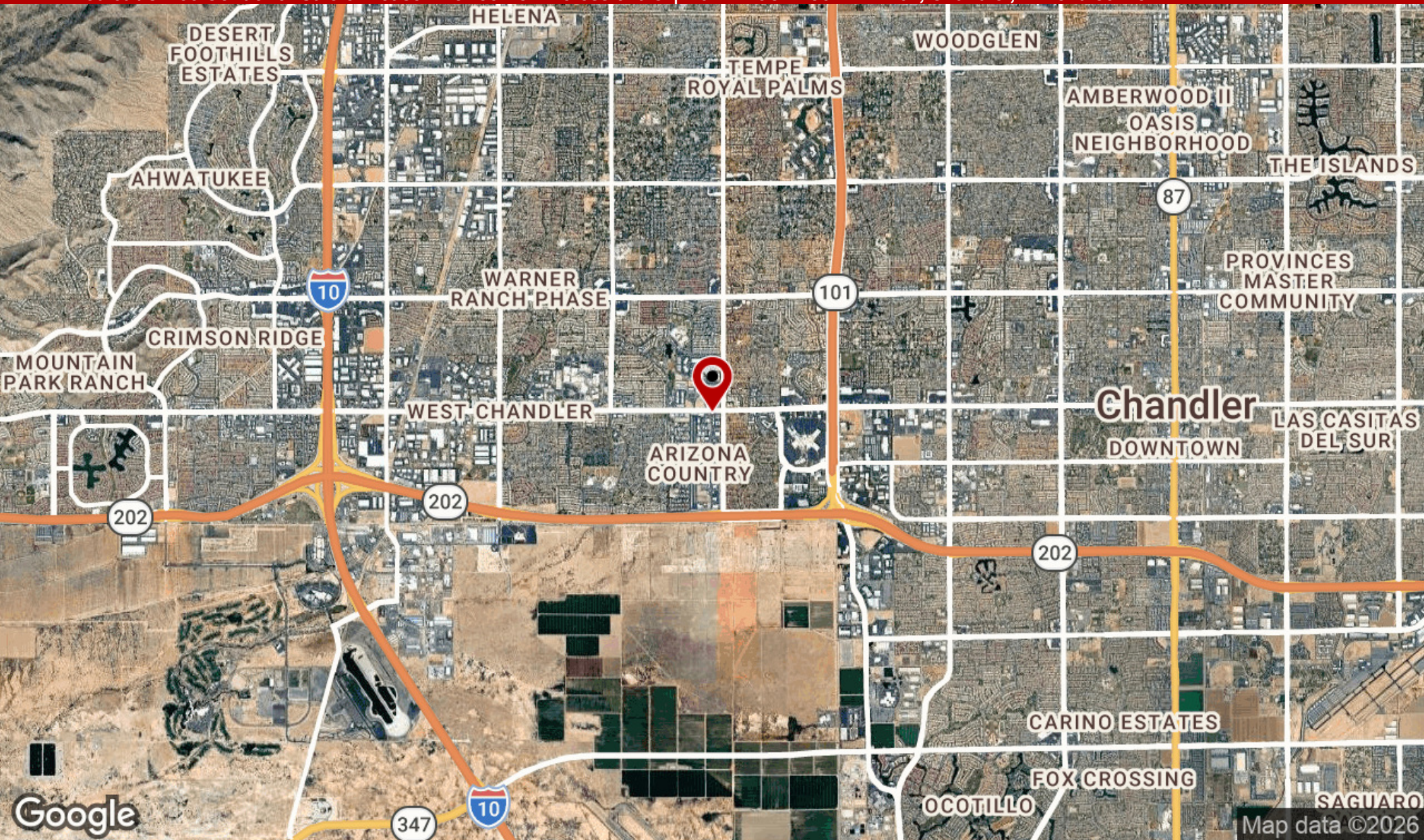
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KW Commercial | 2077 East Warner Road, #110, Tempe, AZ 85284 | kwcommercial.com

