



# Office Space For Lease



## Dobson Village

235 S. DOBSON RD. #4  
CHANDLER, AZ 85224

### PRESENTED BY:

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# PROPERTY INFORMATION

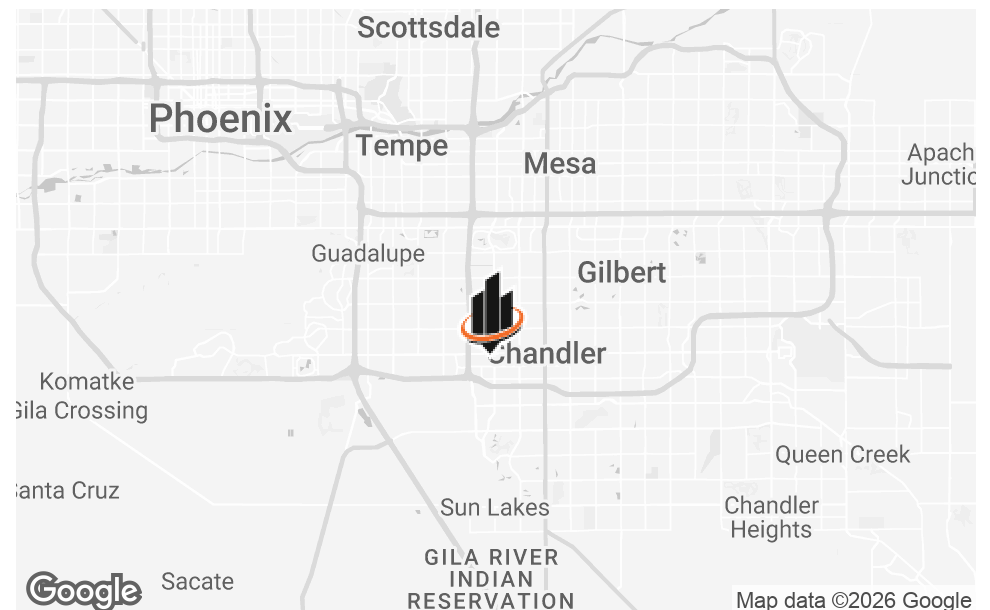
## OFFERING SUMMARY

<b>LEASE RATE</b>	\$25.00 PSF Modified Gross *Tenant responsible for electrical and insurance reimbursement.
<b>MONTHLY RENT</b>	±\$1.984 per month
<b>UNIT SIZE</b>	±952 SF
<b>PARKING</b>	Covered Reserved Parking Available

