

TURN-KEY LEASING OPPORTUNITY

801 W Ray Road, Chandler, AZ 85225



AVAILABLE SF:	1,700 SF
LEASE RATE:	\$14.00 SF/Yr (MG)
LOT SIZE:	0.42 Acres
BUILDING SIZE:	3,540 SF
BUILDING CLASS:	B
ZONING:	MH
MARKET:	Phoenix
SUB MARKET:	Chandler
CROSS STREETS:	Alma School Road And Ray Road

PROPERTY OVERVIEW

1,700 SF Turnkey beautiful office opportunity in the heart of Central Chandler. Busy street and great visibility. Includes 5+ offices, reception area, 2 restrooms, kitchenette, and extra storage space. Space is highly updated with low maintenance. Lots of parking.

PROPERTY FEATURES

- Stand alone building
- Central Chandler Location
- Busy Street
- Great Visibility
- Great Landlord

KW COMMERCIAL
2077 East Warner Road, #110
Tempe, AZ 85284

HANI ALDULAIMI
Keller Williams Realty East Valley
480.231.3900
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CENTRAL CHANDLER OFFICE FOR LEASE

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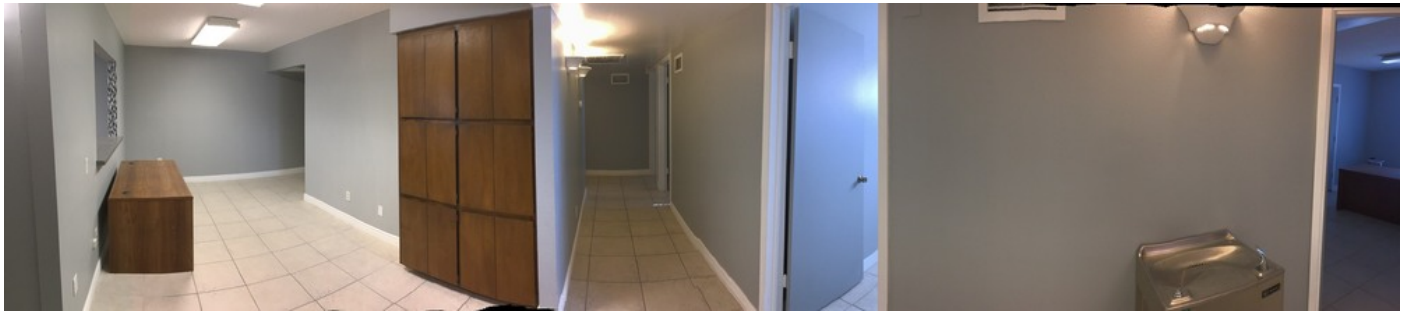
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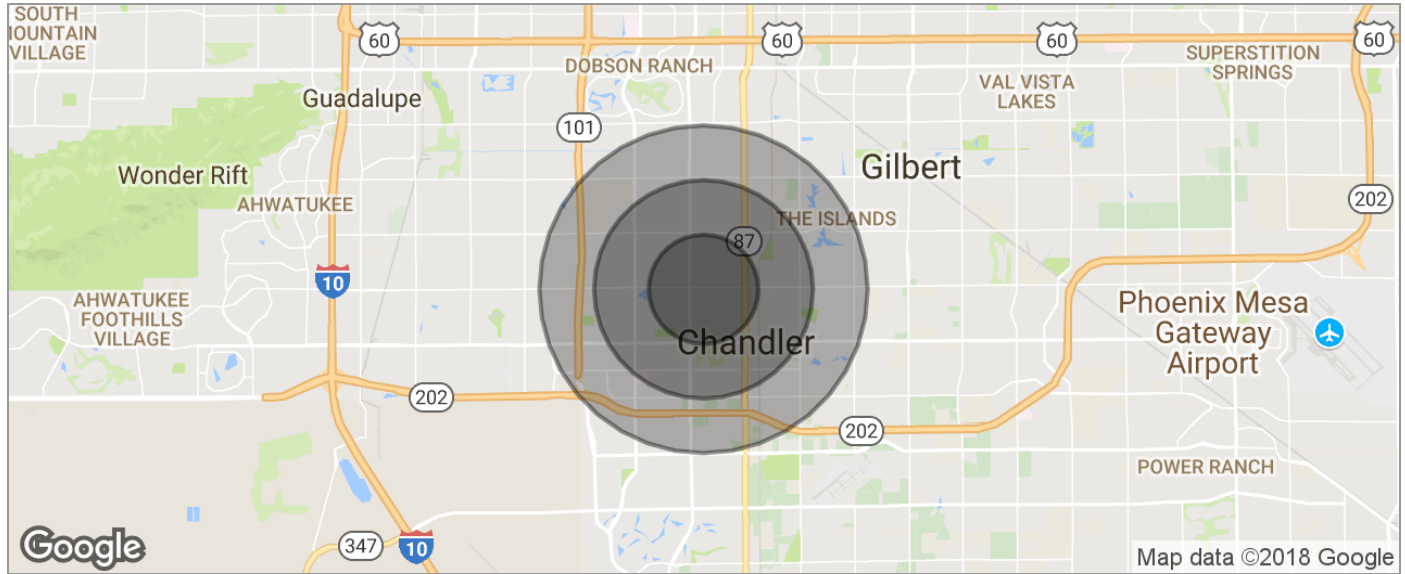
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	18,804	71,284	138,050
MEDIAN AGE	30.9	30.7	32.2
MEDIAN AGE (MALE)	28.8	29.6	31.2
MEDIAN AGE (FEMALE)	32.4	31.8	33.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,422	26,022	51,530
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$62,960	\$64,654	\$72,719
AVERAGE HOUSE VALUE	\$198,018	\$236,629	\$276,701
RACE	1 MILE	2 MILES	3 MILES
% WHITE	80.5%	78.4%	78.4%
% BLACK	4.8%	6.5%	5.9%
% ASIAN	3.9%	5.2%	5.6%
% HAWAIIAN	0.0%	0.1%	0.2%
% INDIAN	3.1%	1.6%	1.5%
% OTHER	4.7%	5.1%	5.0%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	37.2%	35.7%	29.7%

* Demographic data derived from 2010 US Census

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OFFICE FOR LEASE

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
1700 SF	Office Building	\$14.00 SF/YR	Modified Gross	1,700 SF	VACANT

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