

# FOCUS CORPORATE PLAZA

AVAILABLE FOR SALE



575 W CHANDLER BLVD - SUITE 225  
CHANDLER, AZ 85225

 **COMMERCIAL PROPERTIES INC.**  
Locally Owned. Globally Connected. CERFAC International

# FOCUS CORPORATE PLAZA

575 W CHANDLER BLVD | SUITE 225 | CHANDLER, AZ

## OFFERING SUMMARY

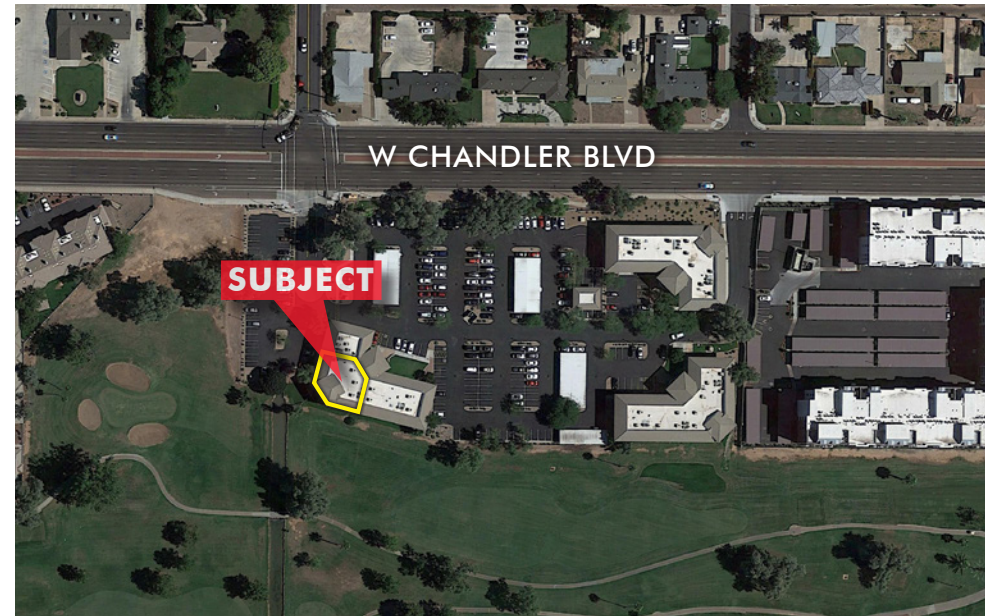
ADDRESS	575 W CHANDLER BLVD SUITE 225 CHANDLER, AZ 85225
SQUARE FEET	±3,716 SF
TENANT	MAIN ST RENEWAL, LLC
PARCEL	303-22-357
OFFERING PRICE	\$845,281.66
PRICE PER SQUARE FOOT	\$219.50
CAP RATE	7.25%

