

MEDICAL/RETAIL SPACE AVAILABLE FOR LEASE | TURNKEY TIs AVAILABLE!



Chandler Medical Plaza

1050 – 1080 W Chandler Blvd | Chandler, AZ 85224

CBRE

Project Highlights

- Strong medical and retail tenant mix with Banner Imaging, Chase Bank, 360 Physical Therapy, Sun Valley Recovery, a variety of restaurants, and more
- Highly visible buildings with monument signage
- Conveniently located ±1.5 miles from Chandler Regional Hospital and ±2 miles away from the Chandler Banner Health Center
- Excellent visibility and access on the high trafficked intersection of Alma School Rd & Chandler Blvd
- Turnkey Tenant Improvements available

Property Summary

PROJECT SIZE	±56,146 SF
YEAR BUILT	1999 Renovated 2021
Availability	Suite 106 ±6,600 SF \$20 NNN Suite 111 ±1,261 SF \$25 NNN
PARKING	5/1,000 SF
PARCEL NUMBERS	302-74-701A, 302-74-702A, 302-74-663A
ZONING	C-2, Chandler
PROPERTY TAXES	\$1.59/SF
COMMON AREA EXPENSES	\$5.50/SF



Demographics

2024	3 mile radius	5 mile radius	10 mile radius
POPULATION	147,128	309,665	1,082,142
AVERAGE HOUSEHOLD INCOME	\$118,997	\$136,188	\$122,536
MEDIAN AGE	34.6	36.7	34.5
TRAFFIC COUNTS	±32,000 VPD on Alma School Rd ±35,000 VPD on Chandler Blvd		

Source: ESRI



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