

333

N DOBSON RD
CHANDLER, AZ 85224

UNITS 4, 5, 6, & 7

OFFICE CONDO
\$5,358,440.50

480-323-6072 Alex Kim



OFFERING DETAILS

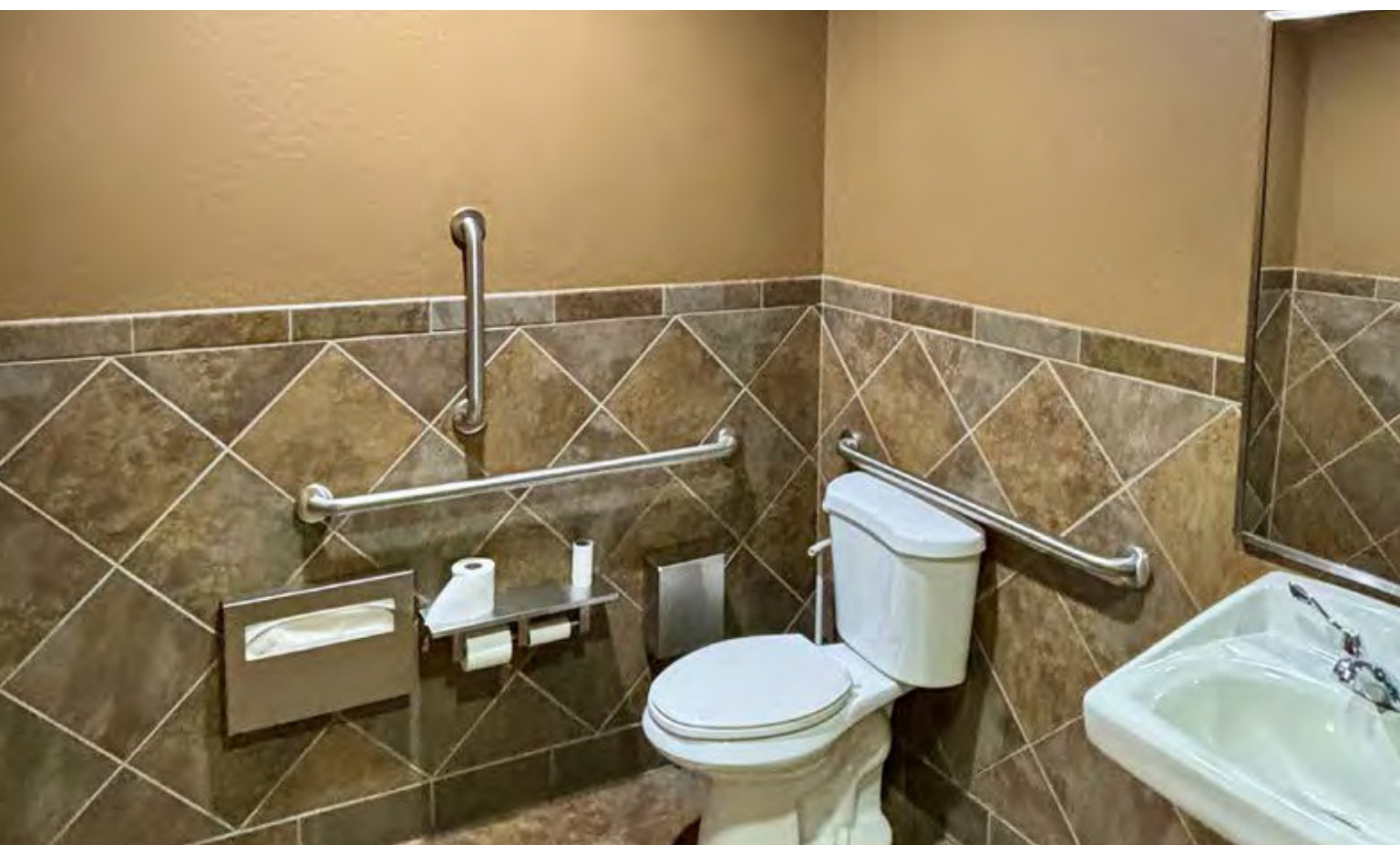
PROPERTY TYPE	Office Condo
SALE PRICE	\$5,358,440.50
AVAILABILITY	Call for Availability 480-323-6072
BUILDING SIZE	±14,555 GSF**
LOT SIZE	±0.33 AC
PARCELS	302-74-696, 302-74-697, 302-74-698, 302-74-699
ZONING	PAD, Chandler
PARKING	5.81/1000

