

MEDICAL/RETAIL SPACE AVAILABLE FOR LEASE | TURNKEY TIs AVAILABLE!



Chandler Medical Plaza

1050 – 1080 W Chandler Blvd | Chandler, AZ 85224

CBRE

Project Highlights

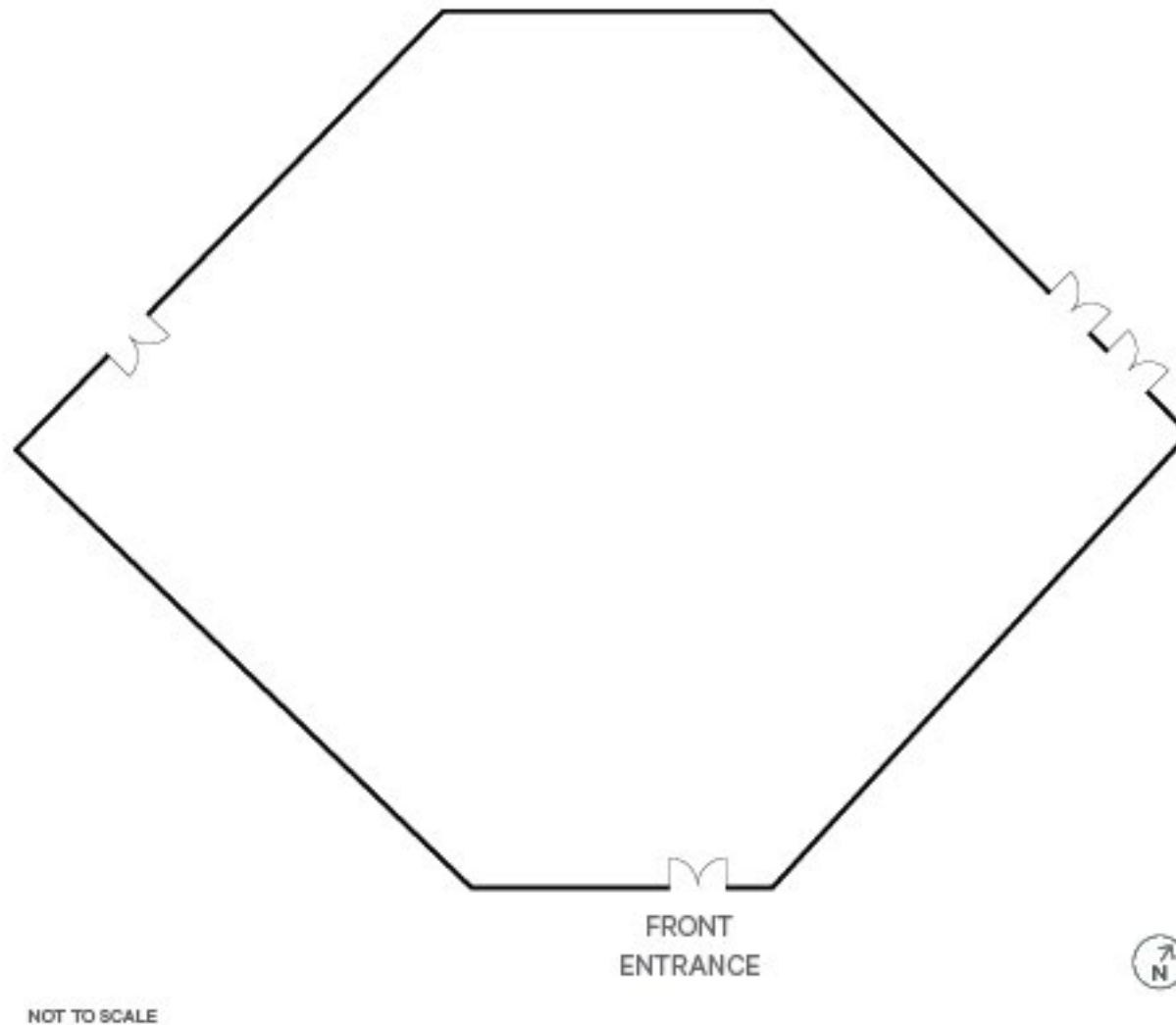
- Strong medical and retail tenant mix with Banner Imaging, Chase Bank, 360 Physical Therapy, Sun Valley Recovery, a variety of restaurants, and more
- Highly visible buildings with monument signage
- Conveniently located ± 1.5 miles from Chandler Regional Hospital and ± 2 miles away from the Chandler Banner Health Center
- Excellent visibility and access on the high trafficked intersection of Alma School Rd & Chandler Blvd
- Turnkey Tenant Improvements available

Property Summary

PROJECT SIZE	$\pm 56,146$ SF
YEAR BUILT	1999 Renovated 2021
Availability	Suite 106 $\pm 6,600$ SF \$20 NNN
PARKING	5/1,000 SF
PARCEL NUMBERS	302-74-701A, 302-74-702A, 302-74-663A
ZONING	C-2, Chandler
PROPERTY TAXES	\$1.59/SF
COMMON AREA EXPENSES	\$5.50/SF



SUITE 106
±6,600 SF



Demographics

2024

POPULATION

AVERAGE HOUSEHOLD INCOME

MEDIAN AGE

TRAFFIC COUNTS

Source: ESRI

3 mile radius

147,128

\$118,997

34.6

±32,000 VPD on Alma School Rd
±35,000 VPD on Chandler Blvd

5 mile radius

309,665

\$136,188

36.7

10 mile radius

1,082,142

\$122,536

34.5



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Contact Us:

MEDICAL LEASING

PHILIP WURTH, CCIM

+1 602 369 9261
philip.wurth@cbre.com

RETAIL LEASING

BILL BONES

+1 480 390 8859
bill.bones@cbre.com

THERESA LAU

+1 612 597 8839
theresa.lau@cbre.com

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