



FOR SALE WITH SELLER
FINANCING OPPORTUNITIES

100 S MCCLINTOCK DRIVE

CHANDLER, AZ

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 **Kidder
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TABLE OF CONTENTS

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01

PROPERTY SUMMARY

02

PHOTOS

03

FLOORPLANS

04

AERIAL OVERVIEW

05

LOCATION OVERVIEW

06

DEMOGRAPHICS

07

FINANCIALS

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PROPERTY SUMMARY

This 2-story office property consists of approximately 9,200 square feet with modern architecture design with wrap around exterior glass.

This 2-story office property consists of approximately 9,200 square feet with modern architecture design with wrap around exterior glass. Property has been professionally maintained by property owner since it was built in 2008 with no deferred maintenance. Property is divided into 3 separate office spaces (Suite 100 - 4,108, Suite 200 - 2,552 sf, and Suite 201 - 2,540 sf) and offers a

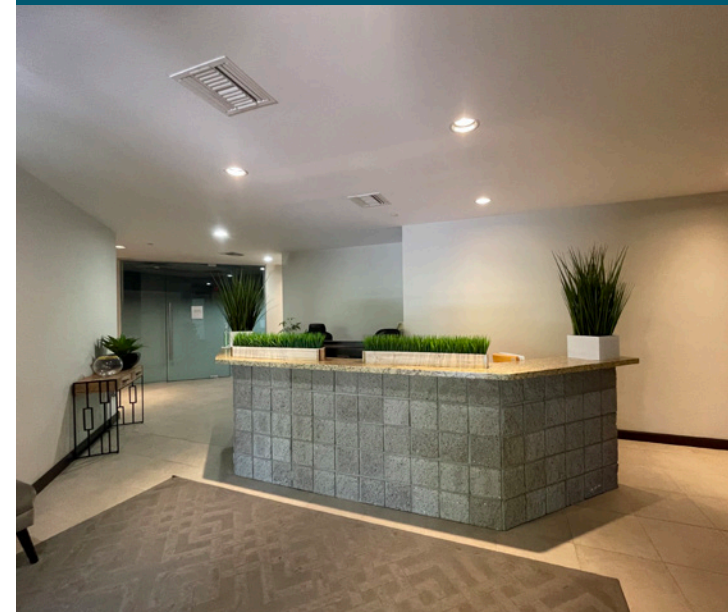
wide array of options for a potential buyer or Tenant looking for space. Currently there is 2,552 square feet vacant in suite 200, but the entire building can be made available. Currently there is 6,648 square feet of space leased to AZ Sports and Spine Center LLC until December 31, 2024 but are willing to move out earlier & terminate their lease if a buyer wants to occupy the entire building.

Property is ideally located 1 block south of Chandler Boulevard and McClintock Drive in Chandler, Arizona and adjacent to the Stellar Airpark airport. Property has direct access to the 202 freeway to the south and less than 1 mile

of Chandler Fashion Mall, Hobby Lobby, Target Stores, Chandler Regional Hospital, Petco, Walmart Super Center, Olive Garden, PF Chang's, In-N-Out Burger, Dutch Brothers Coffee, Lowe's Home Improvement, Harkin's Theaters, Best Buy, Old Navy, Costco, and numerous other retail, hotel, and service providers.

PROPERTY OVERVIEW

Size	±9,200 SF
Sale Price	\$315 psf (\$2,898,000)
Suites	Suite 100 ±4,108 SF Suite 200 ±2,552 SF Suite 201 ±2,540 SF
Address	100 South McClintock Drive, Chandler, Arizona 85226
Year Built	2008
Parking	44 regular parking spaces 2 dedicated handicap spaces 46 total parking spaces
Zoning	I-1 (City of Chandler)