**Includes ±192 SF of allocated common area



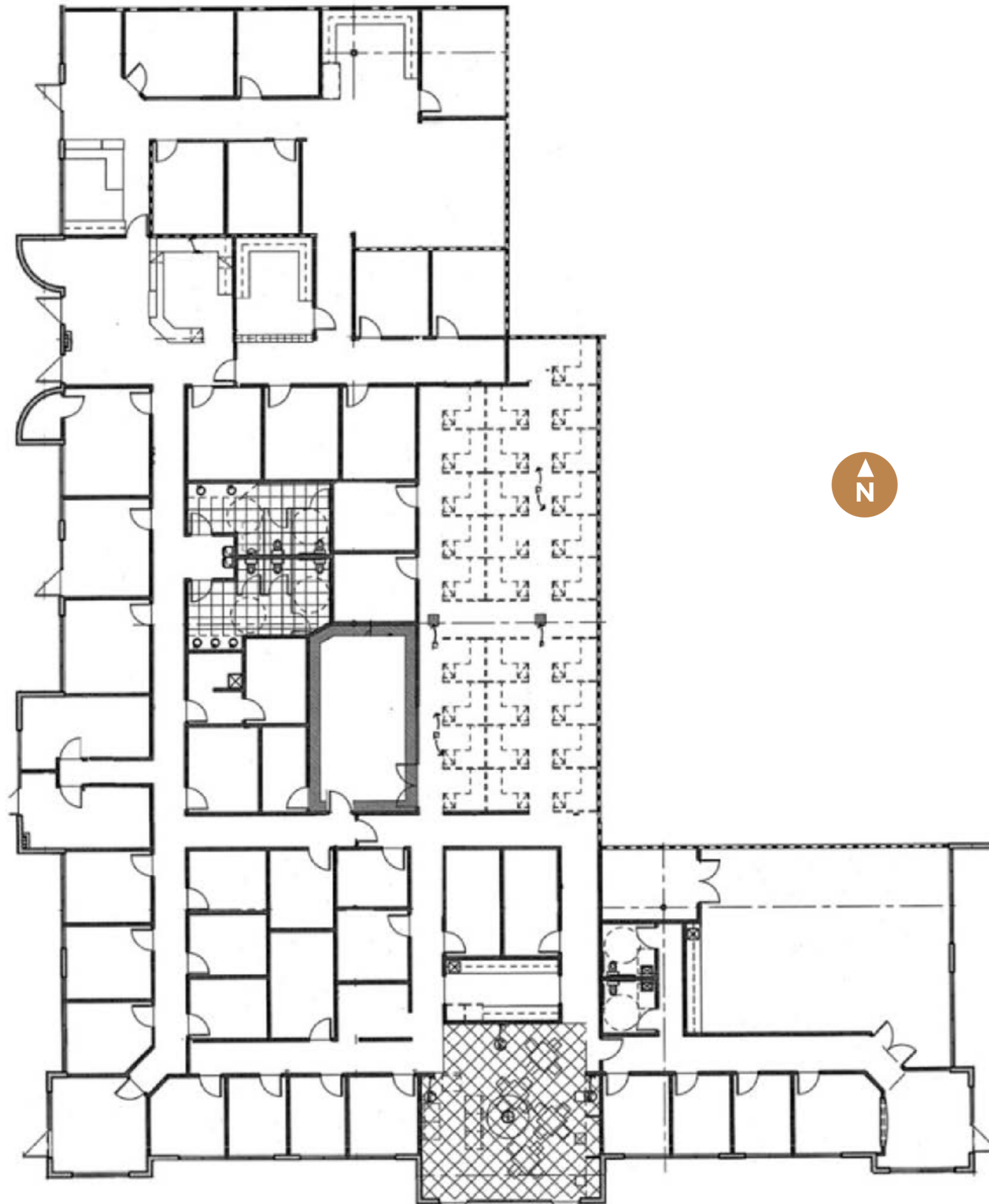
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PROPERTY PHOTOS