### INVESTMENT ADVISOR

**Tyson Breinholt**  
**D 480.966.7513**  
**M 602.315.7131**  
**tbreinholt@cpiaz.com**

**COMMERCIAL PROPERTIES, INC.**  
a CORFAC International Firm  
2323 W. University Drive  
Tempe, AZ 85281

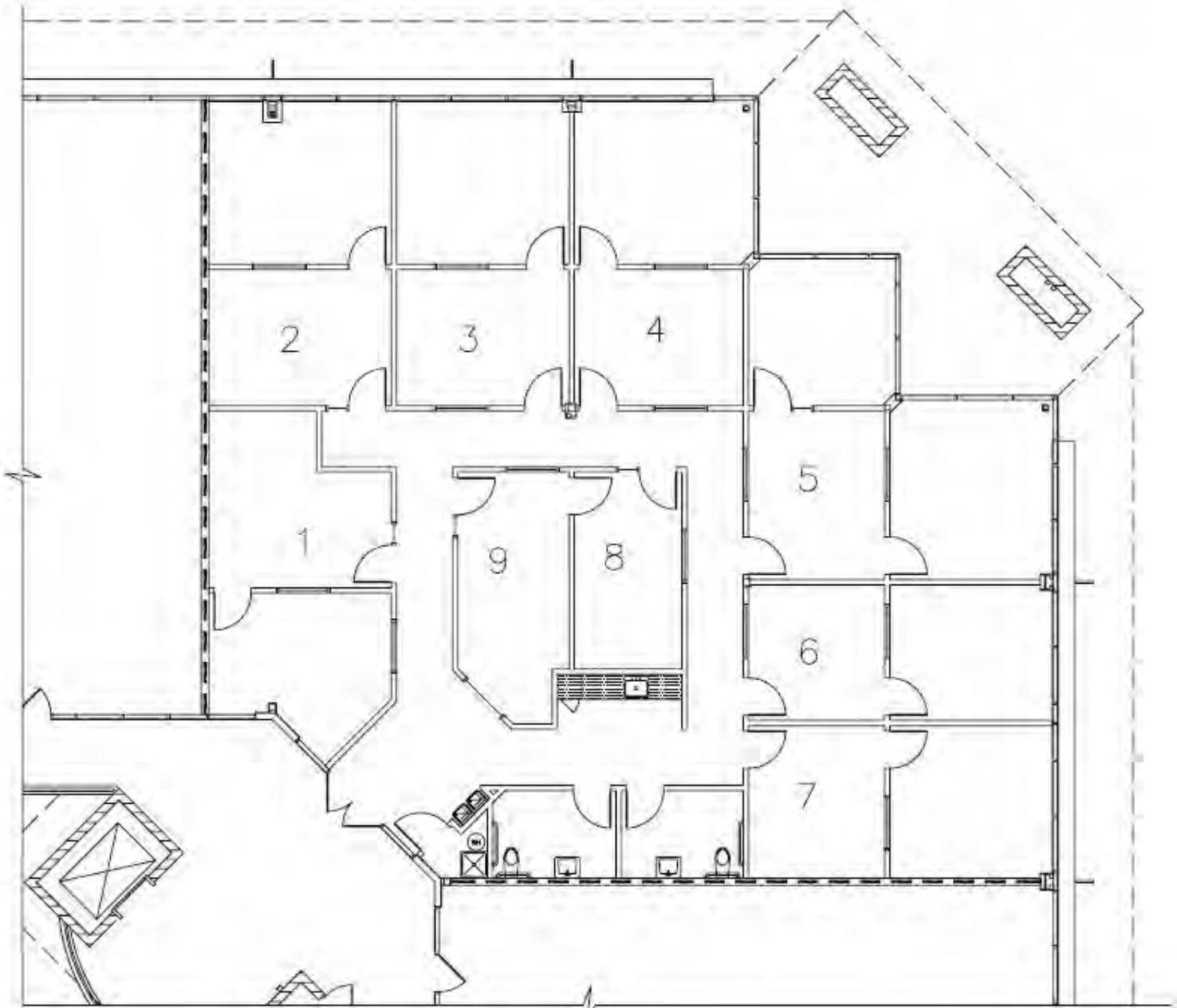
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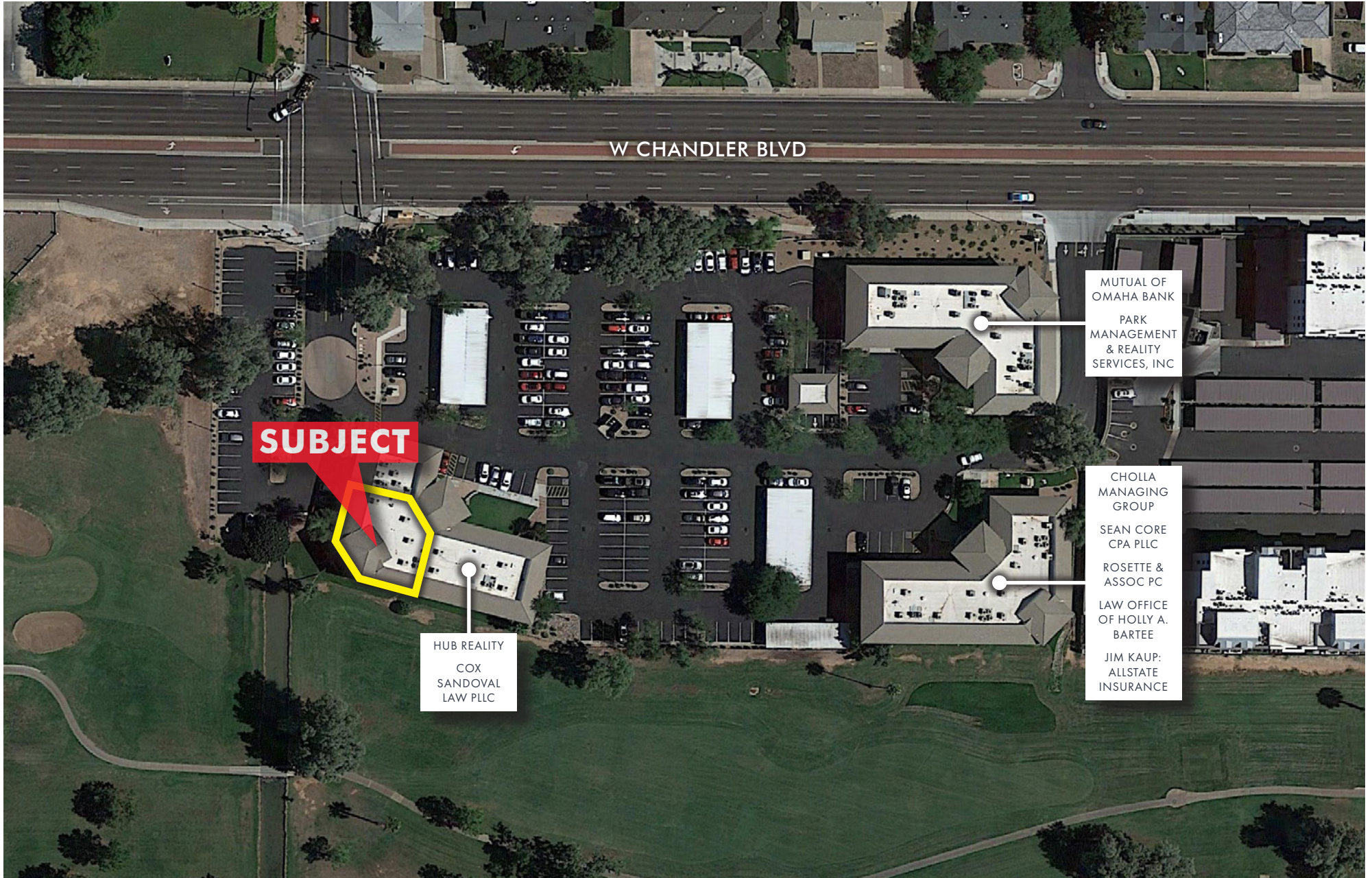
## FLOOR PLAN



