

# FOR LEASE

Retail / Office Space  
3,516 SF

Immediate Area Retail Tenants include Fry's Marketplace, Anytime Fitness, ED Marshal Jewelers, Leslie's Pool Supply & Barro's Pizza • Direct E Riggs Rd Frontage & Signage



1075 E Riggs Rd  
Chandler AZ  
85249

LOCATED JUST EAST OF THE SOUTHEAST  
CORNER OF E RIGGS RD & S MCQUEEN RD

“Springfield Plaza” is a 6,741 SF Building on a 0.91 acre parcel with a parking ratio of 5.5/1,000 SF. The immediate co-tenants in this 3 tenant building are SmileWorks Dentistry [smileworksaz.com](http://smileworksaz.com) and Papa Murphy's [papamurphys.com](http://papamurphys.com). This 3,516 SF end-cap is a former preschool that is now available for immediate occupancy.

- Rent: \$25 / SF NNN • NNN Budget 2026 is \$8.38/SF Per Year
- Zoning: PAD • Planned Area Development

For further information contact:

**Rick Mineweaser**

**DIAMOND PACIFIC INVESTMENTS, INC.**

**0: 480-951-4118 / M: 602-703-4118**

[rick@diamond-pacific.com](mailto:rick@diamond-pacific.com)



The above information, while not guaranteed, has been secured from sources we believe reliable.

