

# FOR SALE

2330 S AIRPORT BLVD | CHANDLER, AZ 85286

OWNER/USER WITH INCOME  
±10,272 SF READY FOR OCCUPANCY



**LEVROSE**  
COMMERCIAL REAL ESTATE



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# PROPERTY DETAILS



**PROPERTY TYPE:**  
Industrial / Flex



**SALE PRICE:**  
\$3,400,000  
(\$252/SF)



**BUILDING SF:**  
±13,472 SF



**LOT SIZE:**  
±45,017 SF



**PARCEL:**  
303-32-986D



**ZONING:**  
I-1, Chandler

# PROPERTY HIGHLIGHTS

- Seven (7) grade level doors (10' x 10')
- 14' clear height
- 800A 120/208V 3P
- Full HVAC
- Block construction
- Built in 1989
- Adjacent to KCHD - Chandler Municipal Airport



# RENT ROLL

## CURRENT RENT ROLL

TENANTS	ANNUAL \$/SF	MONTHLY \$/SF	SQ. FT	% OF BUILDING	LEASE BEGIN	LEASE EXPIRATION	CURRENT MONTHLY RENT	CURRENT ANNUAL RENT
Curtis Valve	\$11.06	\$0.92	3,200	24%	8/1/19	7/31/27	\$2,950	\$35,404
Vacant	\$0.00	\$0.00	10,272	76%	TBD	TBD	\$0	\$0
<b>TOTALS:</b>	--	--	<b>13,472</b>	<b>100%</b>	--	--	<b>\$2,950</b>	<b>\$35,404</b>

\*Curtis Valve Tenant Responsibilities: utilities and property insurance

## PROFORMA RENT ROLL

TENANTS	ANNUAL \$/SF	MONTHLY \$/SF	SQ. FT	% OF BUILDING	LEASE BEGIN	LEASE EXPIRATION	CURRENT MONTHLY RENT	CURRENT ANNUAL RENT
Curtis Valve	\$11.06	\$0.92	3,200	24%	8/1/19	7/31/27	\$2,950	\$35,404
PROFORMA	\$16.82	\$1.40	10,272	76%	-	-	\$14,400	\$172,800
<b>TOTALS:</b>	--	--	<b>13,472</b>	<b>100%</b>	--	--	<b>\$17,350</b>	<b>\$208,204</b>

# PROPERTY PHOTOS



AERIAL

E GERMANN RD

S AIRPORT BOULEVARD

S MCQUEEN RD



# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2024	4,924	104,362	286,338
2029	5,371	112,615	310,308



## AVERAGE H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$132,176	\$133,891	\$127,054



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	2,090	35,113	103,076
2029	2,283	37,934	111,887



