

CENTRAL CHANDLER OFFICE CONDO FOR SALE

PRIME LOCATION WITH SPECTACULAR VIEWS

575 W. Chandler Blvd. Ste. 129, Chandler, AZ 85225



PROPERTY DESCRIPTION

Bright, airy medical office with lots of natural light within walking distance to the downtown Chandler area and its plentiful shopping, dining and entertainment options. Built out as a physical therapy clinic, but has recently been used as a professional office. Two large private offices, large open bullpen, break room with copy center, and ADA restroom. Overlooks the San Marcos Golf Course, impress your clients and team with this truly special location. High traffic counts and great demographics make this an ideal place to locate your business.

PROPERTY HIGHLIGHTS

- Recently remodeled and newly upgraded landscaping
- Plenty of parking incl. 2 covered reserved spaces
- 5 mins from Chandler Regional and Banner Health hospitals
- Over 31,000 VPD on Chandler Blvd.
- Strong demographics
- Easy access to Loops 101, 202 and SR 87

LOCATION DESCRIPTION

Located in the fast growing greater Phoenix area in the City of Chandler. Just off a hard signalized corner on Chandler Blvd. a major thoroughfare with three lanes each direction, center turn lane and eastbound deceleration lane. 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, MicroChip and Insight among others.

OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	1,823 SF
Building Size:	18,946 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,172	55,842	117,427
Total Population	20,805	148,872	317,060
Average HH Income	\$76,606	\$102,359	\$116,515

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HANI ALDULAIMI
Keller Williams Realty East Valley
O: 480.900.8484
C: 480.900.8484
info@kwcig.com