# FOCUS CORPORATE PLAZA

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AERIAL OUTLINE



W CHANDLER BLVD

**SUBJECT**

HUB REALTY  
COX  
SANDOVAL  
LAW PLLC

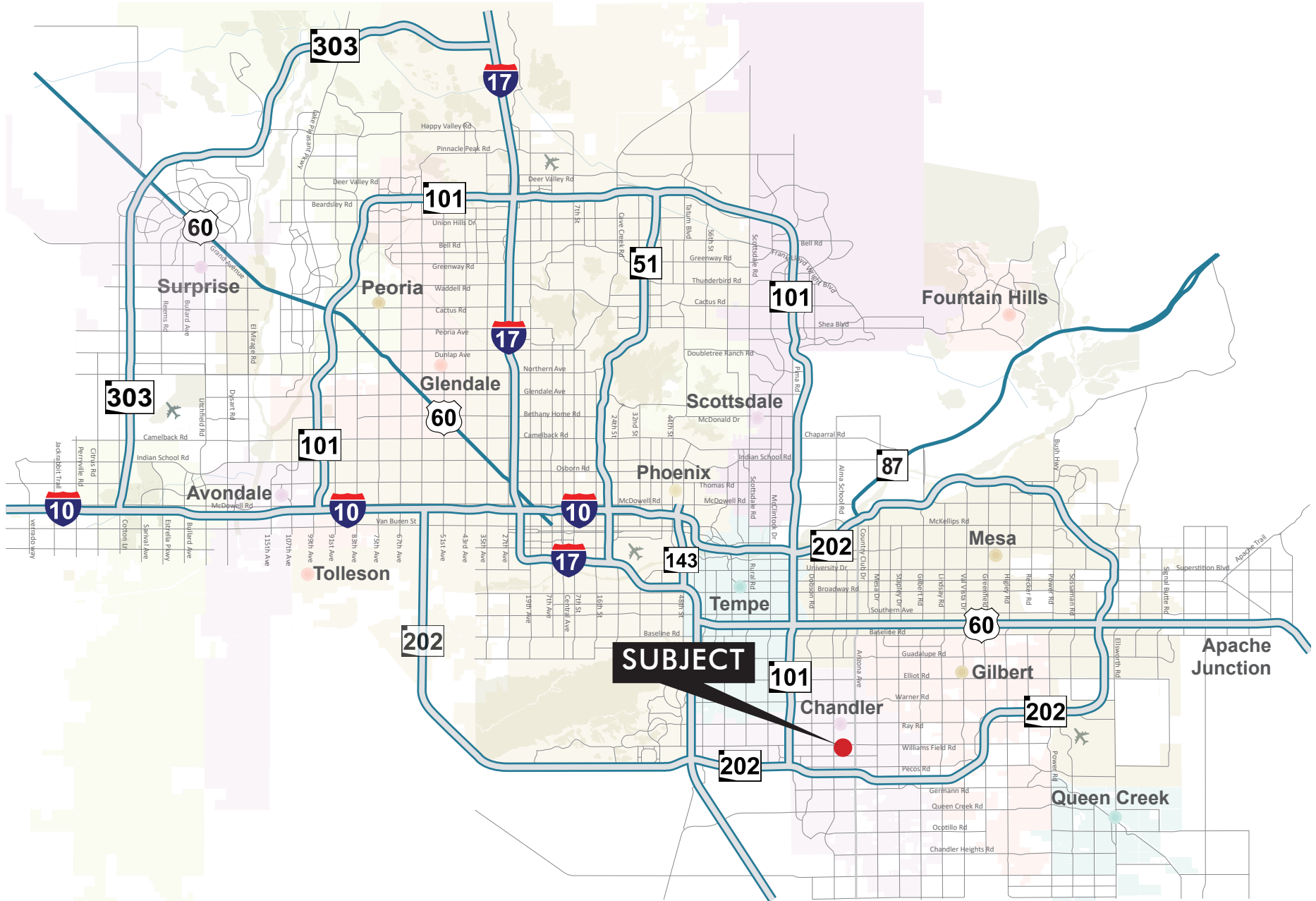
MUTUAL OF  
OMAHA BANK  
PARK  
MANAGEMENT  
& REALTY  
SERVICES, INC

CHOLLA  
MANAGING  
GROUP  
SEAN CORE  
CPA PLLC  
ROSETTE &  
ASSOC PC  
LAW OFFICE  
OF HOLLY A.  
BARTEE  
JIM KAUP:  
ALLSTATE  
INSURANCE

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## FREEWAY MAP



# FOCUS CORPORATE PLAZA

575 W CHANDLER BLVD | SUITE 225 | CHANDLER, AZ

WIDE AERIAL



# FOCUS CORPORATE PLAZA

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## DEMOGRAPHICS

### DEMOGRAPHIC SUMMARY (WITHIN 1 MILE)

#### BUSINESS



748

Total Businesses



12,097

Total Employees

#### EMPLOYMENT



56%

White Collar



22%

Blue Collar



22%

Services



Unemployment Rate

#### KEY FACTS

20,891

Population



6,949

Households



30.2

Median Age

\$42,911

Median Disposable Income

#### EDUCATION



No High School Diploma



27%

High School Graduate



26%

Some College



24%

Bachelor's/Grad/Prof Degree

#### INCOME



\$50,475

Median Household Income



\$23,147

Per Capita Income



\$27,384

Median Net Worth