

# WARNER MEDICAL PARK

604 W WARNER RD, BLDG D | CHANDLER, AZ

## TWO MEDICAL SUITES AVAILABLE FOR SALE

SALE PRICE: \$2,621,464 • NNN • 6.25% CAP RATE



CONTACT

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Locally Owned. Globally Connected. CORPAC

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## ABOUT THE INVESTMENT

604 W Warner Rd, Building D, is a prime investment opportunity offered at \$2,621,464 with a 6.25% cap rate. This NNN property features two medical office suites, including Suites 1 & 2, which are fully leased (3,972 SF) and generate \$89,370 in annual income (\$22.50 PSF), with 3% annual increases through 3/31/2029. Suite 3, a vacant 3,843 SF space, offers excellent potential for additional income and tenant customization or for an owner-user. Located in the thriving city of Chandler, known for its strong population growth, high median household income, and robust healthcare demand, this property combines current cash flow stability with future upside, making it an ideal investment in a premier location.



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# ABOUT THE PROPERTY



ADDRESS	Warner Medical Park 604 W Warner Rd - Building D Chandler, AZ 85225
SUBMARKET	Chandler
PARCEL NUMBER	302-27-939
SIZE	±7,816 SF
SITE AREA	±9,801 SF
ZONING	PAD, City of Chandler
PARKING RATIO	4:1,000 SF
YEAR BUILT	1987
TENANCY	Multiple
PRIMARY USE	Medical Office
SUITE BREAKDOWN	Suite 1 & 2   ±3,972 SF Leased, 3/31/2029 \$89,370 annual income 3% annual increases  Suite 3   ±3,844 SF Vacant
SALE PRICE	\$2,621,464
CAP RATE	6.25%
RENEWAL OPTION	3 Options for 5 Years Each

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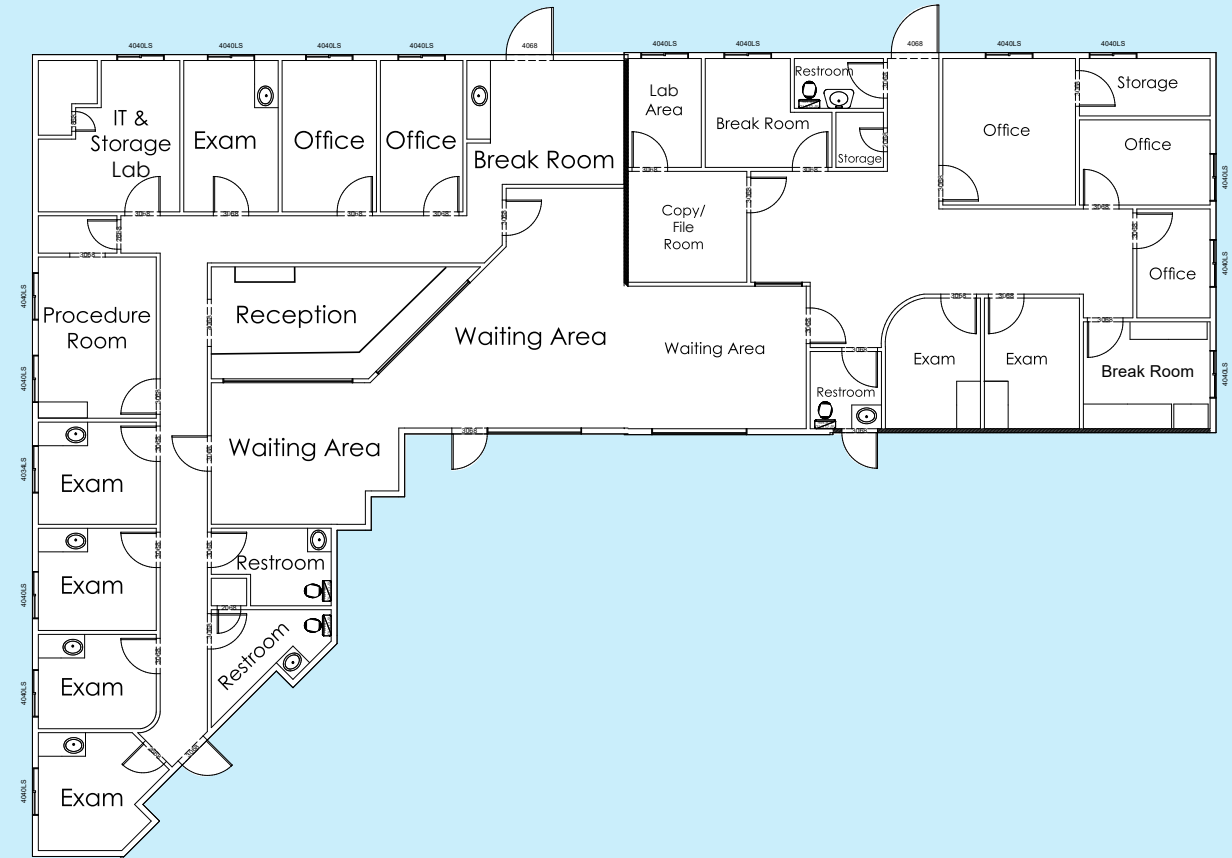
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# WARNER MEDICAL PARK