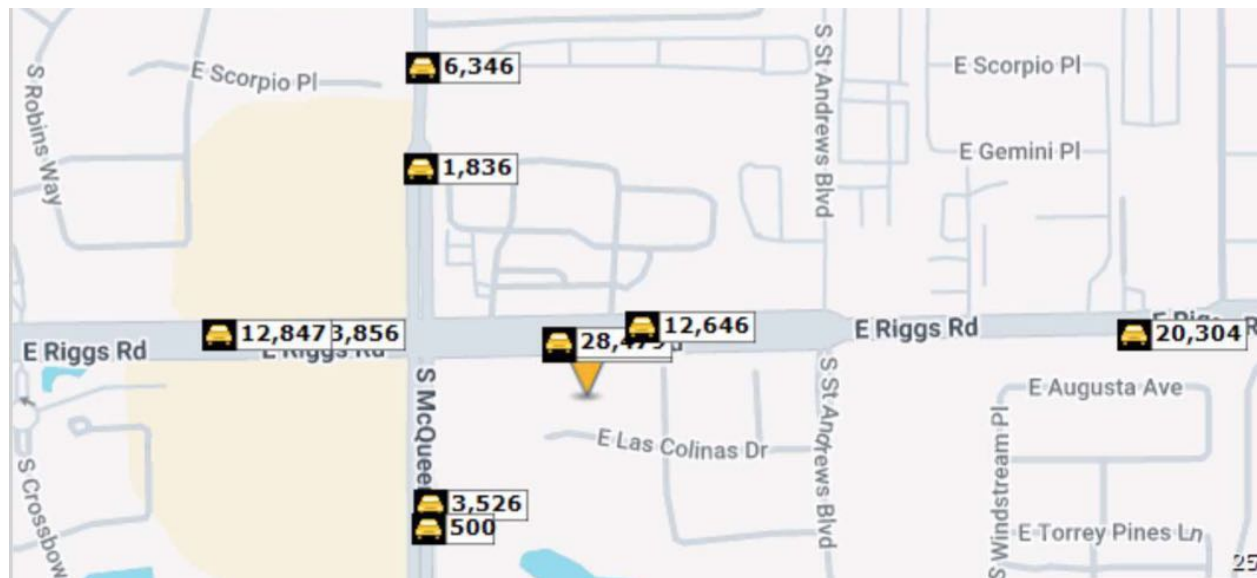
# Spring Field Plaza

1075 E Riggs Rd • Chandler AZ 85249

## Area Retail



## Traffic Counts



# Spring Field Plaza

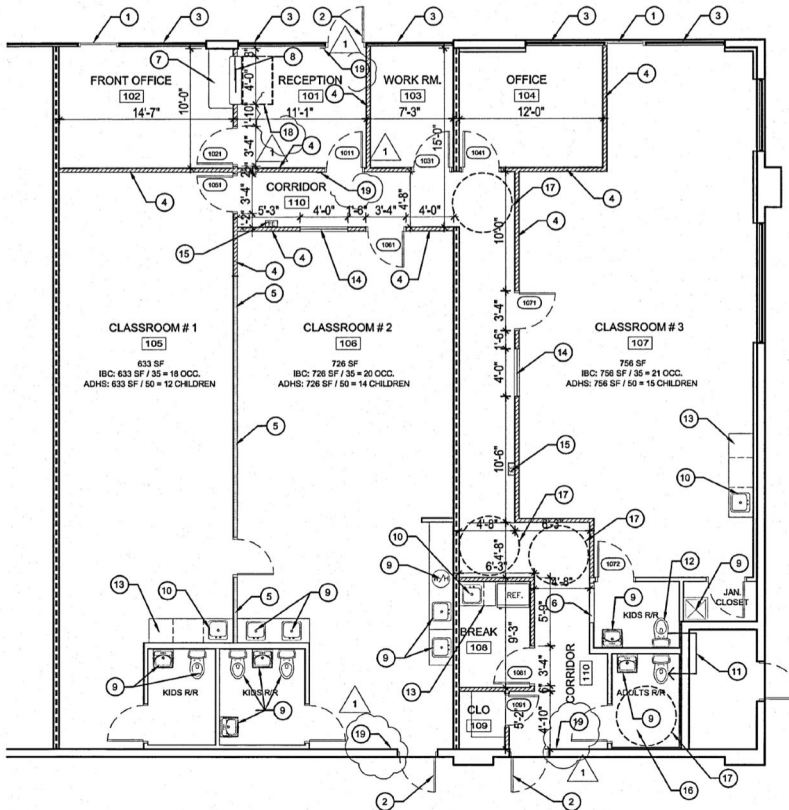
1075 E Riggs Rd • Chandler AZ 85249

### FLOOR PLAN KEY NOTES:

1. THIS DOOR IS NOT AN EXIT. REMOVE ALL HARDWARE AND MAKE DOOR NON-OPERATIONAL. PERMANENTLY FIXED IN THE CLOSED POSITION. EXIT DOORS RENDERED NON-FUNCTIONAL SHALL HAVE ALL HARDWARE AND LOCKING DEVICES REMOVED, WELDED SHUT, AND SCREENED ON THE INSIDE BY DRYWALL, CURTAINS, OR OTHER MEANS, SO AS NOT TO APPEAR AS AN EXIT. A SIGN SHALL BE PLACED ON THE EXTERIOR OF THE DOOR IN LETTERS 6" HIGH WITH A STROKE OF 1/4" STATING "THIS DOOR BLOCKED."
2. EXISTING EXIT DOOR TO REMAIN.
3. EXISTING STOREFRONT SYSTEM TO REMAIN.
4. NEW WALL WITH 3-5/8" 22GA METAL STUDS AT 16" O.C. - BATT INSULATION - 5/8" GYP. BD. ON BOTH SIDES TO UNDERSIDE OF EXISTING CEILING. TAPE, TEXTURE AND PAINT TO MATCH EXISTING ADJACENT FINISHES. INSTALL 2" OF BATT INSULATION HORIZONTALLY ON TOP OF WALL ON EACH SIDE ABOVE THE CEILING TO MINIMIZE SOUND TRANSFER.
5. EXTEND EXISTING WALL APPROX. 20" TO UNDERSIDE OF EXISTING CEILING WITH BATT INSULATION. 5/8" GYP. BD. ON BOTH SIDES TO UNDERSIDE OF EXISTING CEILING. TAPE, TEXTURE AND PAINT TO MATCH EXISTING ADJACENT FINISHES. INSTALL 2" OF BATT INSULATION HORIZONTALLY ON TOP OF WALL ON EACH SIDE ABOVE THE CEILING TO MINIMIZE SOUND TRANSFER.
6. FILL UP OPENING AT REMOVED DOOR LOCATION WITH 3-5/8" 22GA METAL STUDS AT 16" O.C. - BATT INSULATION - 5/8" GYP. BD. ON BOTH SIDES. TAPE, TEXTURE AND PAINT TO MATCH EXISTING ADJACENT FINISHES.
7. NEW BUILT-IN RECEPTION DESK - SEE SHEET A-103.
8. NEW SLIDING GLASS TRANSACTION WINDOW IN THIN ALUMINUM FRAME - VERIFY W/ OWNER.
9. EXISTING PLUMBING FIXTURE TO REMAIN - SEE PLUMBING
10. NEW SINK - SEE PLUMBING
11. REMOVE EXISTING TOILET AND RELOCATE TO NEW LOCATION PER PLAN.
12. NEW KIDS HEIGHT TOILET FIXTURE - SEE PLUMBING
13. NEW BUILT-IN CASEWORK - SEE SHEET A-103
14. 47x4" WINDOW - RELOCATED FROM EXISTING LOCATIONS. MATCH TOP OF WINDOW FRAME WITH DOOR FRAME HEIGHT.
15. PROVIDE (1) WALL MOUNTED SEMI RECESSED CABINET WITH (1) 2A-105C MIN. RATED FIRE EXTINGUISHER WITH A MAX. TRAVEL DISTANCE OF 75'. MOUNT IN AN ACCESSIBLE LOCATION.
16. EXISTING ACCESSIBLE RESTROOM TO REMAIN.
17. 5' TURNING SPACE FOR ACCESSIBILITY.
18. 30x46 CLEAR FLOOR SPACE AT SERVICE COUNTER.
19. INSTALL TACTILE SIGN STATING "EXIT", COMPLYING WITH ICC A117.1-2009 SEC. 703, ADJACENT TO EACH DOOR TO AN EGRESS, AN EXIT PASSAGEWAY AND ALL EXIT DISCHARGES PER 2012 IBC 1011.4.

