

# FOR LEASE

1238 & 1244 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 2017\*

1 mile	3 miles	5 miles
12,398	33,876	98,536

### Average Household Income 2017\*

1 mile	3 miles	5 miles
\$116,191	\$108,768	\$79,008

### Traffic Counts 2016\*\*

#### Chandler Blvd & Desert Foothills

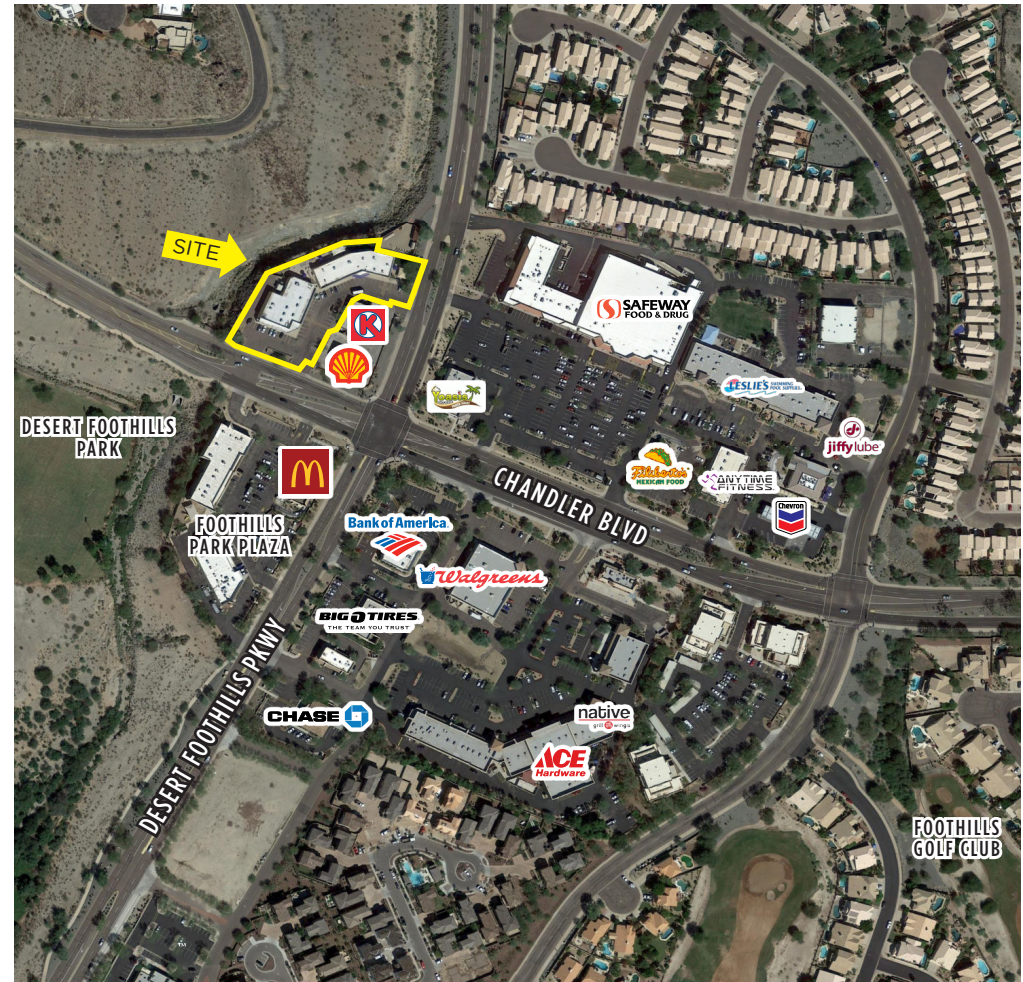
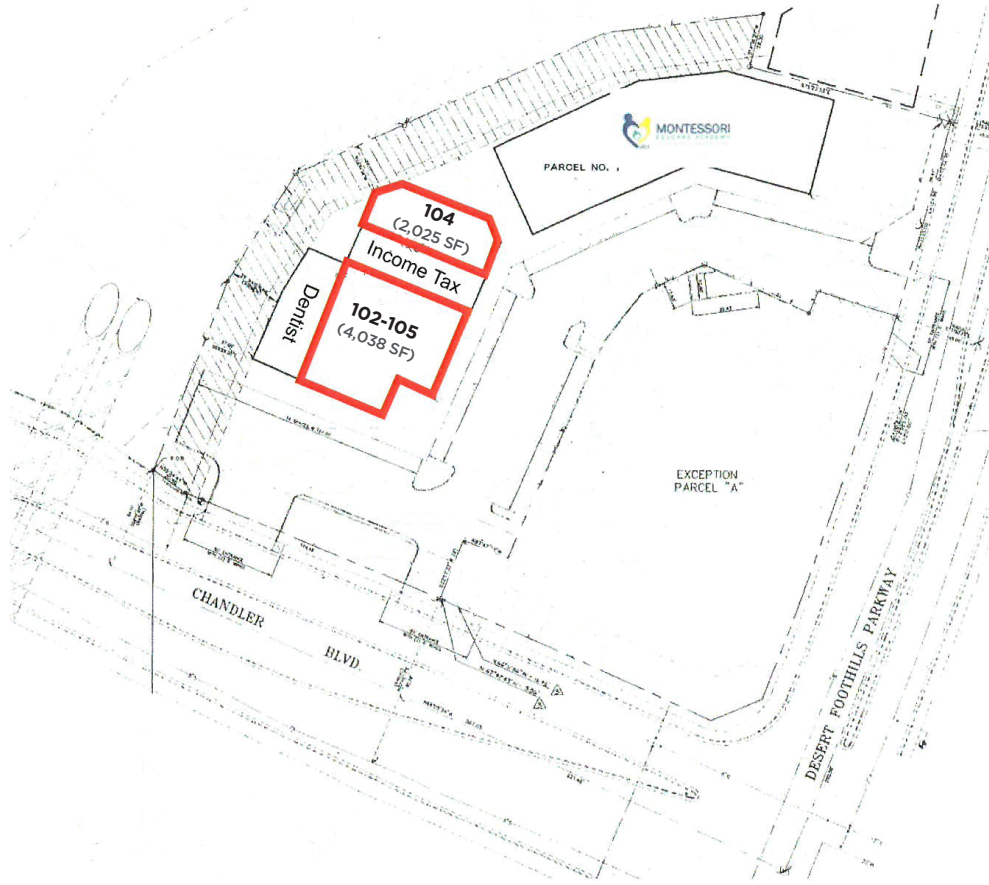
North on Desert Foothills:	5,372 VPD
South on Desert Foothills:	11,200 VPD
East on Chandler Blvd:	23,000 VPD
West on Chandler Blvd:	11,221 VPD

Source: ESRI\*; CoStar\*\*



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