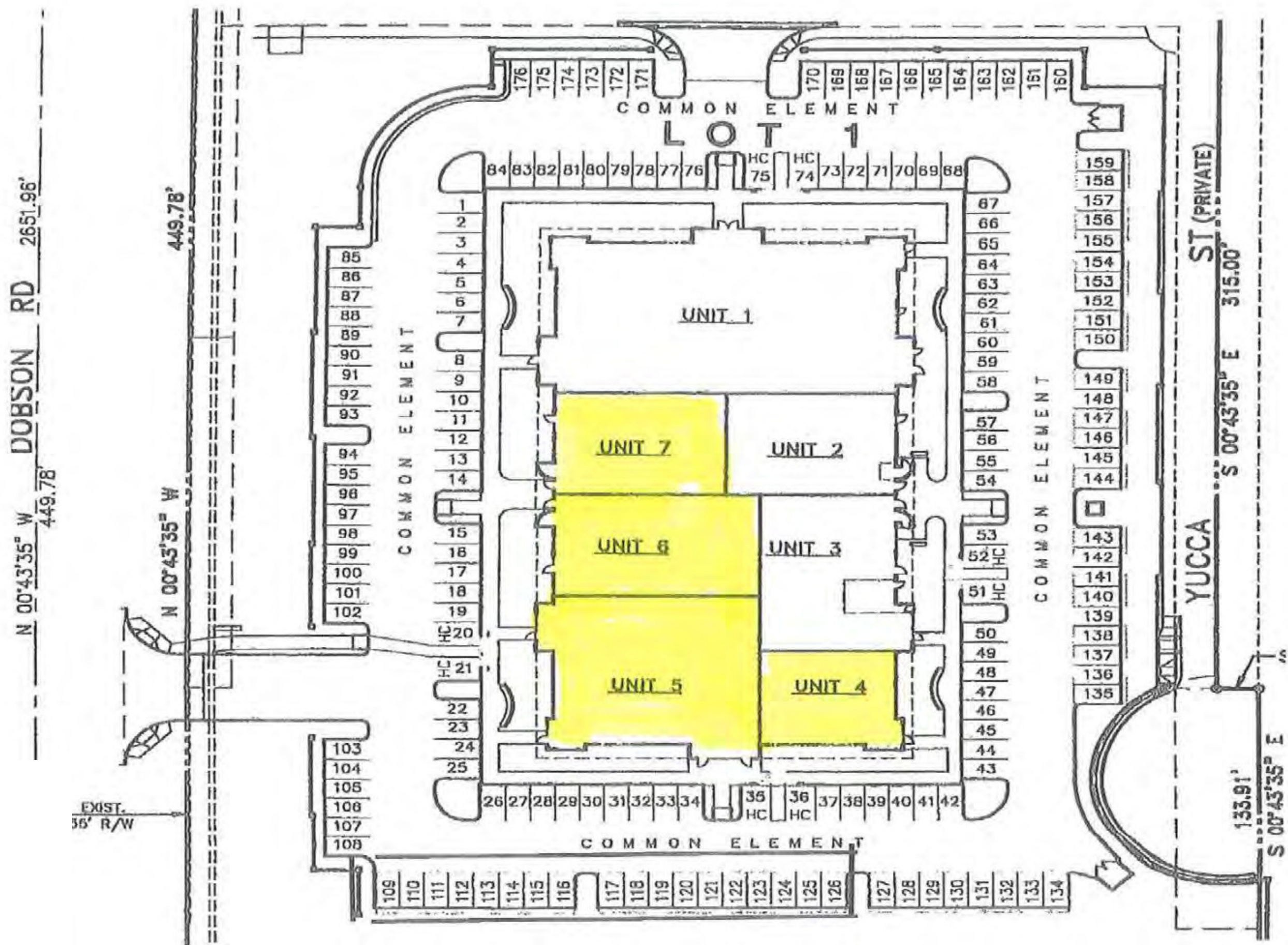
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FLOORPLAN



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PARKING SITE PLAN



AERIAL OVERVIEW



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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	14,194	134,907	300,721
2028	14,270	136,466	303,932



