

**Chandler Gateway Office Park**  
**70 N. McClintock Dr., Suite 4, Chandler, Arizona 85226**

Sale or Lease | ±2,727 SF Medical/Office Condominium



Kosh Realty

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LOCATION OVERVIEW

### Positioned for Success at Chandler Gateway

Located in Chandler Gateway Office Park, an established professional office condominium campus in Chandler's core employment corridor.

### Exceptional Access for Employees, Patients and Clients

Located near Stellar Airpark and Chandler Fashion Center, just ½ mile from Intel's corporate campus and minutes from Chandler Regional Hospital.



1 Miles | 5 Min. Drive



1.6 Miles | 6 Min. Drive



3 Miles | 10 Min. Drive

## Opportunity Highlights

±2,727 SF GLA  
Medical/Office Suite

5:1,000 SF Spaces  
Stellar Parking Ratio

2008 / 2015  
Year Built / Reno

PAD, City of Chandler  
Property Zoning

### Purpose-Built Medical/Office Space

Move in with confidence with an existing turn-key medical build-out featuring a welcoming reception/waiting area, private offices, treatment/exam rooms, private restrooms, nurses station, a breakroom and kitchenette.

### Professional Presence Built to Stand Out

Dedicated building signage, durable masonry construction built in 2008, ample on-site parking, and a location within an established, low-vacancy office park.

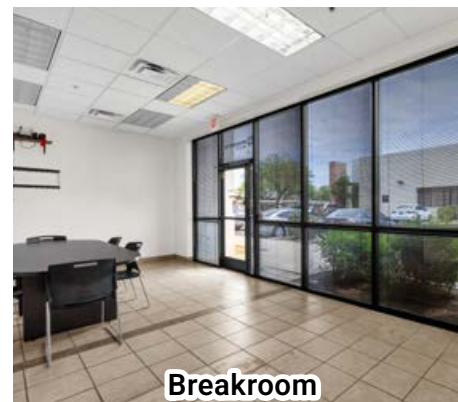
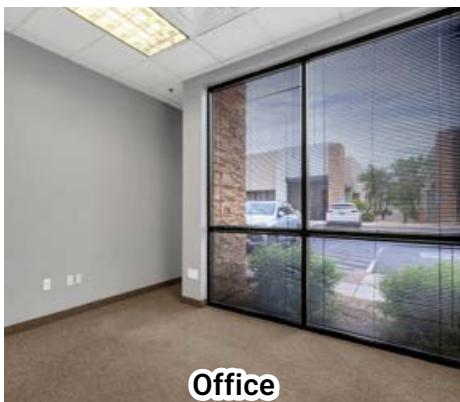
### Built for Healthcare & Professional Users

An ideal opportunity for medical, dental, behavioral health, and other healthcare providers, as well as professional office users seeking a high-visibility Chandler location with an established business presence.