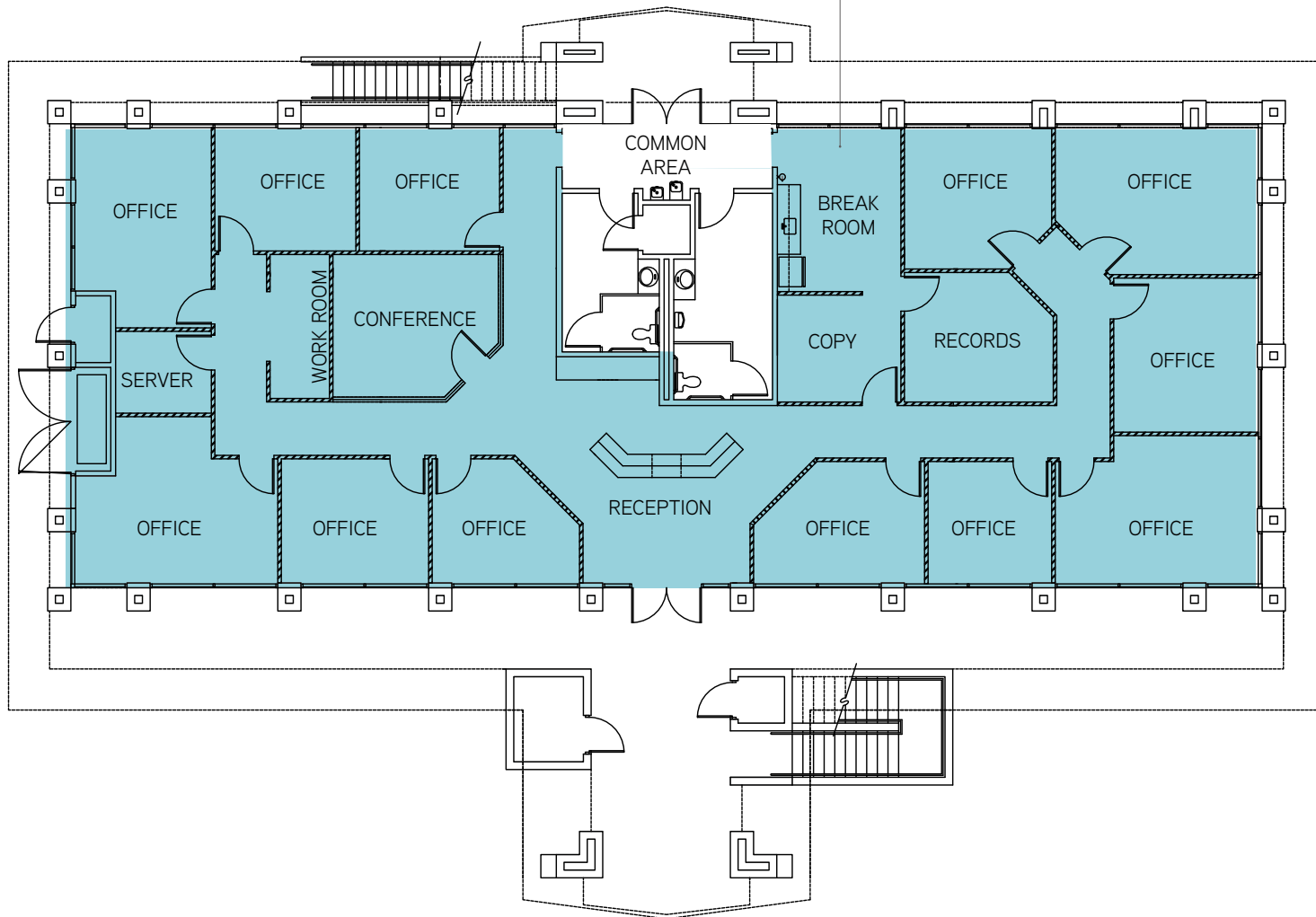




OFFICE VIEW

FLOOR PLAN - SUITE 100

SUITE 100
±4,108 SF



AMENITIES AERIAL



LOCATION OVERVIEW

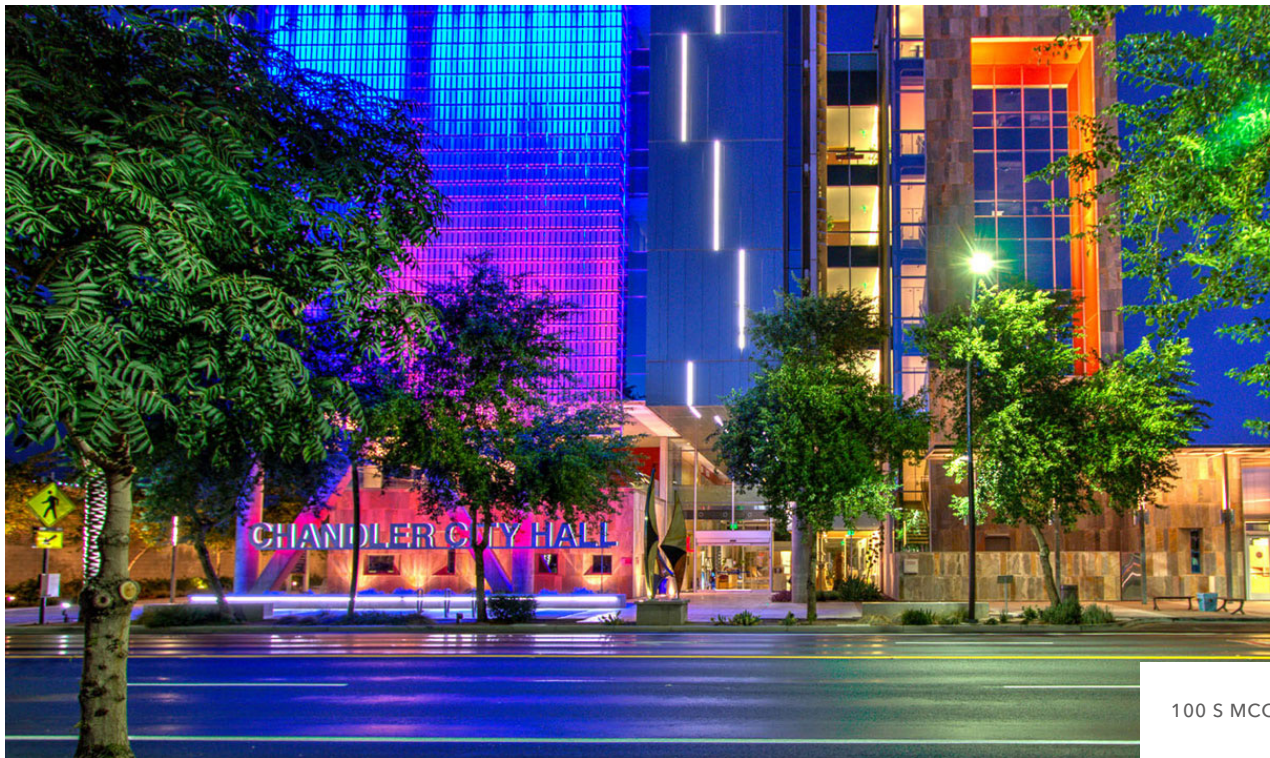
The City of Chandler boasts impressive demographics and is consistently ranked one of the fastest growing cities in the United States.

The current population is 283,993 people with an average household income of \$126,000 (compared to the City of Phoenix at \$85,527). Intel Corp. has a very large presence in Chandler while they continue to expand and build new production facilities. Chandler is home to several other large corporations including Wells Fargo, Bank of America and Verizon Wireless. With this growth, retail properties have experienced

continued success while new development sites have become more difficult to find.

SUBMARKET OVERVIEW

Vacancies for retail properties in Chandler were under the five year average in the fourth quarter of 2022. The Chandler retail market saw 277,000 SF of absorption over the last 12 months with the vacancy rate dropping to 5.4%. The submarket posted 8.1% rent growth over the last 12 months and is forecasted to remain positive as there is very little new construction. Chandler has consistently out-performed the market average with convincingly strong absorption and rent growth. Chandler is a very sought after investment market as investors clamor to take advantage of the area's above-average incomes, high-tech job growth and a dwindling supply of freeway frontage sites.



CITY OF CHANDLER DEMOGRAPHICS

±284K

CURRENT POPULATION

\$126K

AVERAGE HH INCOME

±309K

ESTIMATED POPULATION GROWTH (2030)

±152K

TOTAL EMPLOYMENT

BUSINESS IN CHANDLER

Chandler is regarded as one of the most financially stable cities in the United States. The City has worked for decades to build a location for business success and to create a sense of place that is appealing to large and small businesses alike.