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## SUITE 1 & 2 | ±3,972 SF

- Fully Occupied
- Large Waiting Area
- Reception
- (5) Offices
- (7) Exam Rooms
- Procedure Room
- Lab Area
- Copy Room
- (3) Storage Areas
- (4) Restrooms
- (3) Break Rooms
- \$89,370 Annual Income
- 3% Annual Increases
- Lease Expires 3/31/2029



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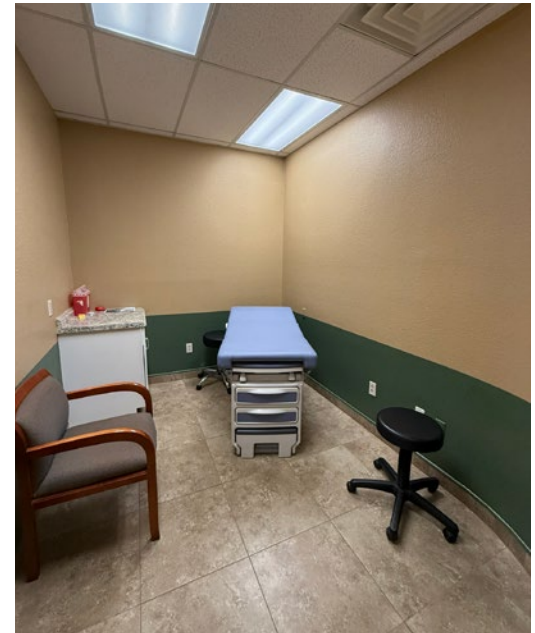
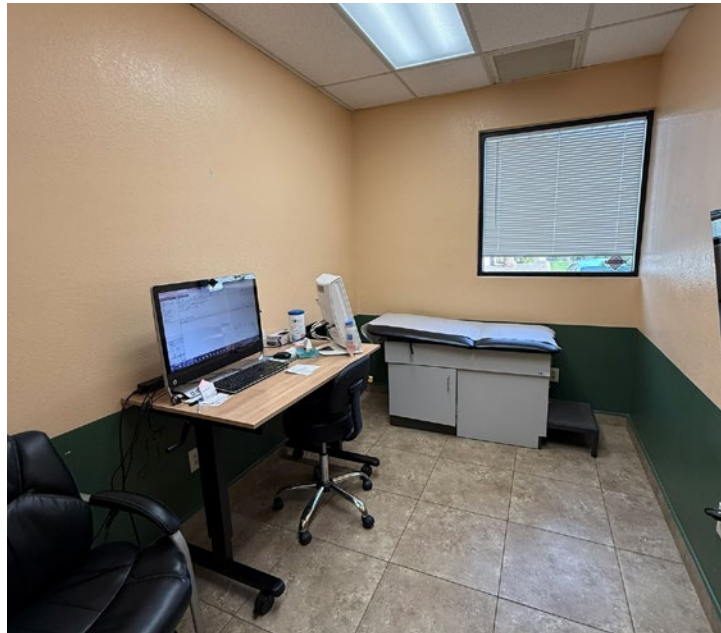


