

FREESTANDING AUTOMOTIVE FOR LEASE

320 S Arizona Ave

CHANDLER, AZ 85225

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$28.00 SF/yr (NNN)
AVAILABLE SF:	5,186 - 7,795 SF
LOT SIZE:	1.09 Acres
BUILDING SIZE:	12,981 SF
PARCEL#:	303-19-005E

PROPERTY HIGHLIGHTS

- ±5,186 SF Freestanding Automotive Repair Building for Lease
- Features 3 Oversized Drive-In Bays w/ Subterranean Pit Level
- Nearly 33,000 VPD Along Arizona Ave
- Strong Trade Area and Demos w/ More Than 310,000 Residents in 5 Mile Radius
- Avg. HHI Over \$95,000 within 2 Mile Radius
- Close Proximity to Downtown Chandler City Hall
- Within Walking Distance of New Lifestyle and Retail/Restaurant Amenities
- Highly Walkable Submarket (Walk Score of 89/100 per Costar)

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PROPERTY DESCRIPTION



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SVN Desert Commercial Advisors is pleased to present for lease a ±5,186 freestanding auto repair building located in the heart of Downtown Chandler, AZ. This masonry building features three oversized garage drive-in bays with a pit level. There is an opportunity to lease out the adjacent ±7,795 square foot Firestone building. Please contact brokers for further direction. This highly walkable area of Downtown Chandler is ideal for the auto repair occupier seeking a densely populated and heavily trafficked submarket.

LOCATION DESCRIPTION

The subject property is located south of the southwest corner of Frye Road and Arizona Avenue in Chandler, AZ. This Downtown Chandler location is situated on over an acre of land along a main East Valley artery that sees over 32,000 vehicles per day (Arizona Ave). This dense location has more than 310,000 residents living within a 5 mile radius. Chandler's City Hall along with various lifestyle and retail amenities are located in the immediate area.

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ESTIMATED OPERATING EXPENSES

2024 ESTIMATED NNN CHARGES

ANNUAL PER SQUARE FOOT/YR

PROPERTY TAXES	\$15,346.84	\$1.18 PSF/YR
PROPERTY INSURANCE	\$8,519.00	\$0.66 PSF/YR
		\$1.84 PSF/YR

*Proportionate share of operating expenses is 61% for larger building and 39% for smaller building.

*Tenants responsible directly for Water/Sewer/Trash, Landscaping, Common Area Lighting, and Oil Separation Cleaning (once per year).



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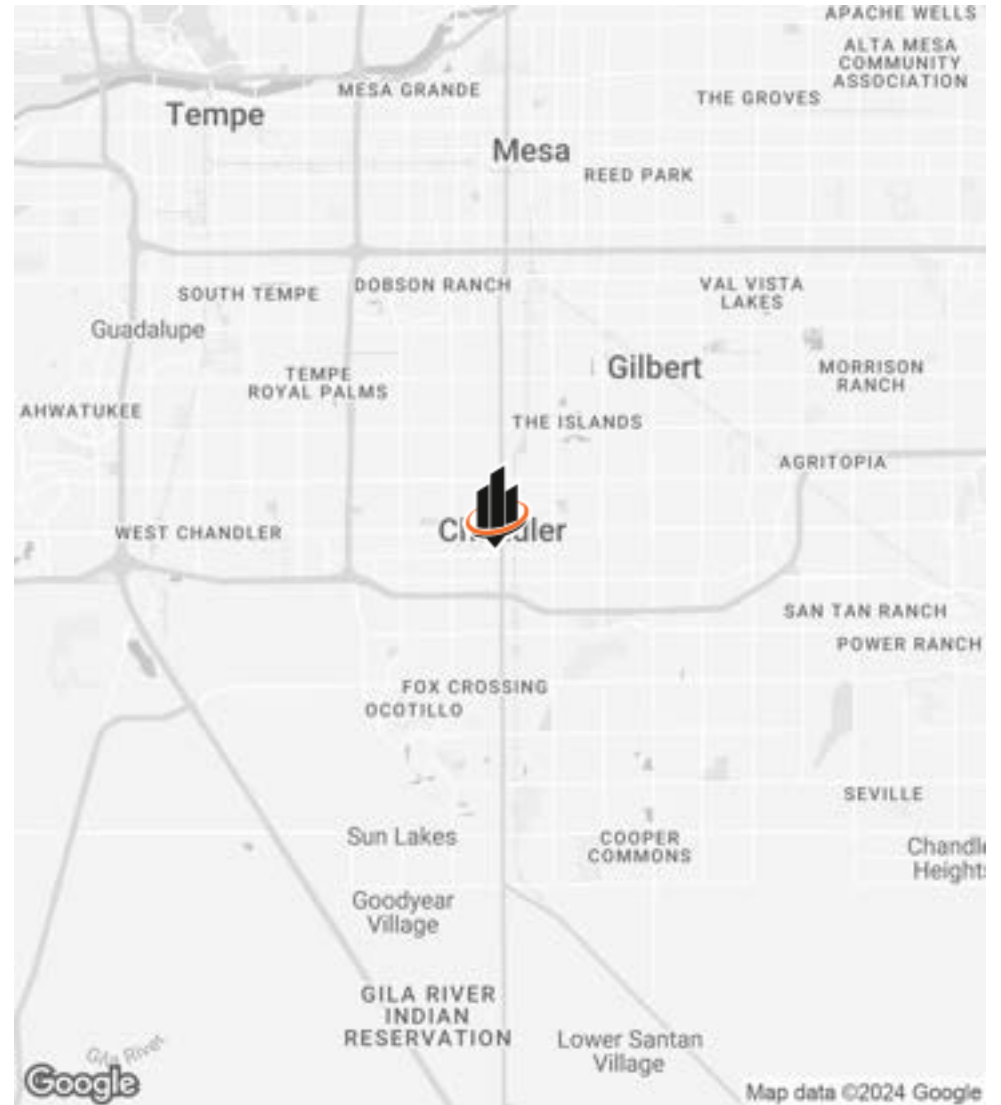
ADDITIONAL INTERIOR PHOTOS



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LOCATION MAPS



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320 S ARIZONA AVE | Chandler, AZ 85225

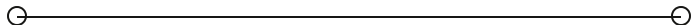
AERIAL MAP



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