BUSINESS ADVANTAGES

Pro-business local government that is responsive to the needs of the business community

City staff capable of assisting businesses of all sizes, from startups to multinational corporations

Programs and services to support businesses locating and expanding in Chandler

Sound, long-term fiscal policies to ensure Chandler is a safe place for private sector investment

Lowest city sales tax rate among the metro area's major cities at 1.5 percent

Minimalist state regulatory environment and among the lowest corporate income tax rates at 4.9 percent

WORKFORCE

More than 1 million workers within a 30-minute commute

Local population with 47% of adult residents possessing a bachelor's degree

Continuous influx of highly qualified graduates from area colleges and universities

MARKET ACCESS

Situated in the southeast portion of Greater Phoenix, Chandler is easily accessible by several major freeways including Interstate 10, the southernmost coast-to-coast interstate highway in the United States, as well as the U.S. 60 Superstition Freeway, Loop 202 San Tan Freeway and Loop 101 Price Freeway.

A number of major regional markets are located within a day's drive including Los Angeles, San Diego, Las Vegas, Salt Lake City, Albuquerque, Denver and El Paso.

Rail service is provided through two single-track freight spur lines. Owned and operated by the Union Pacific Railroad, these lines offer connections to markets throughout North America.

With Phoenix Sky Harbor International Airport a short 20 minutes away, no location is truly out of reach. PhoenixMesa Gateway Airport is also nearby and offers an alternative for cargo shipments and passenger service.

NATIONWIDE COMMUNITY RANKINGS (2020 - 2022)

2ND

MOST PROSPEROUS LARGE CITIES

8TH

BEST UNTAPPED CITIES FOR STARTUPS

5TH

BEST CITY FOR WOMEN IN TECH

15TH

BEST CITY FOR WOMEN ENTREPRENEURS

6TH

MOST LIVABLE CITY IN U.S.