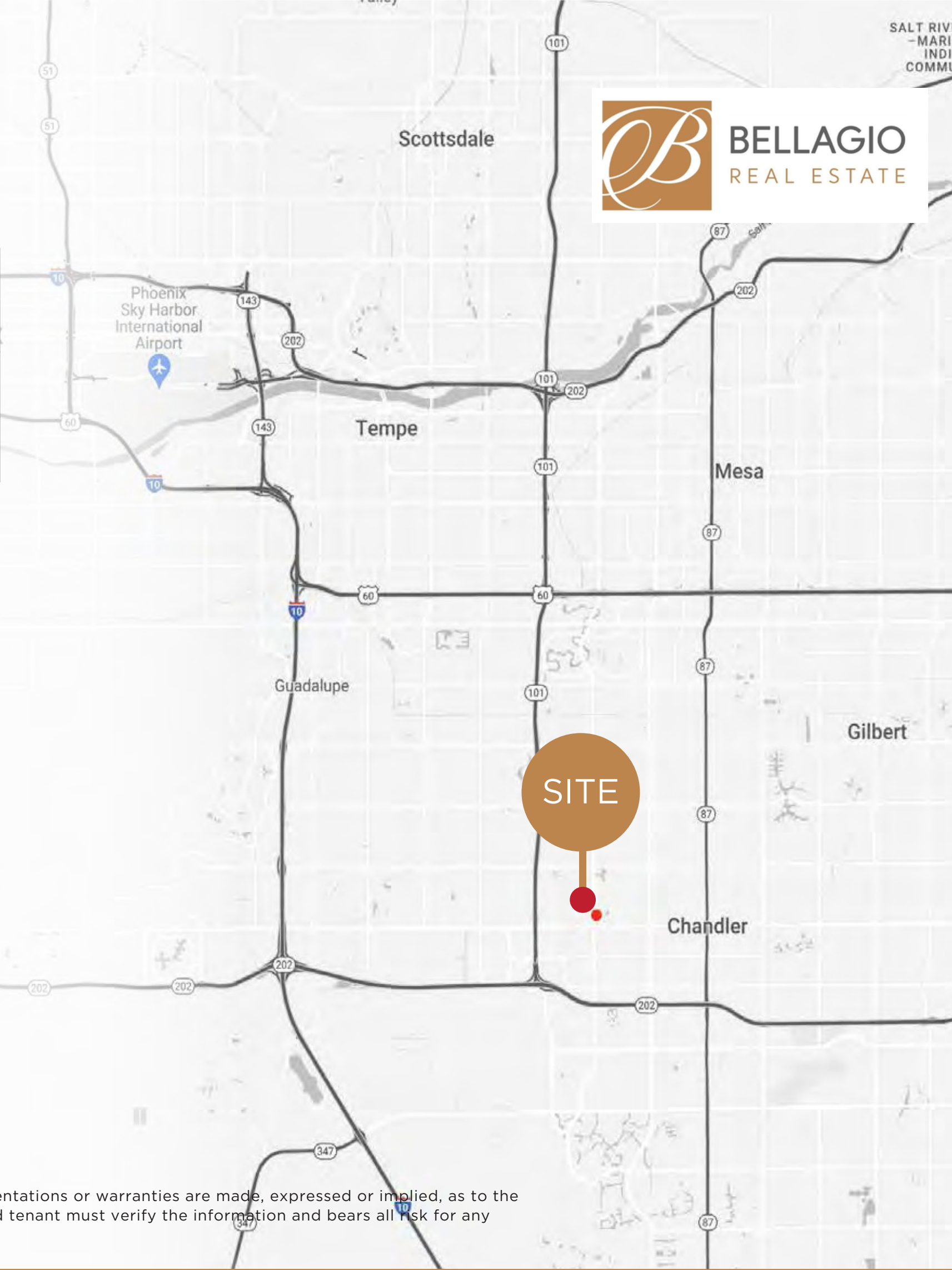
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	5,874	51,300	114,447
GROWTH 2023-2028:	0.2%	0.3%	0.2%



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
AVERAGE	\$97,085	\$101,604	\$111,757
MEDIAN	\$77,439	\$79,234	\$90,328

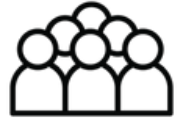


This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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333 N. Dobson Rd.		
Particulars	Amount	Comments
annual rental	\$420,000.00	
Cam Charges	\$42,137.94	
Property Tax	\$35,094.12	
Landscaping	\$0.00	<i>included in CAM</i>
Trash	\$0.00	<i>included in CAM</i>
Electricity	\$21,261.51	
Janitorial charges	\$4,620.00	
Total Expenses 2024	\$98,493.57	
NOI	\$321,506.43	
6% CAP price	\$5,358,440.50	
Parcel no. / property tax	302-74-696	\$5,689.21
	302-74-697	\$13,450.14
	302-74-698	\$8,704.15
	302-74-699	\$7,345.21
	<u>total</u>	\$35,188.71

