

OWNER/USER OFFICE
FOR SALE

200 N NEBRASKA ST | CHANDLER, AZ 85225

PRICE REDUCTION!



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COMMERCIAL REAL ESTATE



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PROPERTY DETAILS

LISTING ADDRESS	200 N NEBRASKA ST, CHANDLER, AZ 85225
ASKING PRICE	\$895,000 (\$263/SF)
BUILDING SIZE	±3,405 SF
LOT SIZE	±9,361 SF
ZONING	SF - 8.5
PARCEL	302-60-009



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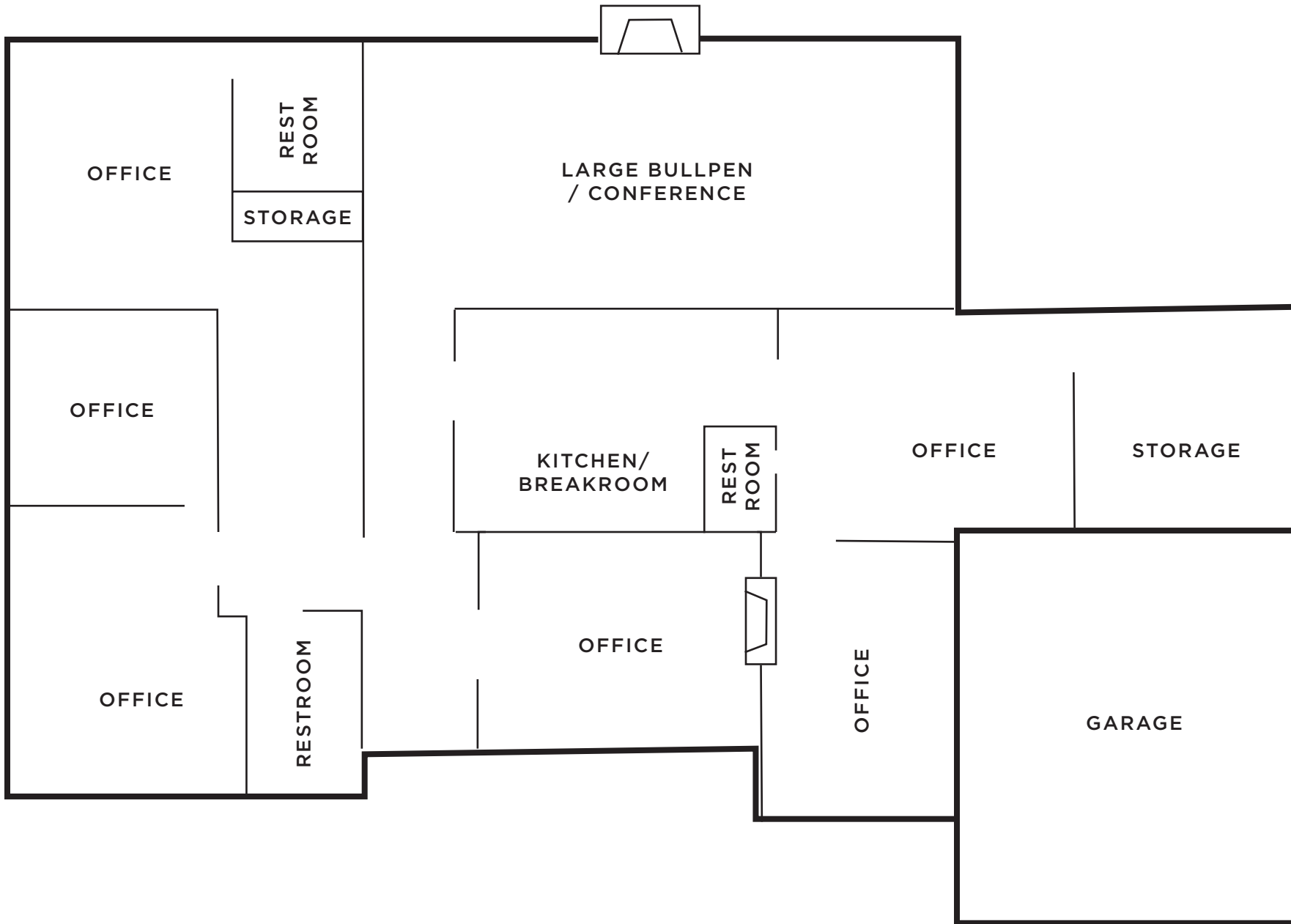
PROPERTY HIGHLIGHTS

