

Freestanding Retail Building

1055 E Riggs Rd., Chandler, AZ 85249

±16,000 SF Retail Opportunity

Available For Lease



Chris Irwin

Senior Vice President
+1 602 222 5186
Chris.Irwin@colliers.com

Katie Whelan

Senior Vice President
+1 312 493 5653
Katie.Whehan@colliers.com

Colliers

2390 E Camelback Rd, Ste 100
Phoenix, AZ 85016
www.colliers.com/arizona



±16,000 SF Freestanding Retail Building

PROPERTY HIGHLIGHTS



Dollar Tree layout—
plug-and-play format



2.27 acres with
80 parking spaces



Drive Thru
(former Walgreens)



Zoned for a variety of
retail & service uses



Prime visibility along
Riggs Rd (28K+ VPD)



Located in the Chandler
submarket



Ideal for medical, fitness,
discount, or service tenants



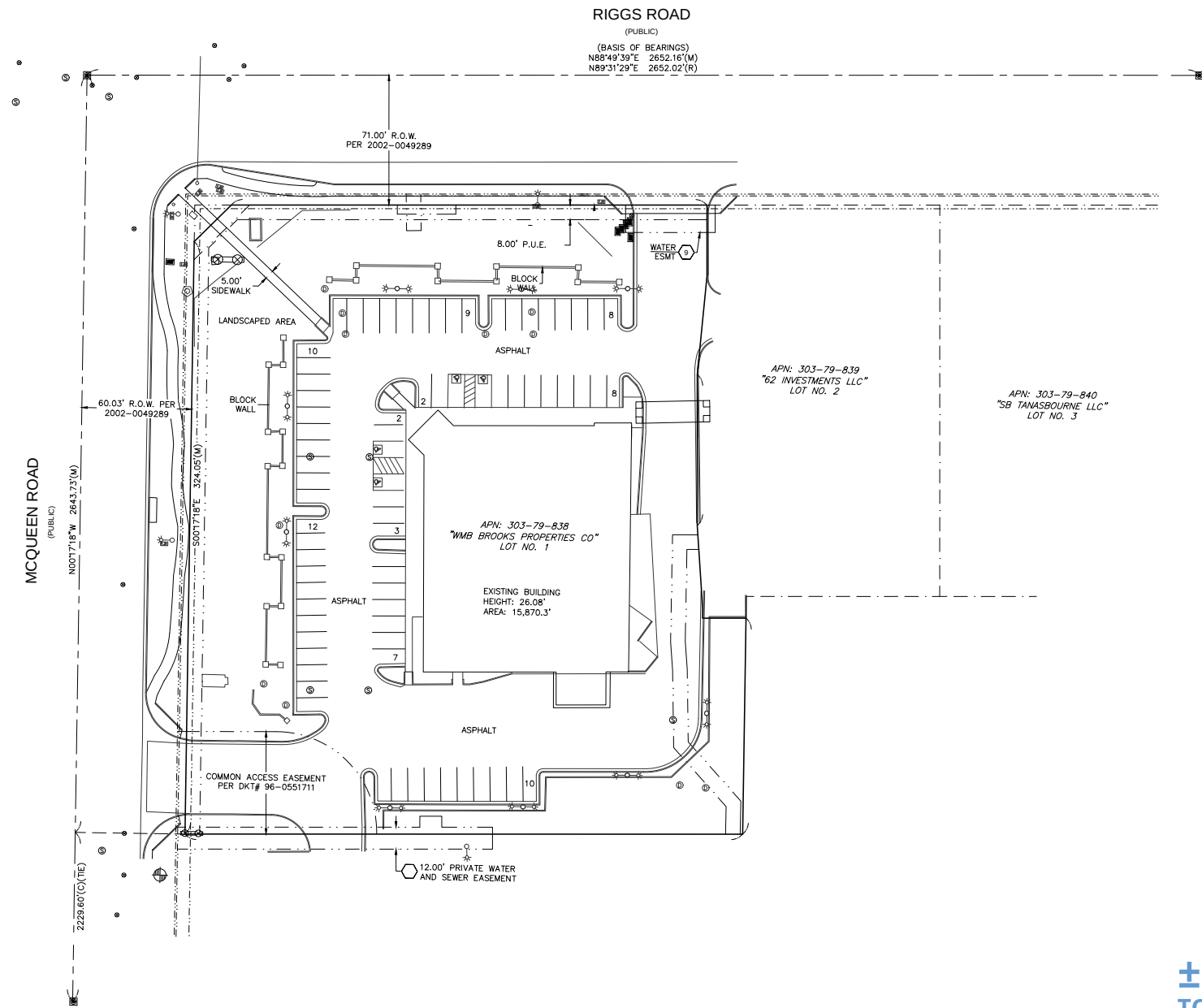
Property Expenses Summary:

R.E. Taxes - \$52,228 (2025)

R.E. Taxes	\$3.46 (PSF)
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Parcel Number(s)	303-79-838
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Site Plan



±16,000 SF
TOTAL AVAILABLE



Located in Chandler's thriving submarket



3-MILE DEMOGRAPHICS

\$142,888



2025 Median
Household Income

\$599,196



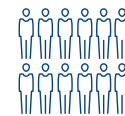
2025 Average
Home Value

56,395



2025 Total
Daytime
Population

64,213



2025 Total
Population



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