## EMPLOYEES

	1 MILE	3 MILES	5 MILES
2024	2,001	36,307	102,320



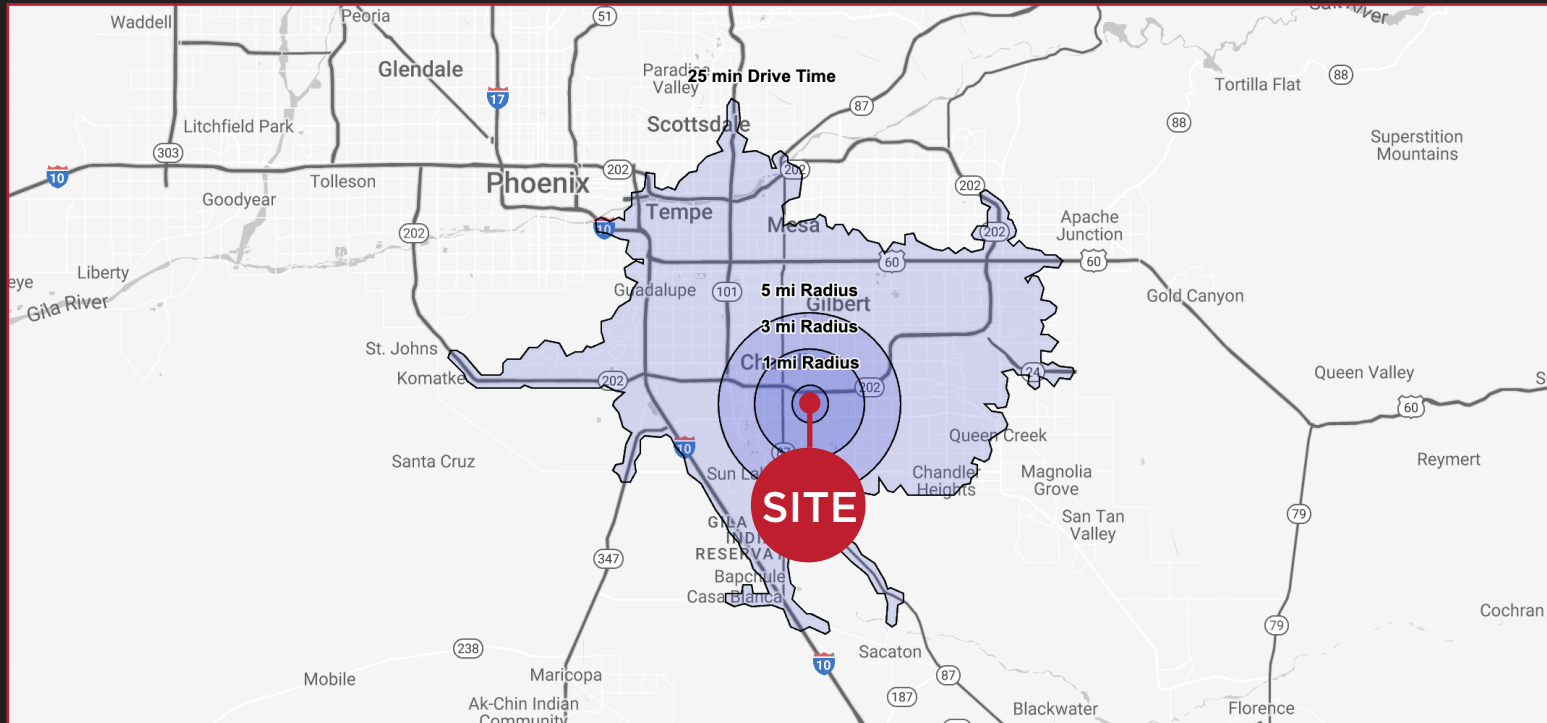
## MEDIAN H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$107,156	\$108,584	\$102,142



## BUSINESSES

	1 MILE	3 MILES	5 MILES
2024	248	3,483	11,953



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.

# CITY OVERVIEW

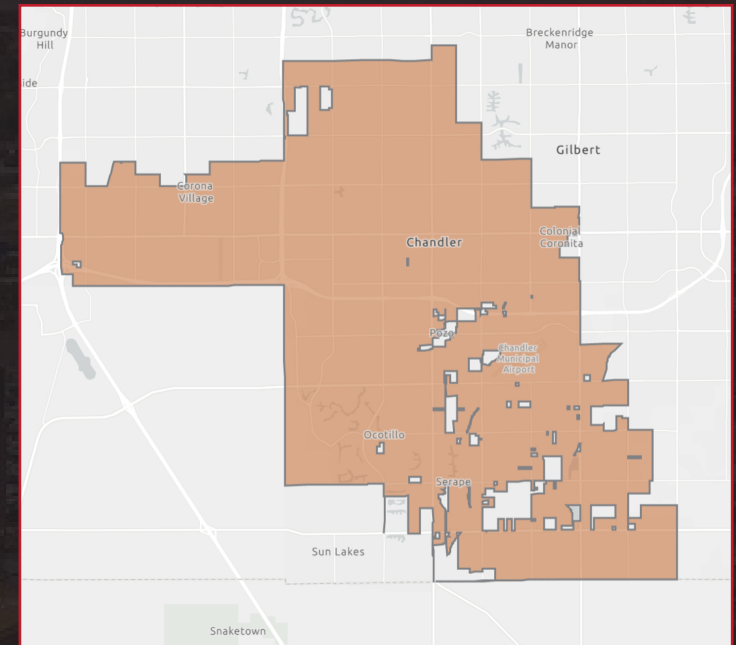
## CHANDLER, AZ



**276K +**  
TOTAL POPULATION



**\$126K +**  
AVG HH INCOME



### EXPANDING POPULATION

Chandler, Arizona is the 4th largest city in the state and spans over 65 miles. Chandler has consistently been one of the fastest growing cities in the United States since the 1990s. There are over 100,000 households currently and the city has approved various multi and single family developments to continue to accommodate to its growing population.

### EMPLOYMENT AND RECREATION

Chandler's leading employers include Intel, Wells Fargo Bank, Chandler Unified School District, Bank of America, and Dignity Health which provide over 28,000 jobs to the city combined. Recreation in Chandler provides its residents and visitors with plenty of options of entertainment that include hiking, biking, horse back riding, golfing, dining, shopping, and more. Downtown Chandler hosts a number of annual events that range from bar crawls to weekly farmers market, ensuring there are activities for people of all ages.



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