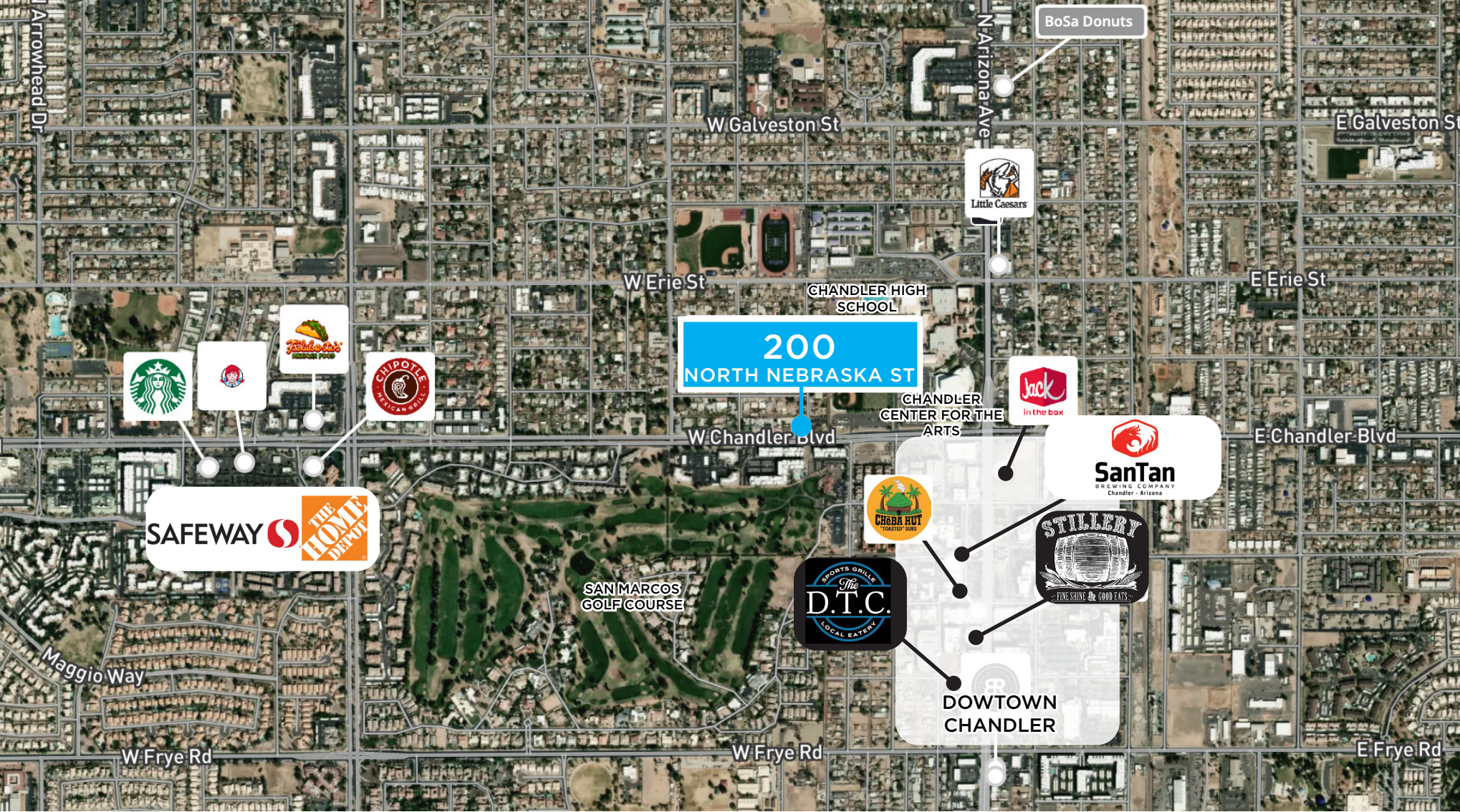
- Rare Owner/User office opportunity in the heart of Chandler
- Chandler Boulevard frontage and monument signage
- Located across from San Marcos Golf Course, Downtown Chandler, Chandler Center for the Arts, and Chandler High School