CHANDLER CITY OVERVIEW



276K +
TOTAL POPULATION



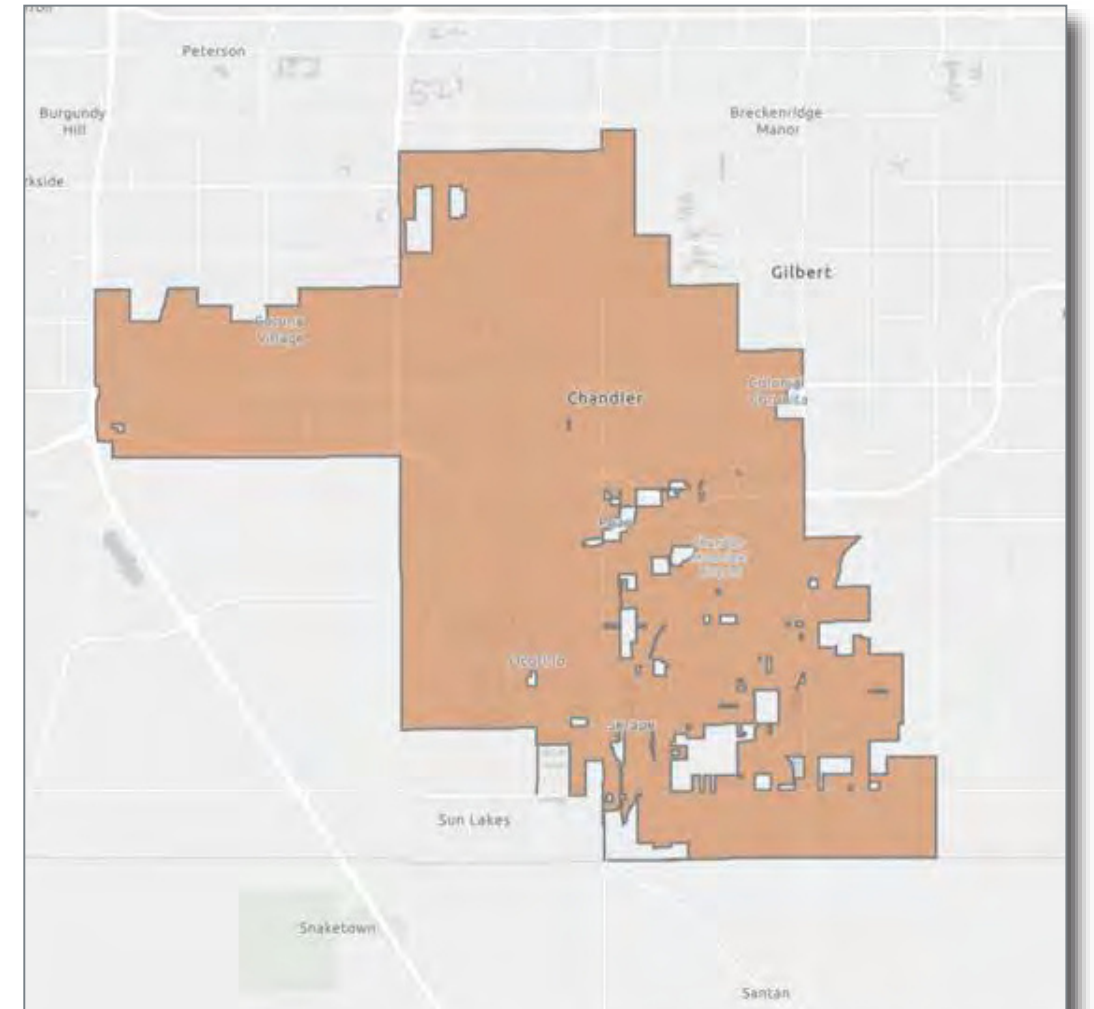
\$126K +
AVG HH INCOME

EXPANDING POPULATION

Chandler, Arizona is the 4th largest city in the state and spans over 65 miles. Chandler has consistently been one of the fastest growing cities in the United States since the 1990s. There are over 100,000 households currently and the city has approved various multi and single family developments to continue to accommodate to its growing population.

EMPLOYMENT AND RECREATION

Chandler's leading employers include Intel, Wells Fargo Bank, Chandler Unified School District, Bank of America, and Dignity Health which provide over 28,000 jobs to the city combined. Recreation in Chandler provides its residents and visitors with plenty of options of entertainment that include hiking, biking, horse back riding, golfing, dining, shopping, and more. Downtown Chandler hosts a number of annual events that range from bar crawls to weekly farmers market, ensuring there are activities for people of all ages.



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