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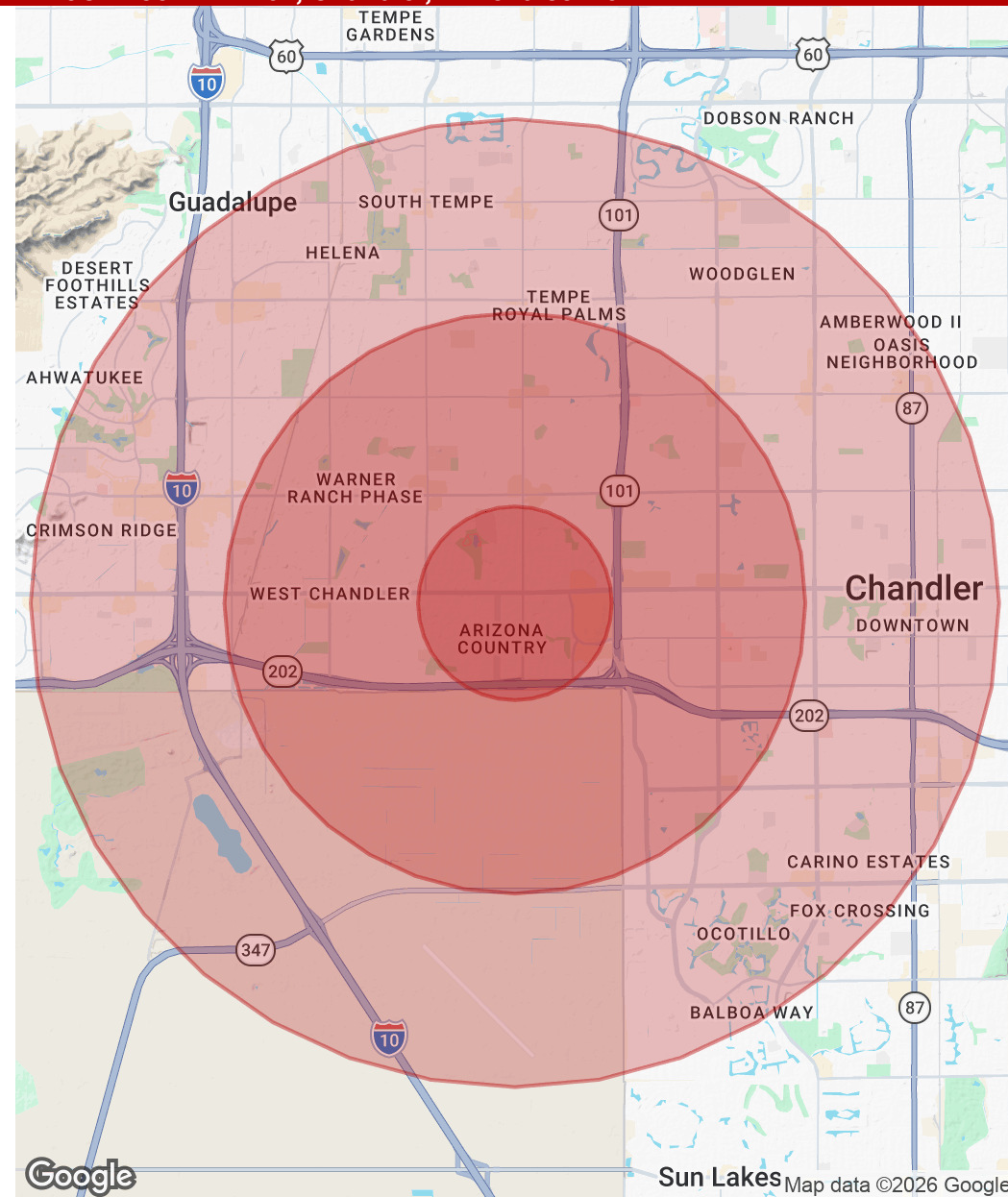
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Population	1 Mile	3 Miles	5 Miles
Total Population	13,905	84,301	253,076
Average Age	38.6	39.6	38.6
Average Age (Male)	37.6	38.7	37.8
Average Age (Female)	39.6	40.4	39.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,513	33,262	99,355
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$126,436	\$135,722	\$124,354
Average House Value	\$463,681	\$547,672	\$488,957

2025 Estimates (courtesy CoStar)



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