

RIGGS LANDINGS

NWC Riggs Rd & McQueen Rd | Chandler, AZ

Available for Lease

Former Preschool Available | 11,200 SF
Click to view virtual tour!



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D **DIVERSIFIED
PARTNERS**
Nationwide Real Estate Services

Property Highlights



- ± 11,200 SF Available (Former Preschool)
- Prime location near the Price Corridor Employment Hub, with major employers including: Intel Corporation (11,270 employees), Orbital ATK (1,650 employees), Wells Fargo Bank (4,500 employees), and PayPal (1,750 employees)
- Situated in a family-oriented community center
- Offers excellent visibility and high traffic counts
- Strong demographics with an average household income of \$168,056 within a 3-mile radius

DEMOGRAPHICS 2025



POPULATION



HOUSEHOLDS



AVG HH INCOME



TOTAL BUSINESSES

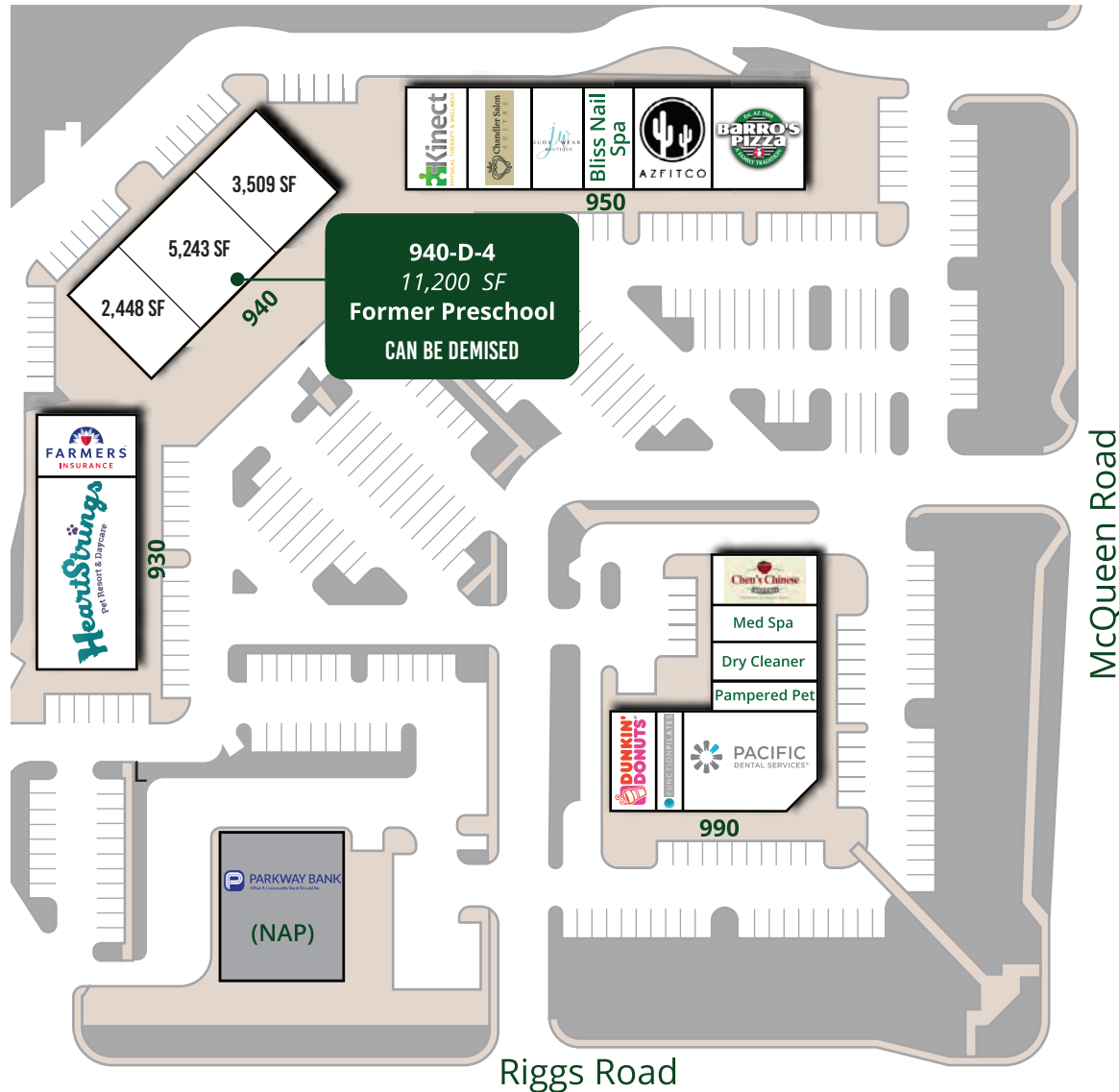
	POPULATION	HOUSEHOLDS	AVG HH INCOME	TOTAL BUSINESSES
1 MI	7,539	3,063	\$202,926	325
3 MI	67,340	26,162	\$184,158	2,494
5 MI	150,440	56,594	\$176,298	5,368