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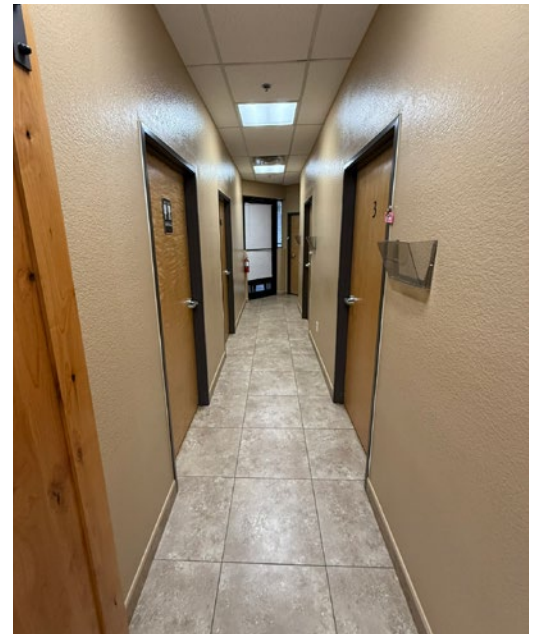
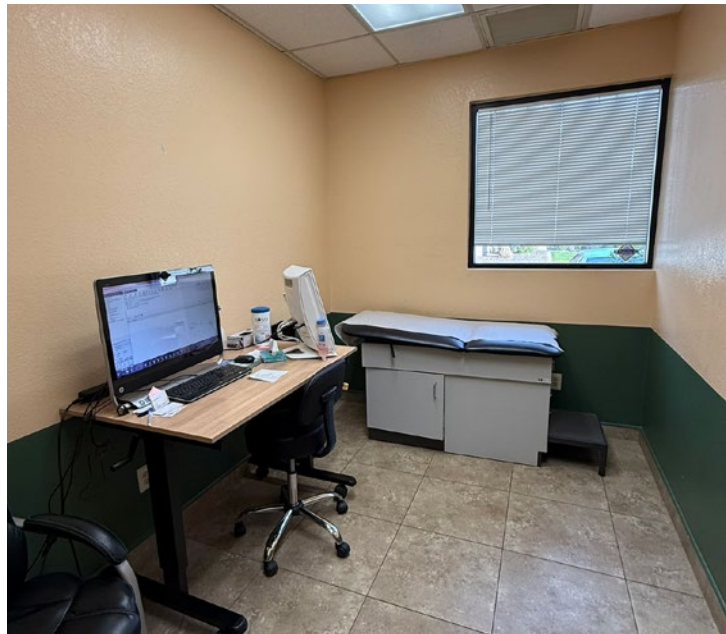


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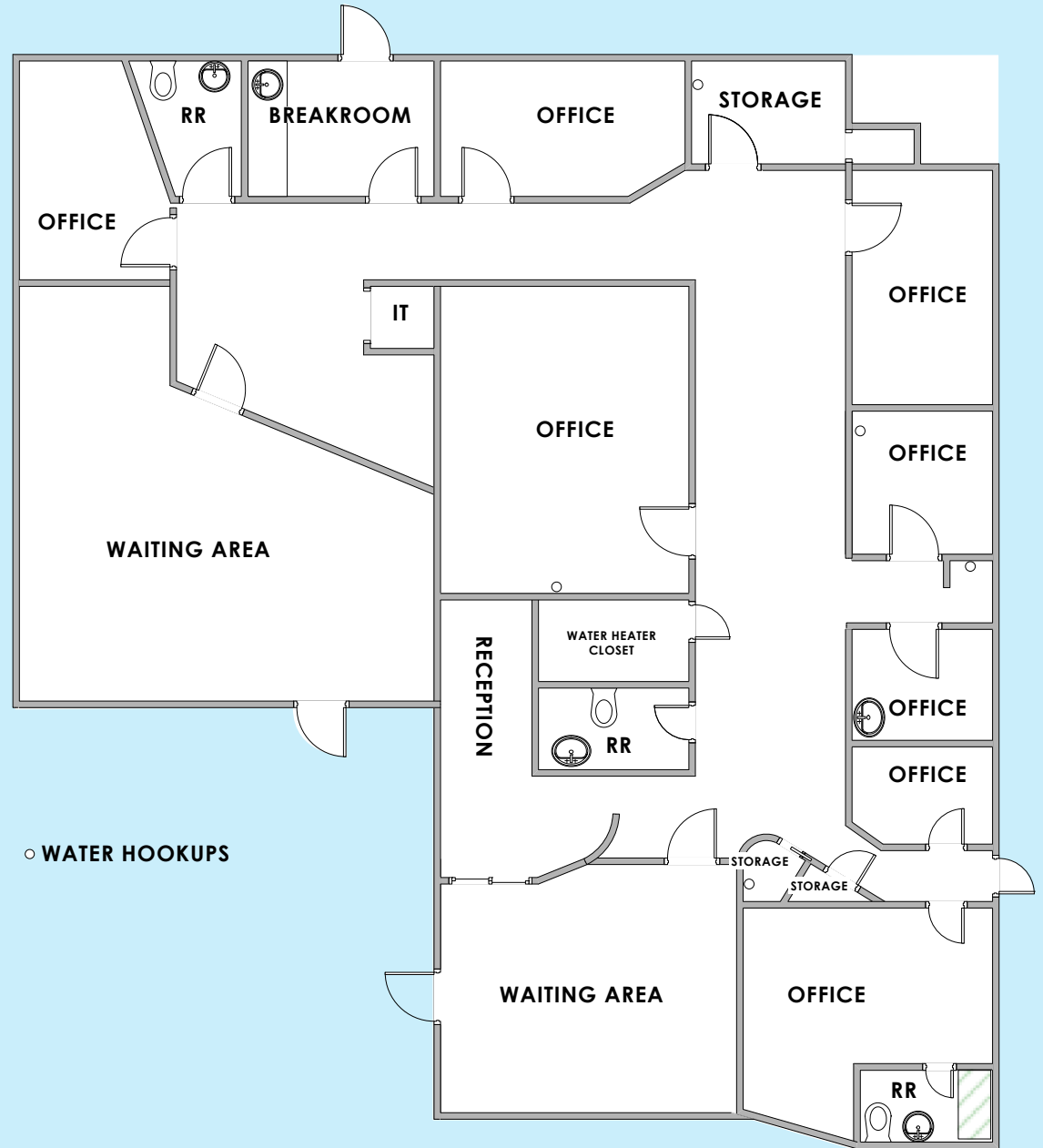
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## SUITE 3 | ±3,844 SF

