

# FOR SALE

## FREESTANDING CHANDLER OFFICE CONDIMINIUM BUILDING

SELLER CARRYBACK FINANCING  
MAY BE AVAILABLE



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# OFFERING DETAILS

<b>SALE PRICE</b>	\$1,236,000 (\$375/SF)
<b>LOT SIZE</b>	±15,403 SF *
<b>BUILDING SIZE</b>	±3,296 SF *
<b>PARCEL</b>	302-52-117K
<b>ZONING</b>	PAD - City of Chandler
<b>YEAR BUILT</b>	1998
<b>YEAR RENOVATED</b>	2017
<b>PARKING</b>	Nine Covered & Reserved Parking Spaces; Uncovered Parking is Shared & on a First Come First Serve Basis

\* Per MaricopaCounty Assessor

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.



# PROPERTY HIGHLIGHTS

- Turn-Key +/- 3,296 SF Standalone General Office Condominium Unit
- Close Proximity to Loop 101 (2 Miles), Loop 202 (1.25 Miles), & SR-87 (1 Mile)
- Two Major Regional Medical Centers Within 1.5 Miles: Chandler Regional Medical Center & Banner Ocotillo Medical Center
- Wide Array of Retail Amenities (Shops, Restaurants, Etc.) in the Immediate Area Including Chandler Fashion Square (2 Miles) and Downtown Chandler (1 Mile)
- Close Proximity to Many Technology Companies Including Intel, Microchip Technology, Amkor Technology, Iridium, & Northrop Grumman
- Costco Business Coming Soon to the Southwest Corner of Pecos & Alma School
- There is only one tenant remaining in Building D, who will vacate by May 31st, 2026
- The 2025 CAMs are \$2.62 Per Square Foot Per Year, Paid Quarterly
- 2024 Taxes = \$7,849.88
- Located in the Chandler Center Association
- Owner is Responsible for Maintaining the Interior & Exterior of the Structure; Association is Responsible for the Landscaping & Parking Lot

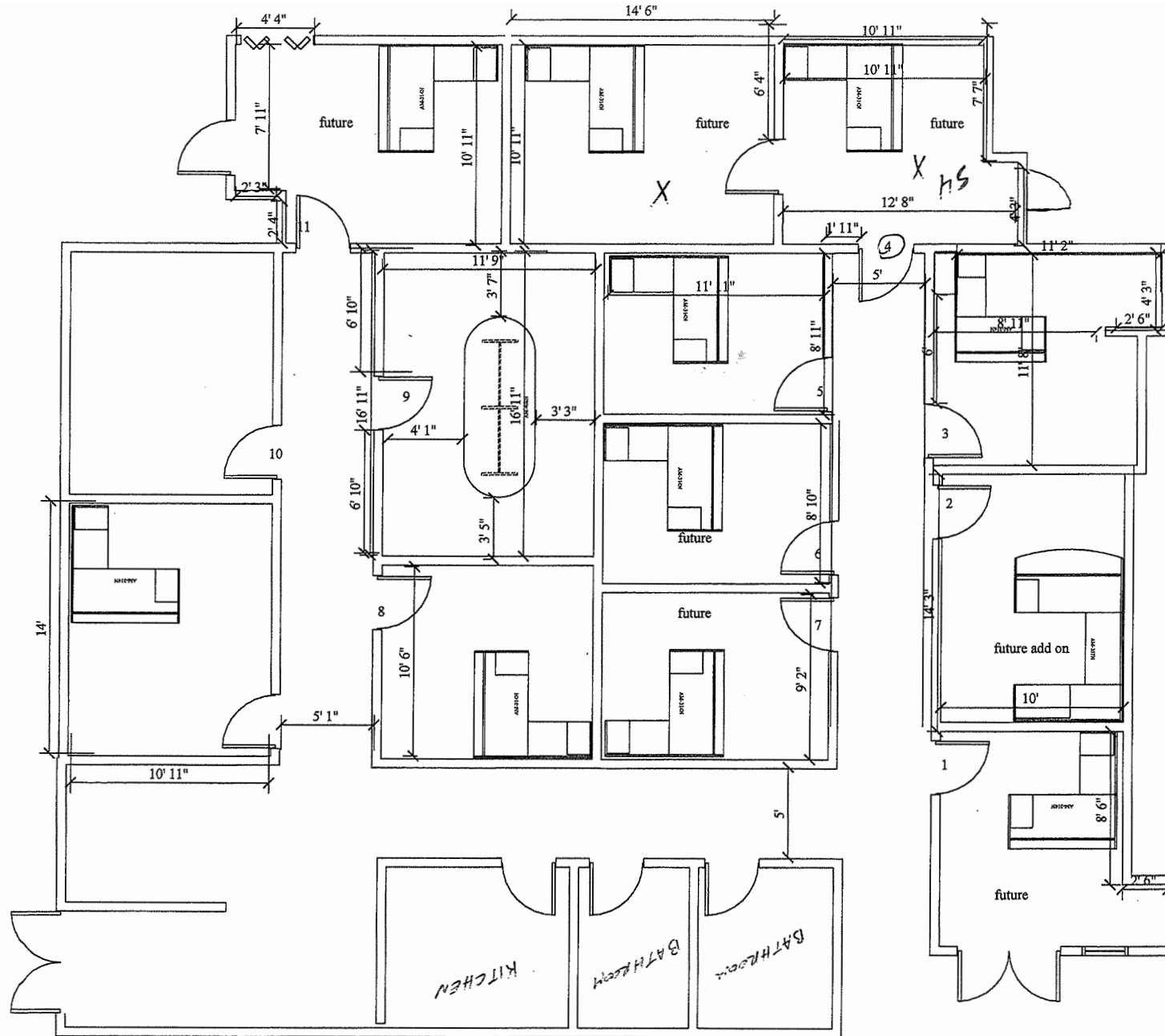
 [CLICK TO VIEW VIRTUAL TOUR](#)