### FLOOR PLAN GENERAL NOTES:

- A. VERIFY IN FIELD ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION AND FABRICATION.
- B. ALL DIMENSIONS ARE TAKEN FROM FACE FINISH U.N.O.
- C. PROVIDE BLOCKING IN WALL FOR ALL WALL MOUNTED MILLWORK.
- D. WALLS THAT APPEAR TO BE ALIGNED ARE INTENDED TO ALIGN U.N.O.
- E. SEE SHEET A-102 FOR ROOM FINISH PLAN
- F. WALLS MARKED WITH 'S1' ARE DEMISING WALLS TO 6" ABOVE SUSPENDED CEILING WITH SOUND INSULATION TO FULL HEIGHT W/ 3-5/8" METAL STUDS AT 16" O.C. - TYPE 'X' GYP. BD. BOTH SIDES - TAPE, TEXTURE AND PAINT FINISH ON TENANT SIDE
- G. PROVIDE SOLID BLOCKING AT ALL ACCESSORIES.
- H. MECHANICAL, PLUMBING AND ELECTRICAL FOR ITEMS NOT SHOWN. COORDINATE AS REQUIRED INCLUDING NECESSARY FRAMING, BLOCKING, ETC.
- I. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF ANY CABINETRY, FRAMES, STRUCTURAL ITEMS ETC.
- J. PROVIDE PAINTED ACCESS PANELS IN WALLS AND CEILINGS AT CONCEALED ITEMS, SUCH AS VALVES, SHOCK ABSORBERS, CONTROLS, SWITCHES, ETC., AND ANY OTHER ITEMS WHICH MAY REQUIRE ACCESS NOT OTHERWISE PROVIDED. ACCESS PANEL LOCATIONS MAY NOT ALWAYS BE SHOWN ON THE PLANS. IT IS THE SUBCONTRACTORS RESPONSIBILITY TO DETERMINE LOCATIONS ACCESS PANEL LOCATIONS. REVIEW REFLECTED CEILING PLAN TO DETERMINE LOCATION OF GYPSUM BOARD CEILINGS WHERE ACCESS PANELS TYPICALLY REQUIRED.

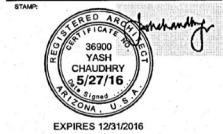


TRANSPORTATION & DEVELOPMENT DEPARTMENT  
City of Chandler  
REVIEWED FOR COMPLIANCE  
WITH BUILDING CODES  
MAINTAIN ON JOB SITE  
Revised dates and specifications shall not be considered  
as a permit for or an approval of any violation of the  
provisions of the Building Inspection Division.



NOTICE: THE DESIGN SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS AND GRAPHICAL AND PROPORTION AND CANNOT BE COPIED, REPRODUCED OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART, WITHOUT EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. THESE DOCUMENTS ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENTS, CONSULTANTS, CONTRACTORS, GOVERNMENT AGENCIES, VENDORS AND OFFICE PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.

CONSULTANT:



Tenant Improvements for  
**Former Preschool**  
 1075 E. Riggs Road, Suite 4  
 Chandler, Arizona 85249

PROJECT NO.: 2016-04  
 DRAWN BY: JG  
 CHECKED BY: YC  
 DATE: 4/29/16

REVISION NO.	DATE	REVISION
1	5/27/16	CITY COMMENTS

SHEET CONTENTS:  
**Demo Plan**  
**Floor Plan**

SHEET NO.:  
**A-101**