- Vacant
- (2) Waiting Areas
- Reception
- (8) Offices
- (4) Storage Areas
- (3) Restrooms
- Break Room
- IT Closet



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# ABOUT THE AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	18,417	142,238	367,645
2029 POPULATION PROJECTION	19,749	152,753	395,751
ANNUAL GROWTH 2024-29	1.4%	1.5%	1.5%
MEDIAN AGE	35.7	36.8	36.5
BACHELOR'S DEGREE OR HIGHER	35%	34%	37%
2024 HOUSEHOLDS	7,424	54,044	139,814
2029 HOUSEHOLD PROJECTION	7,967	58,083	150,653
AVG HOUSEHOLD INCOME	\$85,498	\$99,890	\$103,416
MEDIAN HOUSEHOLD INCOME	\$70,776	\$80,868	\$82,674
MEDIAN HOME VALUE	\$318,290	\$362,804	\$380,793
MEDIAN YEAR BUILT	1987	1987	1988
OWNER OCCUPIED HHS	4,335	34,180	85,462
RENTER OCCUPIED HHS	3,631	23,903	65,191
AVG HOUSEHOLD SIZE	2.4	2.6	2.5
TOTAL CONSUMER SPENDING	\$227.8M	\$1.8B	\$4.8B
DAYTIME EMPLOYEES	8,175	66,828	177,431



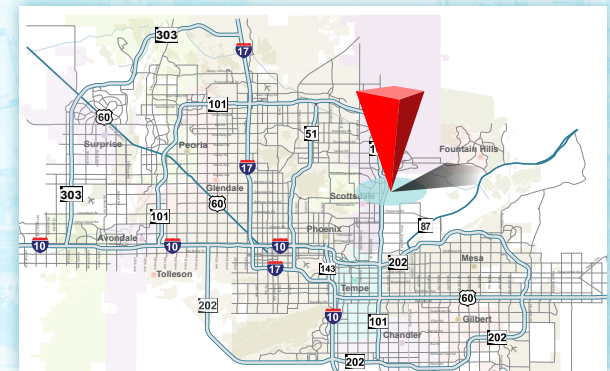
Chandler is a thriving hub for financial services, technology, and professional industries. This affluent, rapidly growing suburb of metropolitan Phoenix boasts a highly educated population, above-average median income, and premier Class A office space.

With excellent connectivity via the Loop 101 and Loop 202 freeways, Chandler attracts top talent and businesses. Developers have responded with high-end office properties, making it a leader in new construction in metro Phoenix since 2012.

While vacancy rates have risen, the availability of premium sublease space presents unique opportunities for tenants and investors. Limited new supply, such as Northrup Grumman's

released Gilbert Spectrum building, ensures market stability.

Chandler's strategic location, affluent demographics, and quality office inventory make it an ideal destination for long-term investment in the East Valley.



-COSTAR 2024

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