# INTERIOR PHOTOS



# FLOORPLAN



# AERIAL OVERVIEW



LOOP 101

CHANDLER FASHION SQUARE

CHANDLER BLVD

CHANDLER REGIONAL MEDICAL CENTER

the Y

ALMA SCHOOL RD

SAN MARCOS GOLF COURSE

DOWNTOWN CHANDLER HISTORIC DISTRICT

SITE

SR-87/ARIZONA AVE

ARIZONA 87

PECOS RD

Walmart, Del Taco, Arizona Financial, Reilly Auto Parts, T-Mobile, UPS, Dollar Tree

LOOP 202

BANNER OCOTILLO MEDICAL CENTER

N 6

# DEMOGRAPHICS



## POPULATION

	2 MILES	5 MILES	10 MILES
<b>2024</b>	73,057	303,494	1,073,830
<b>2029</b>	78,912	326,843	1,160,619



## HOUSEHOLDS

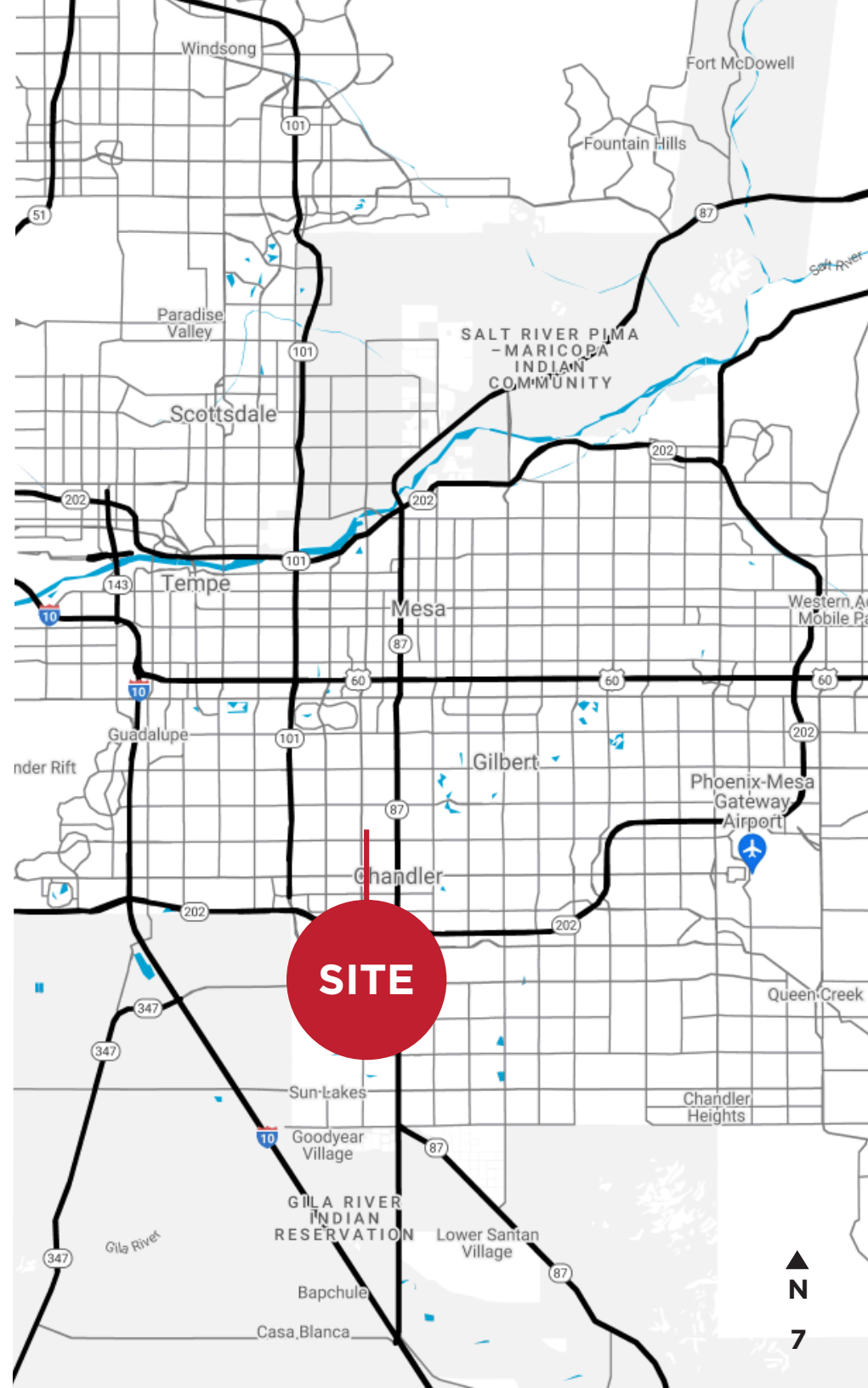
	2 MILES	5 MILES	10 MILES
<b>2024</b>	27,328	113,780	401,626
<b>HH GROWTH 2024-2029:</b>	1.6%	1.6%	1.7%