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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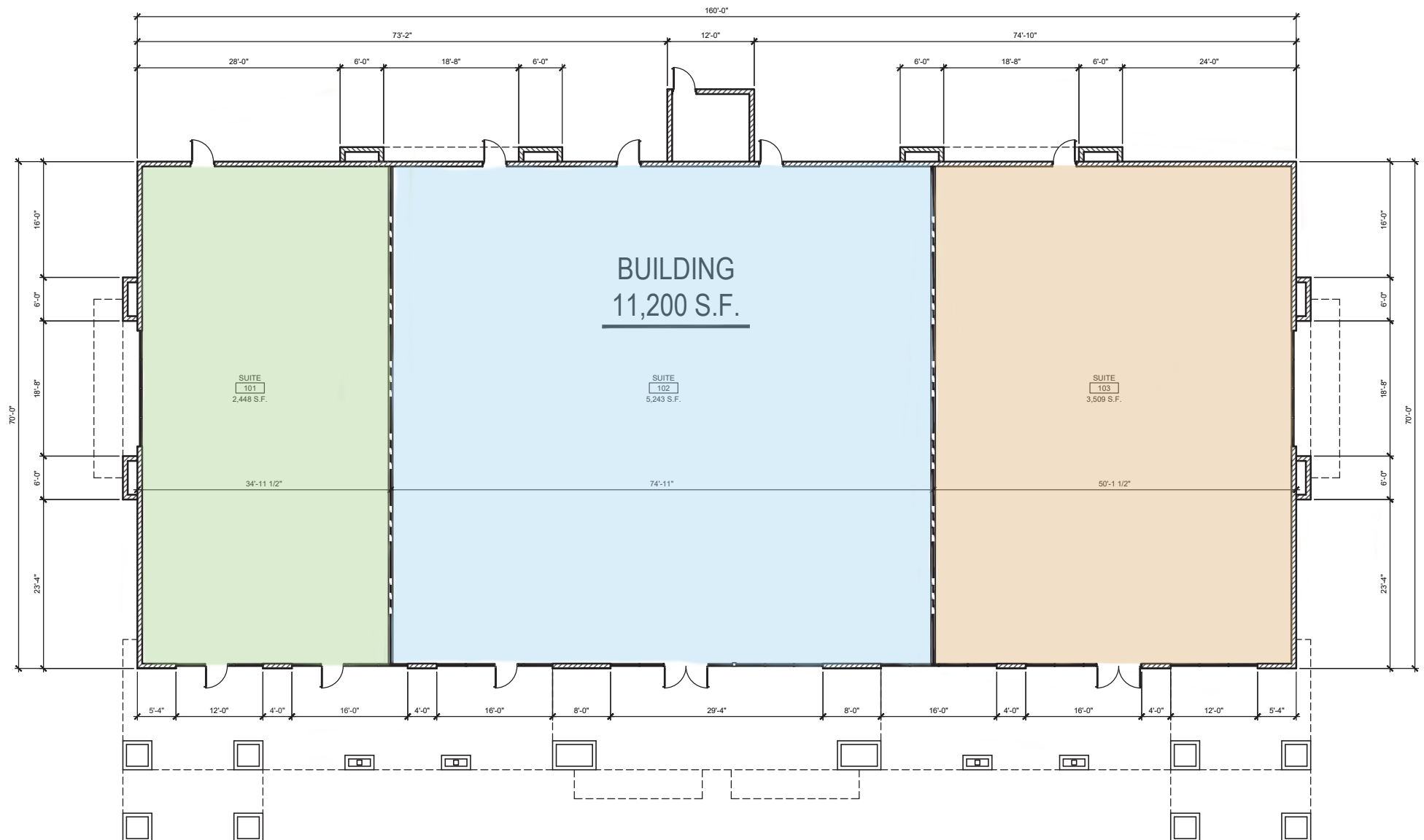
Suite	Tenant	Size
950-1	Kinect Physical Therapy	3,800 sf
950-5	Chandler Salon Suites	2,200 sf
950-6	Judy Wear, LLC	1,718 sf
950-7	Bliss Nail Spa	1,180 sf
950-8	AZ Fit Co, LLC	2,000 sf
950-11	Barro's Pizza	3,316 sf
930-B1-B5	Heartstrings Pet Resorts	7,200 sf
930-B07	Farmers Insurance	1,119 sf
990	Common Area	30 sf
990-C01	Dunkin Donuts	800 sf
990-C02	Function Pilates	800 sf
990-C03	Fit Life Med Spa	1,200 sf
990-C04	Pacific Dental	3,204 sf
990-C06	Pampered Pet	955 sf
990-C07	Dry Cleaner	1,200 sf
990-C08	Med Spa	1,200 sf
990-C09	Chen's Chinese Bistro	2,400 sf
940-D-4	Available (Can be demised)	11,200 sf