SAM KAPUR
O: 480.420.9306
samkapur@kwcommercial.com

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2077 East Warner Road, #110
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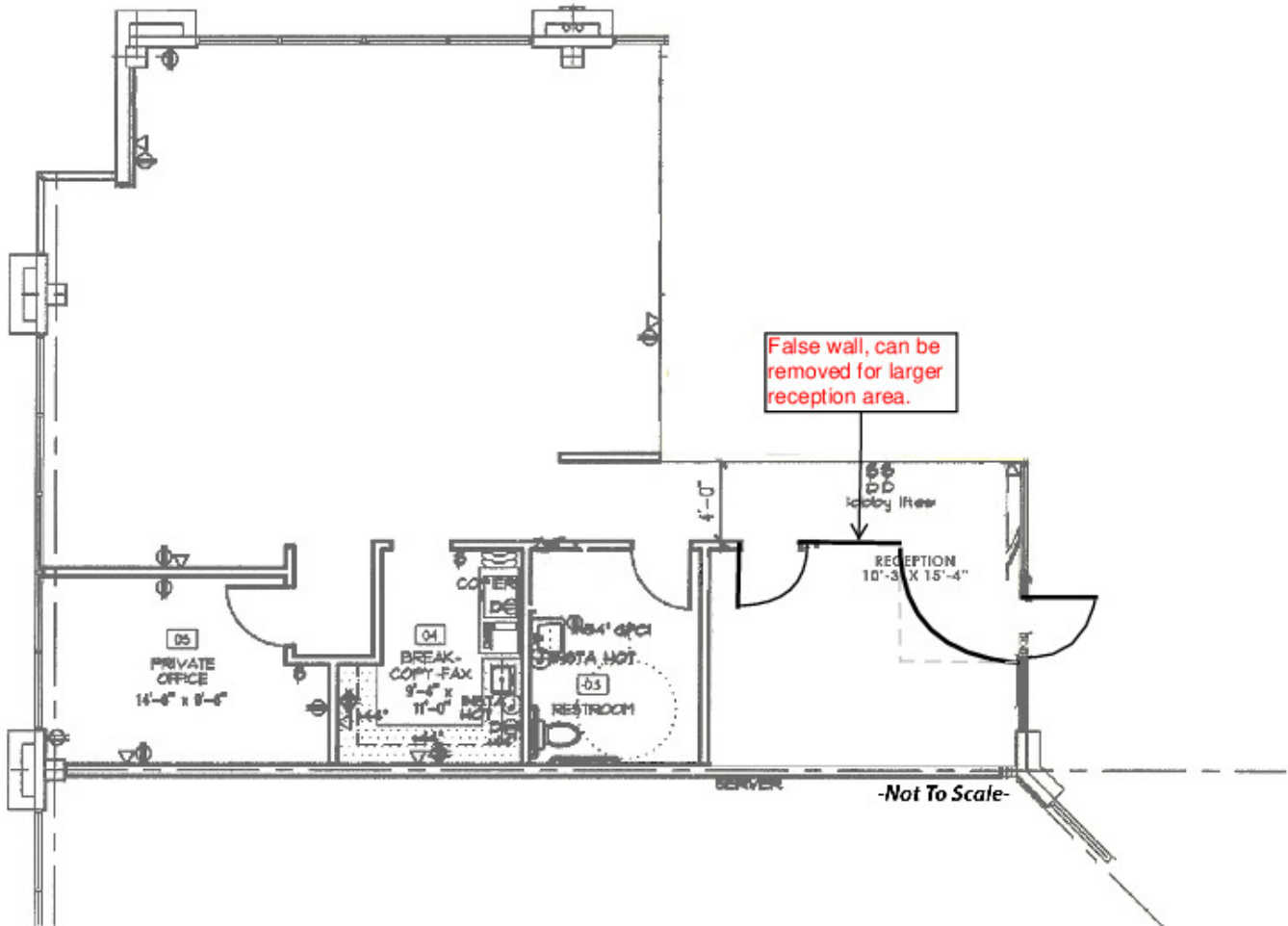
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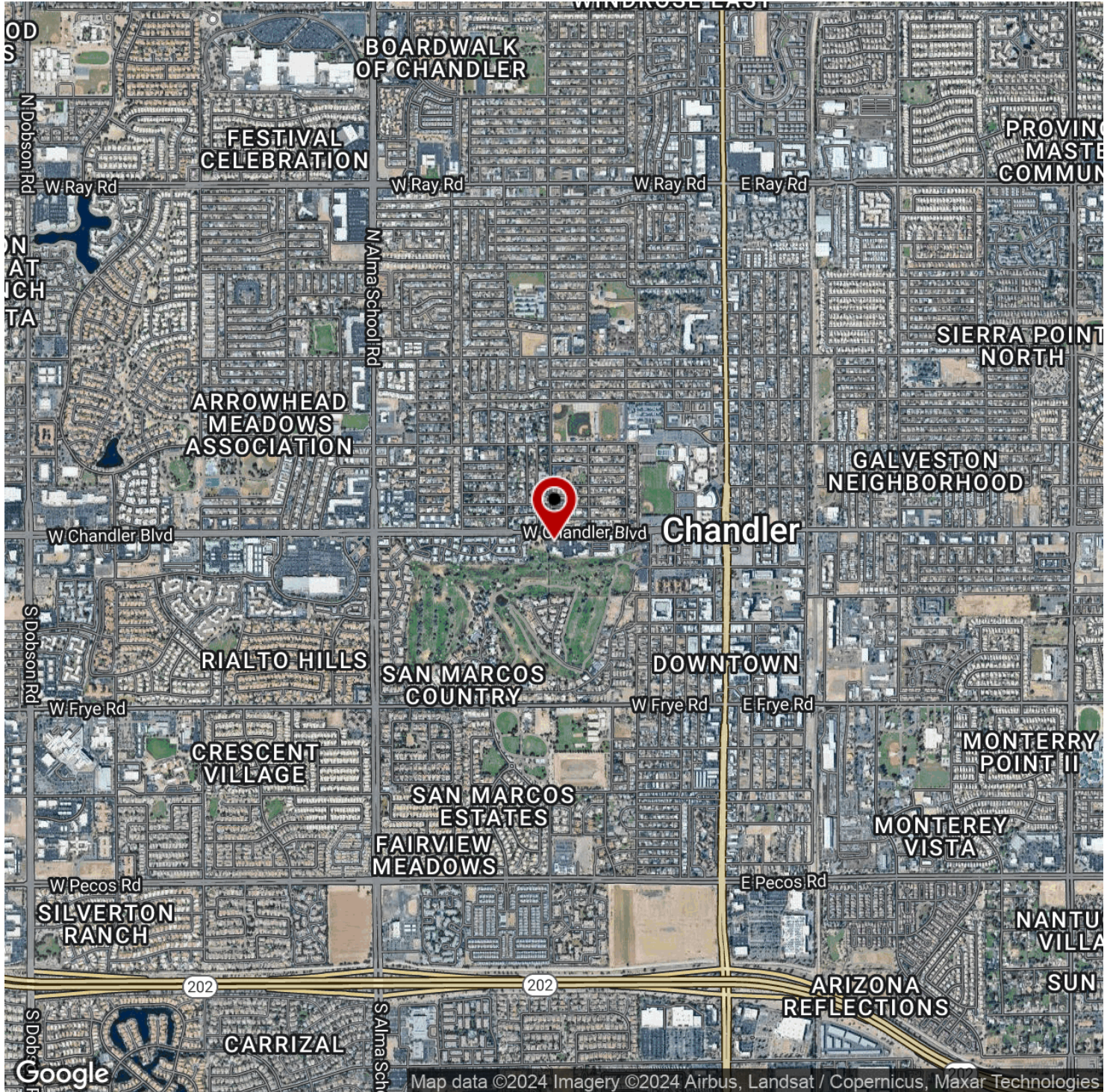
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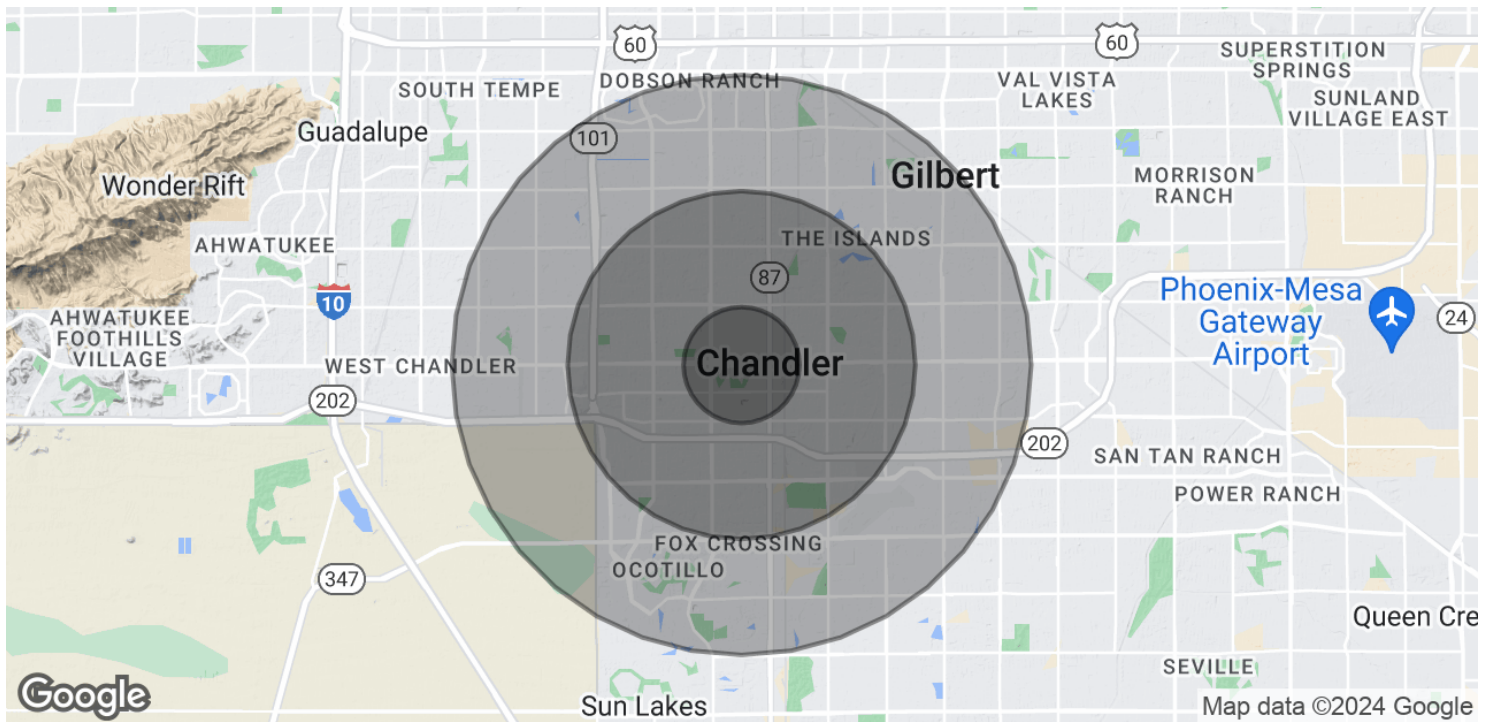
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,805	148,872	317,060
Average Age	35.1	36.7	37.6
Average Age (Male)	34.5	36.0	37.0
Average Age (Female)	35.6	37.4	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,172	55,842	117,427
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$76,606	\$102,359	\$116,515
Average House Value	\$278,515	\$320,346	\$347,731

Demographics data derived from CoStar estimates

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