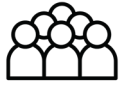
## AVERAGE HOUSEHOLD INCOME

	2 MILES	5 MILES	10 MILES
<b>2024</b>	\$92,581	\$117,581	\$104,279

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# CHANDLER CITY OVERVIEW



**291K +**  
TOTAL POPULATION



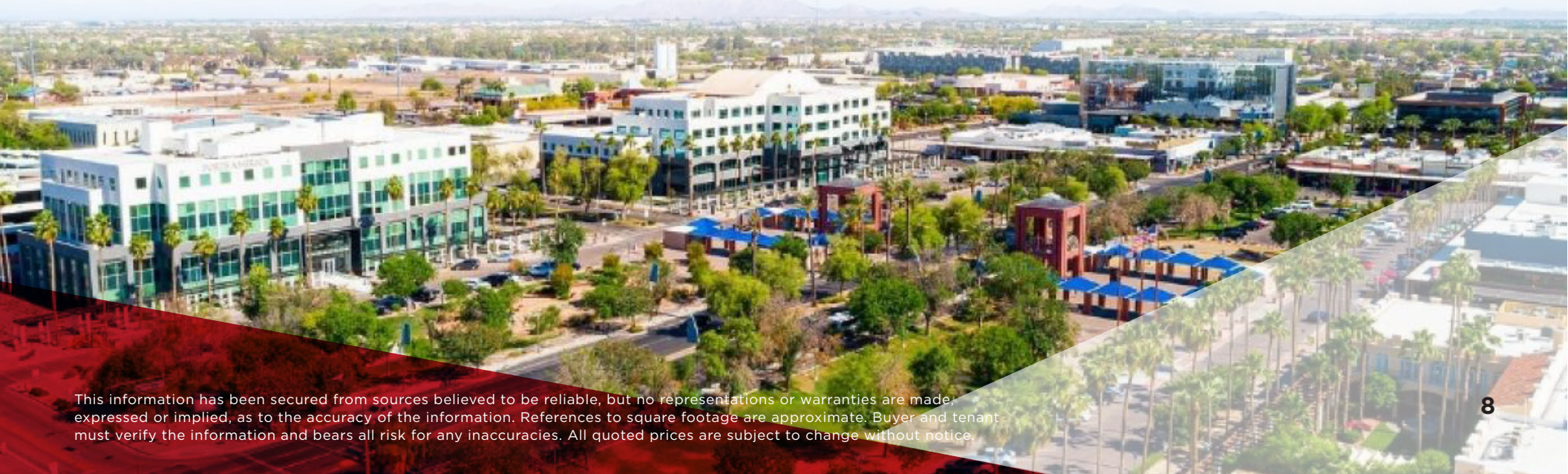
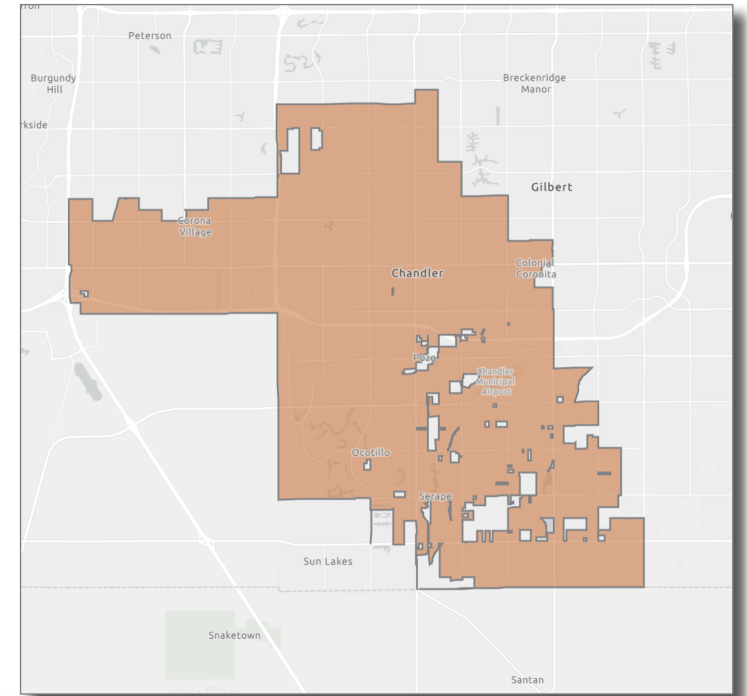
**\$133K +**  
AVG HH INCOME

## INNOVATION CORE WITH ANCHORED CORPORATE BASE

Chandler has become synonymous with high tech employment in the East Valley. Anchored by Intel's \$20 billion campus, the city has attracted a wide range of enterprise and mid-market companies in sectors like semiconductors, banking, and aerospace. With a 2025 population of 282,048 and growing, Chandler is consistently rated among the best cities for business relocation due to its infrastructure and quality-of-life amenities.

## DEMAND FOR FLEX, HEALTHCARE, & MULTIFAMILY PRODUCT

The Price Corridor remains a top commercial destination, bolstered by recent Loop 202 improvements and Comtech's 2024 HQ relocation from New York. Multifamily absorption has remained strong, as evidenced by successful projects like Village of Chandler. As new healthcare, life science, and flex industrial builds emerge, Chandler's reputation for efficient permitting and skilled workforce attraction gives it an edge.





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