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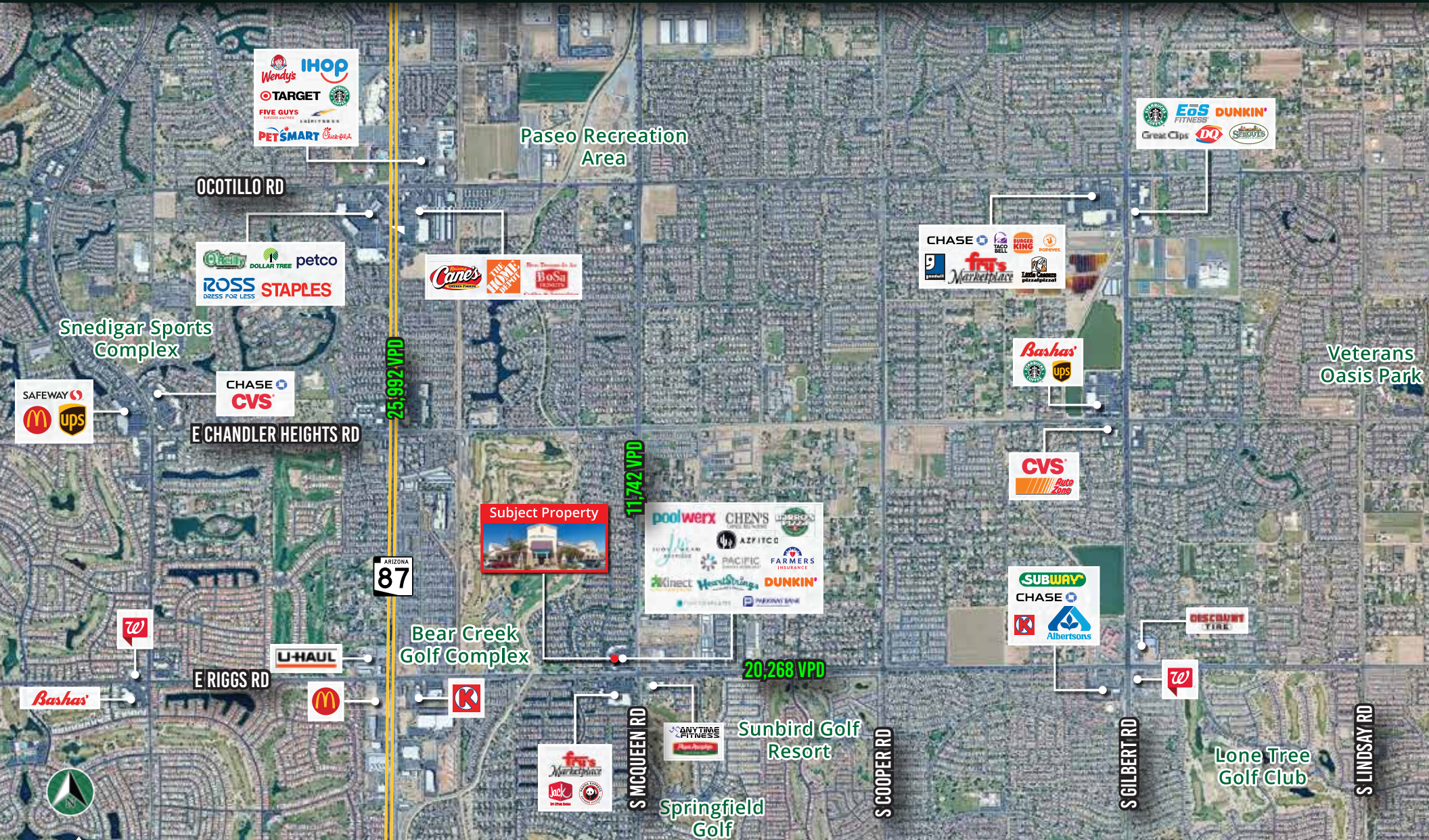
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