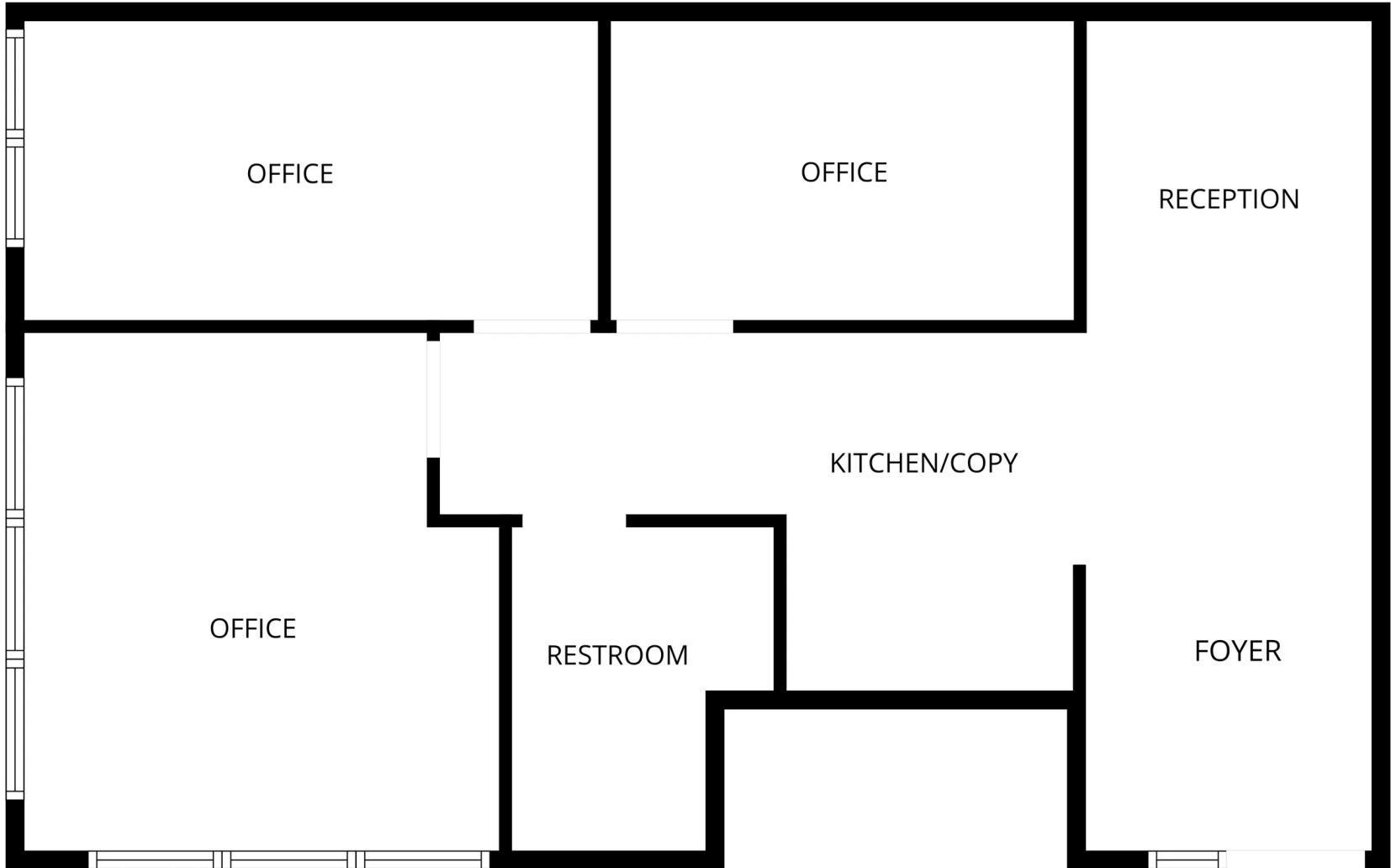


## HIGHLIGHTS

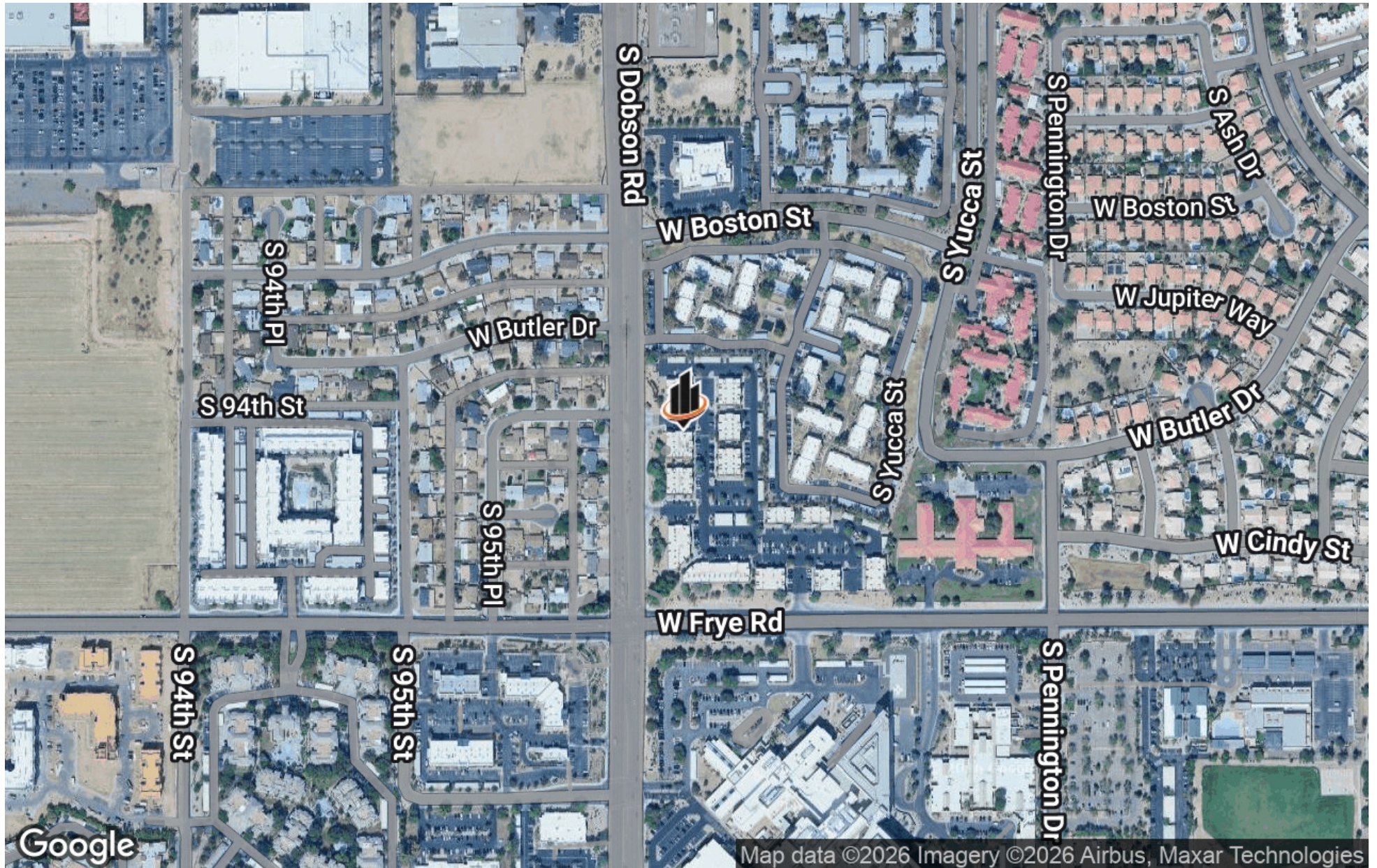
- Move-in ready office suite
- Highly functional small office layout with reception area and 3 private offices
- Extremely well located with easy access to the Loop 101 and Loop 202 Freeways
- Surrounded by countless retail amenities at immediate intersection and nearby Chandler Fashion Center
- Across the street from Chandler Regional Hospital



# SPACE PLAN



# AERIAL MAP



## ADDITIONAL PHOTOS



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,414	127,339	279,744
AVERAGE AGE	35.7	36.0	38.9
AVERAGE AGE (MALE)	34.1	34.5	37.5
AVERAGE AGE (FEMALE)	37.7	37.3	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,230	49,555	109,052
# OF PERSONS PER HH	2.3	2.6	2.6
AVERAGE HH INCOME	\$109,512	\$116,065	\$129,207
AVERAGE HOUSE VALUE	\$475,694	\$453,829	\$491,636

2023 American Community Survey (ACS)