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## Suite Photos



## The Floor Plan



Employee Areas Exam Room Office

## Suite Location



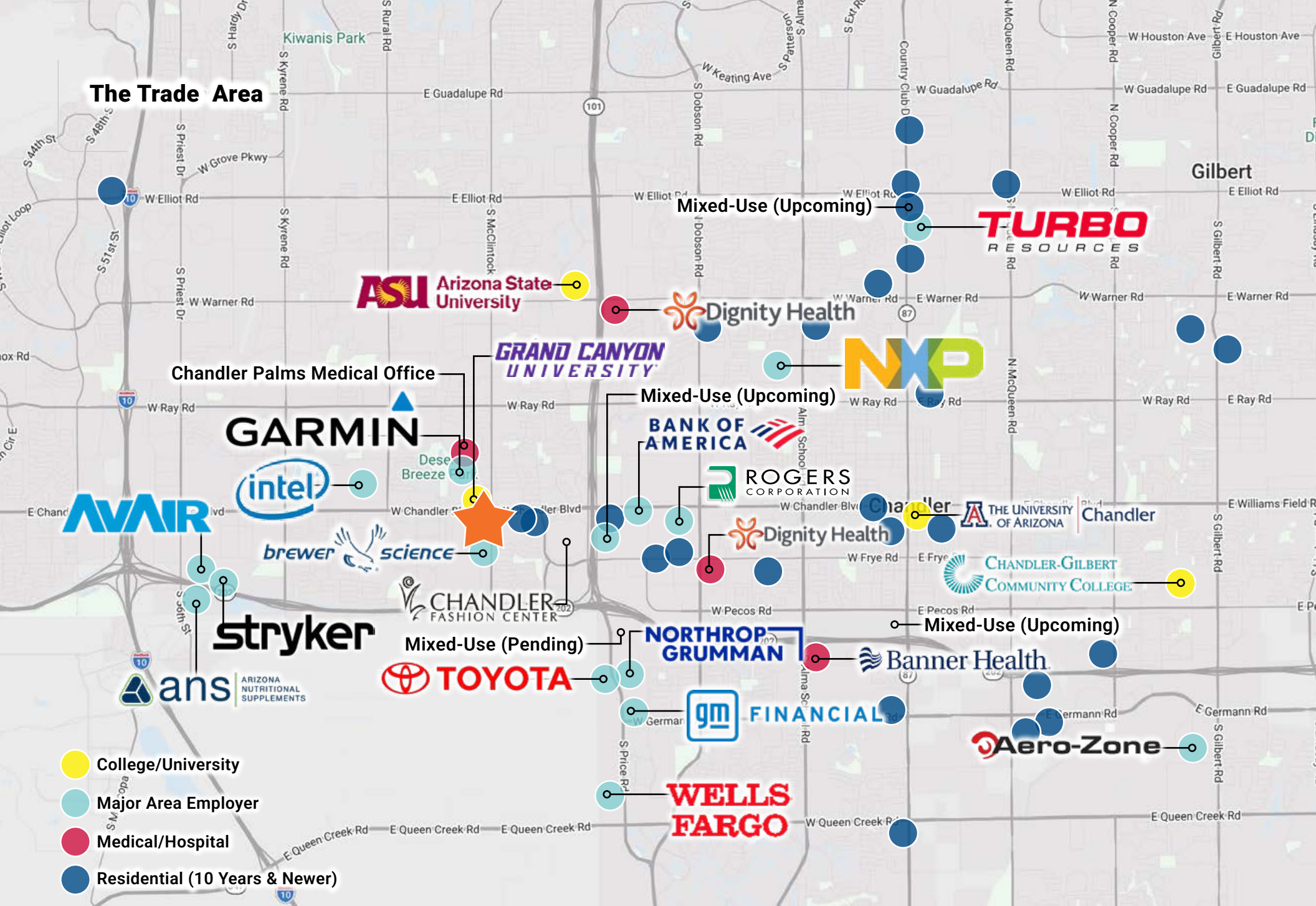
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## Suite Location



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## The Trade Area



## Demographics

Mesa

Red Mountain Park

Guadalupe

5 mi Radius

3 mi Radius

1 mi Radius

Chandler

Sun Lakes

Goodyear

Chandler Heights

Riparian Preserve at Water Ranch

Gilbert Regional Park

Queen Creek

1 Mile

2 Mile

3 Mile

|                           |           |           |           |
|---------------------------|-----------|-----------|-----------|
| 2026 Estimated Population | 12,731    | 81,710    | 249,491   |
| 2026 Est. Median Age      | 37.2      | 38.0      | 36.8      |
| 2026 Estimated Households | 5,306     | 33,724    | 102,369   |
| 2026 Median Rent          | \$1,775   | \$1,771   | \$1,740   |
| 2026 Median Home Value    | \$499,153 | \$558,745 | \$525,026 |

## Population & Housing

|                                    |           |           |           |
|------------------------------------|-----------|-----------|-----------|
| 2026 Est. Average Household Income | \$145,899 | \$156,069 | \$142,940 |
| 2026 Est. Total Employees          | 6,392     | 54,876    | 138,529   |
| 2026 Est. Total Businesses         | 614       | 4,928     | 14,021    |
| 2026 White Collar Workers          | 74.0%     | 73.3%     | 70.6%     |
| 2026 Blue Collar Workers           | 26.0%     | 26.7%     | 29.4%     |

## Businesses/Employees

|                                          |            |            |            |
|------------------------------------------|------------|------------|------------|
| 2026 Est. Total Household Expenditure    | \$569.41 M | \$3.72 B   | \$10.8 B   |
| 2026 Est. Apparel                        | \$12.24 M  | \$79.65 M  | \$233.31 M |
| 2026 Est. Entertainment                  | \$27.64 M  | \$179.9 M  | \$527.12 M |
| 2026 Est. Food, Beverages, Tobacco       | \$69.11 M  | \$447.95 M | \$1.33 B   |
| 2026 Est. Health Care                    | \$33.07 M  | \$213.17 M | \$641.83 M |
| 2026 Est. Household Furnishings          | \$14.79 M  | \$96.48 M  | \$280.97 M |
| 2026 Est. Household Operations, Shelter, | \$137.42 M | \$888.04 M | \$2.63 B   |

## Consumer Expenditures



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