



FOR LEASE | OFFICE

DOBSON GROVE SUITE

1405 N Dobson Rd Ste 7D, Chandler, AZ 85224

Steve Beck | President & Associate Broker | 480.610.2400 | steve@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Available SF: 165 SF

Lease Rate: \$750/month (MG)

Building Class: B

Loop-101: 1.5 Miles

Loop-202: 3.0 Miles

Distance To: US-60: 4.0 Miles

SR-87: 2.5 Miles

I-10: 6 Miles

PROPERTY OVERVIEW

Located in a shared building with privacy of a closed-off office, this 165 SF suite is perfect for a nail salon, office, or quaint studio. With 22,900 VPD passing by, it's placed in a convenient location with amazing visibility. Traffic is continuous with 2 major shopping intersections only .5 miles from the suite. You're able to reach Loop-101 from this property in only a few short minutes, as it's just 1.5 miles away. This property is available NOW and is listed by owner/agent.

PROPERTY HIGHLIGHTS

- Located .5 miles from 2 major shopping intersections, which includes Fry's, Sprouts, McDonald's, Walgreen's, and more national tenants
- Located 1.5 miles from Loop-101
- 22,900 VPD
- Single, 165-SF Office

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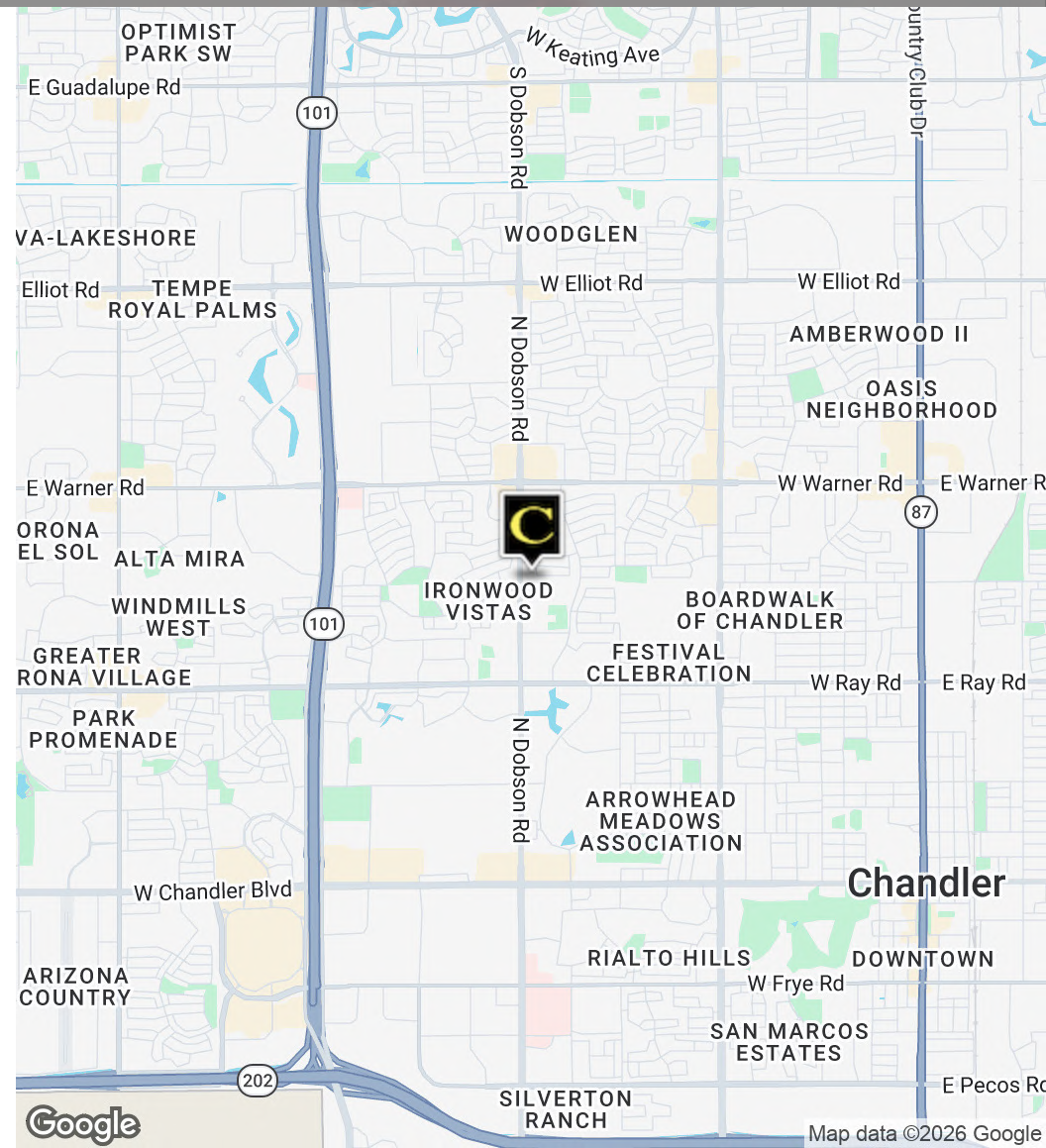
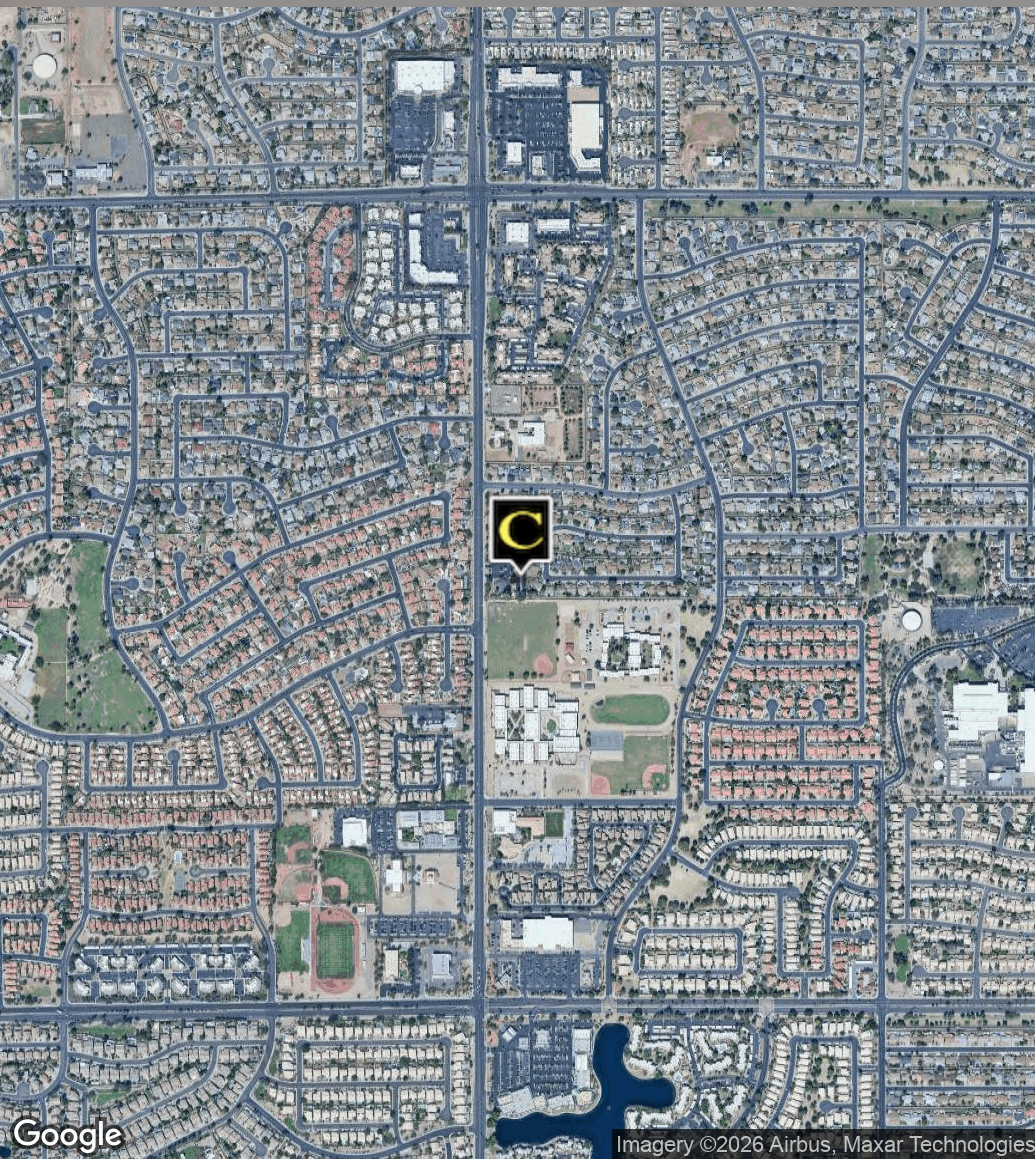
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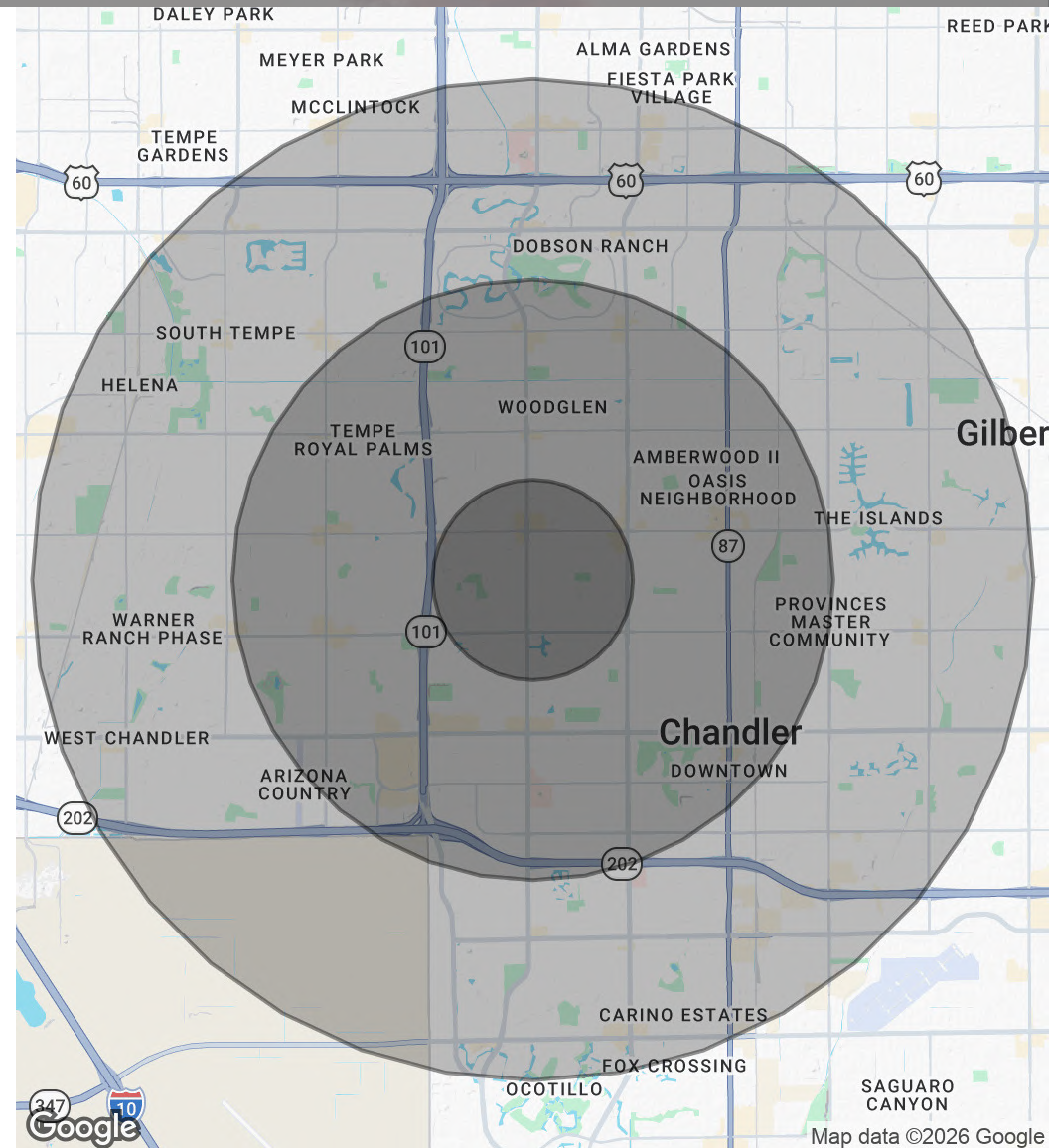
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,798	138,614	331,113
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,211	54,627	129,463
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$109,490	\$114,724	\$119,749
Average House Value	\$472,902	\$469,185	\$495,454

2020 American Community Survey (ACS)



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