PROPERTY HIGHLIGHTS



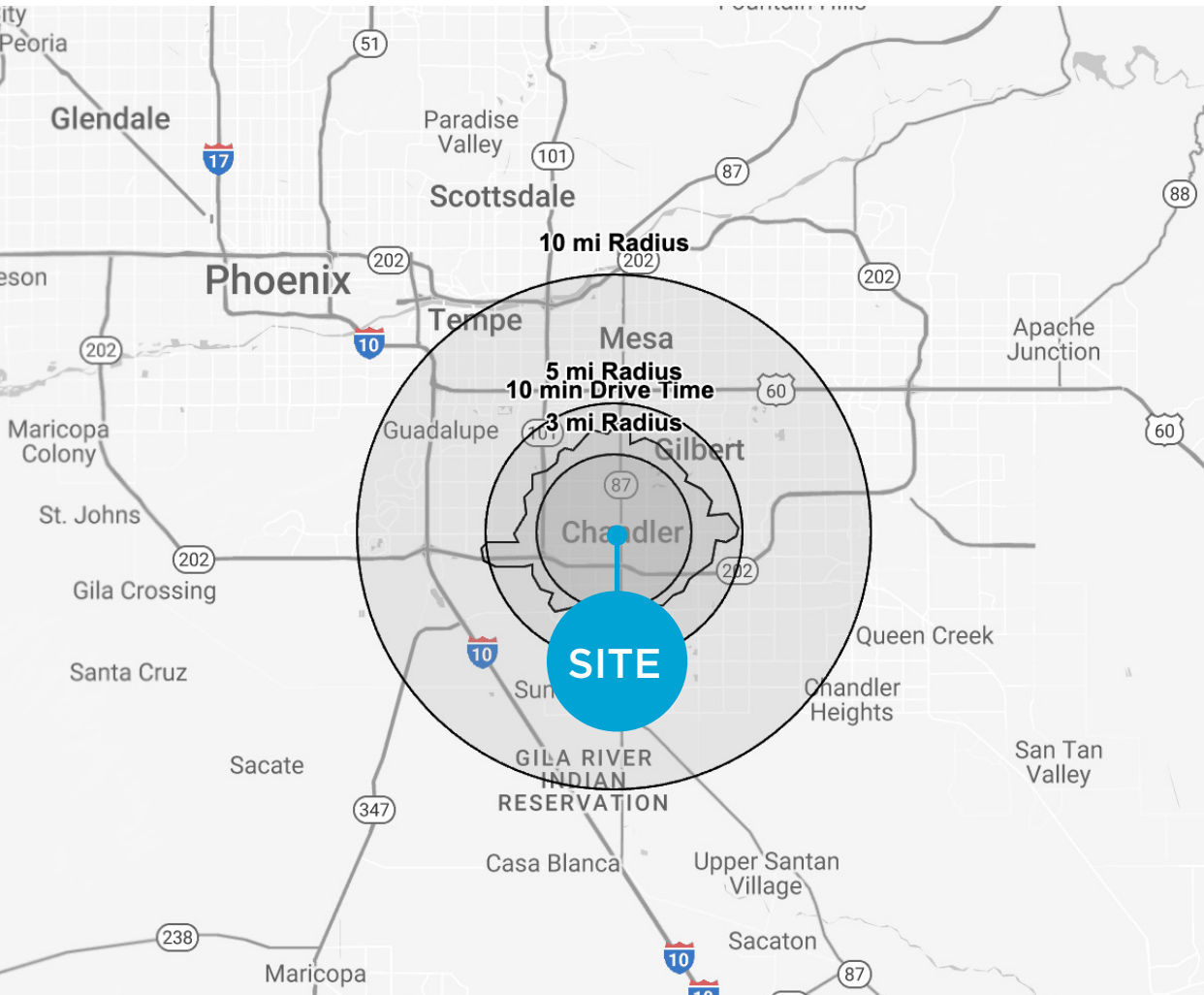




NEARBY AMENITIES

Downtown Chandler offers a growing and diverse dining scene, featuring everything from chef-driven restaurants and trendy cafés to local breweries and casual neighborhood favorites. The area attracts a steady mix of residents, office workers, and visitors who enjoy its walkable layout and lively atmosphere. With a focus on local concepts, inviting patios, and a strong sense of community, Downtown Chandler continues to establish itself as a destination for dining, nightlife, and social gathering.

DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	20,095	143,783	313,167
2029	21,553	155,028	337,369

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	6,973	54,251	115,645
2029	7,486	58,552	124,687

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$73,641	\$103,660	\$119,218

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	13,783	60,935	136,517

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	1,083	6,571	14,615

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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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