

FOR LEASE - END CAP SPACE AVAILABLE

1238 E. Chandler Blvd. | Phoenix, Arizona
 NWC Chandler Blvd and Desert Foothills Pkwy



Building Features

- Available Spaces
 - Suite 102/105: ±4,038 SF (will demise)
 - Suite 104: ±2,025 SF (former fitness)
- End Cap space available fronting Chandler Blvd
- High incomes within the trade area
- Great ingress/egress
- Low NNN expenses at \$3.53 psf
- **Call for Pricing**

Demographics

Population 2018*

1 mile	3 miles	5 miles
8,751	33,876	98,536

Average Household Income 2018*

1 mile	3 miles	5 miles
\$156,855	\$1143,565	\$110,109

Traffic Counts 2017**

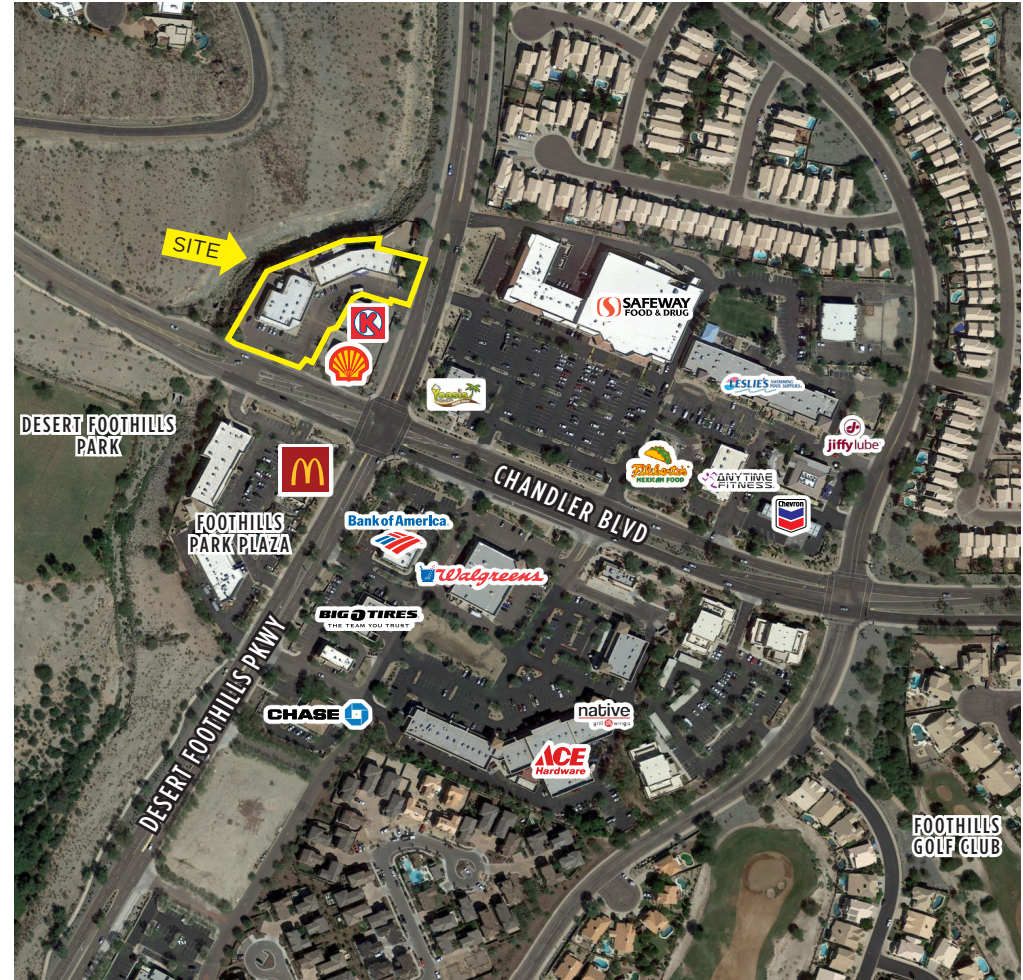
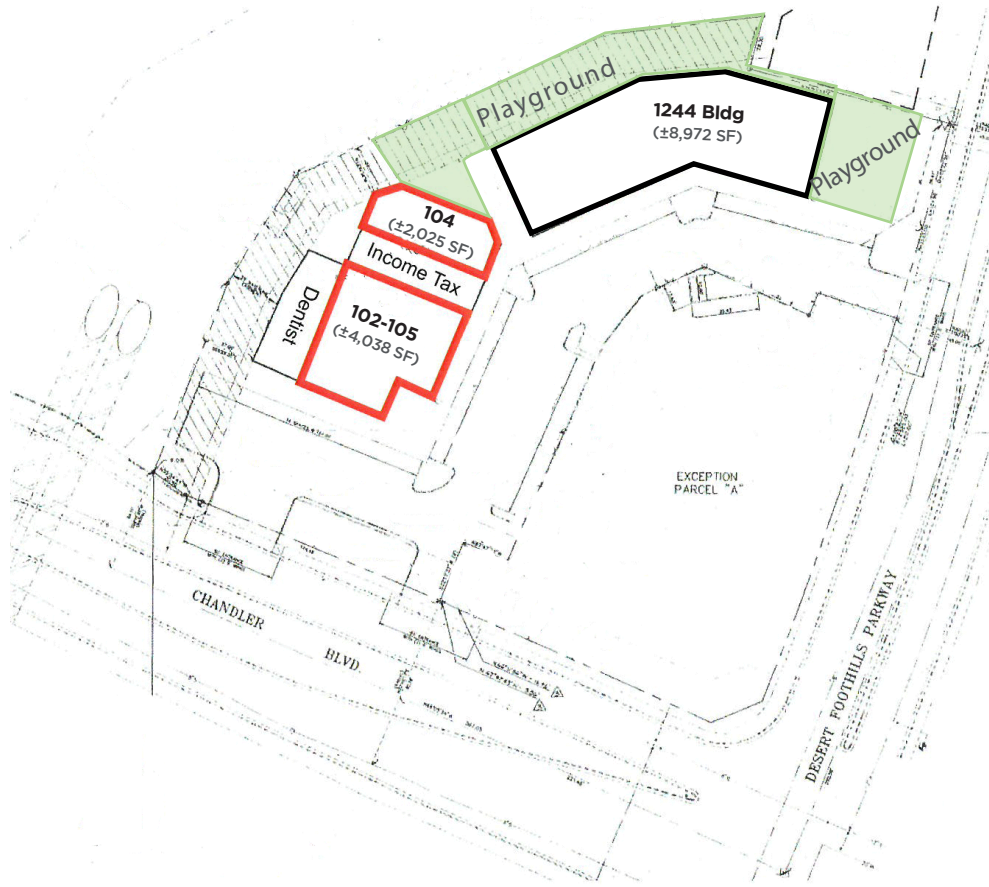
Chandler Blvd & Desert Foothills Pkwy

North on Desert Foothills:	5,372 VPD
South on Desert Foothills:	11,200 VPD
East on Chandler Blvd:	23,000 VPD
West on Chandler Blvd:	11,221 VPD

Source: ESRI*; CoStar**

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