16TH

BEST PLACE TO FIND A JOB

7TH

BEST CITIES TO BUY A FAMILY HOME

23RD

SAFEST CITIES IN AMERICA



DEMOGRAPHICS

Chandler, AZ - 3 MILE Facts & Demographics

83,245
POPULATION

2.5
AVERAGE HH SIZE

\$117,586
AVERAGE HH INCOME

38.7
AVERAGE AGE

HOME OWNERSHIP



37%
RENTERS

63%
OWNERS

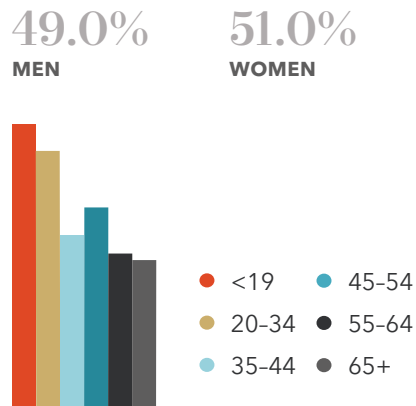
RACE & ETHNICITY

White	60.9%
Hispanic	27.8%
Native American	2.0%
African-American	6.7%
Asian	13.3%
Two or More Races	12.2%

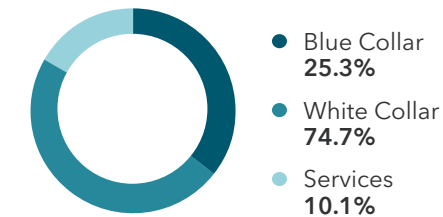
EDUCATION

13% HS GRAD	29% SOME COLLEGE
6% ASSOCIATES	29% BACHELORS

GENDER & AGE



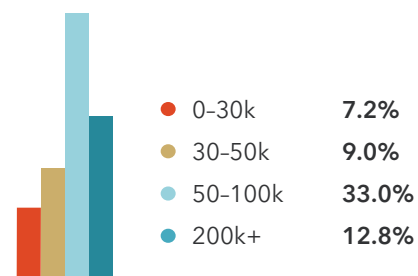
EMPLOYMENT



58,462
EMPLOYED

1,749
UNEMPLOYED

INCOME BY HOUSEHOLD



ANNUAL HOUSEHOLD SPENDING

\$104M HOUSING	\$383M GROCERY
\$216M HEALTHCARE	\$151M ENTERTAINMENT
\$186M UTILITIES	\$94M APPAREL
\$94M FURNITURE	\$479M TRANSPORTATION



FINANCIALS

2023 OPERATING EXPENSE BUDGET

Cox - Fire Line	\$1,086.00
City of Chandler - Water	\$870.85
Minard Ames - Building Insurance	\$2,070.00
Republic Services - Trash	\$1,078.07
SRP - Electric - House Panel	\$1,872.68
Sunrise Landscape - Landscape	\$5,804.00
SOS Exterminating - Pest Control	\$706.00
A-1 Air Conditioning, Inc - Mechanical A/C	\$1,655.00
Allied Fire Protection (annual testing)	\$512.50
Arizona Superior Cleaning (windows)	\$1,060.00
Monitoring Alarm	\$300.92
Property Taxes	\$20,578.68
Subtotal	\$36,508.70

AMORTIZED REPAIRS (BUDGETED YEARLY)

Air Conditioning Repairs & Replacement	\$935.00
Common Area Painting	\$241.67
Parking Lot clean, seal, & stripe	\$840.00
Major Tree Trimming	\$1,082.50
Total of Amortized Repairs	\$3,099.17
Total Cost of Expenses	\$39,607.87
Total Cost PSF	\$4.31

OWNER/USER PURCHASE

Property Size	±9,200 SF
Price / SF	\$2,714,000 (\$295.00)
Down Payment (10%)	\$271,400
Loan (90%)	\$2,442,600
Interest Rate Term (504 SBA Loan)	5.88% / 25 yrs
Monthly Payment	\$15,4833.15
Annual Payment	\$185,797.83
Total Annual Cost	\$185,797.83
Total Annual Cost PSF	\$20.20 NNN

Seller Financing Available

ITEMS NOT INCLUDED IN THE OPERATING EXPENSES & PAID FOR DIRECTLY BY TENANTS:

Tenants Personal Property & General Liability Insurance

Tenants Janitorial Service - Vacuuming & Cleaning

Tenants Electrical Usage (within Tenants suite)

Lease Rental Tax - currently 2% of Rent collected

Internet, Phone, & Data usage

Security Monitoring - within Tenant's suite

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