



FOR SALE | MEDICAL/PROFESSIONAL

SUN LAKES PROFESSIONAL VILLAGE

10450 E Riggs Rd, Ste 105-106, Chandler, AZ 85248

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



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PROPERTY SUMMARY

Available SF:

Lease Rate: Negotiable

Building Size: 8,017 SF

Building Class: A

Zoning: C-1

Cross Streets: NEC Alma School & Riggs Rd

LOCATION OVERVIEW

Premiere location inside the Sun Lakes master planned community with easy access to I-10, Loop 101 and 202 freeways. Sun Lakes Professional Village has excellent medical/professional tenant mix and is adjacent to Sun Lakes Health Center and Chandler/Gilbert Community College.

PROPERTY HIGHLIGHTS

- Available for For Sale at \$200 SF or Lease at \$15 SF NNN (Includes \$25 SF TI Allowance)
- 1,991 -4,005 SF Gray Shell Units: Unit 105 - 1,991 SF and Unit 106 - 2,014 SF; Suites Can Be Combined
- Building and Monument Signage Available
- Covered Parking Available
- Institutional (I) Occupancy
- Premiere Sun Lakes Location
- Located within 3.5 Miles of the I-10 Maricopa Freeway

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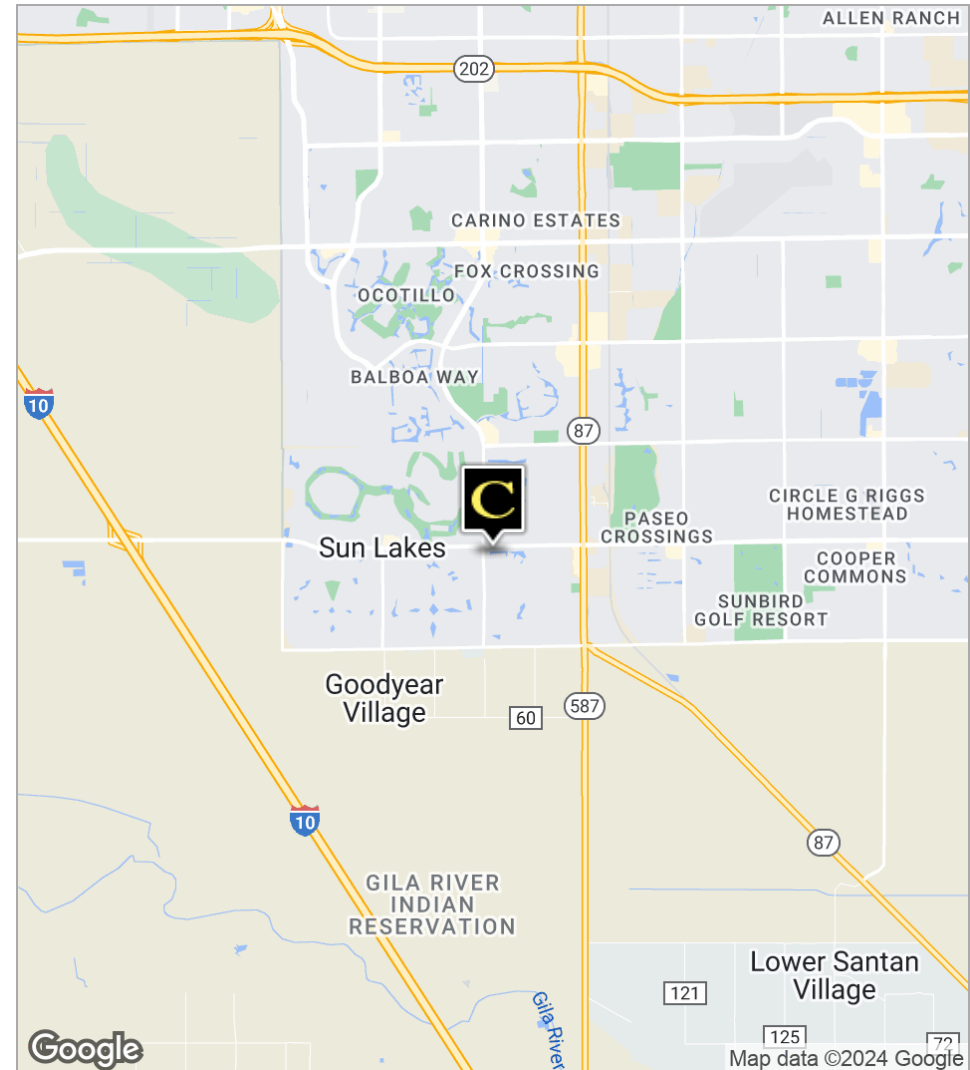
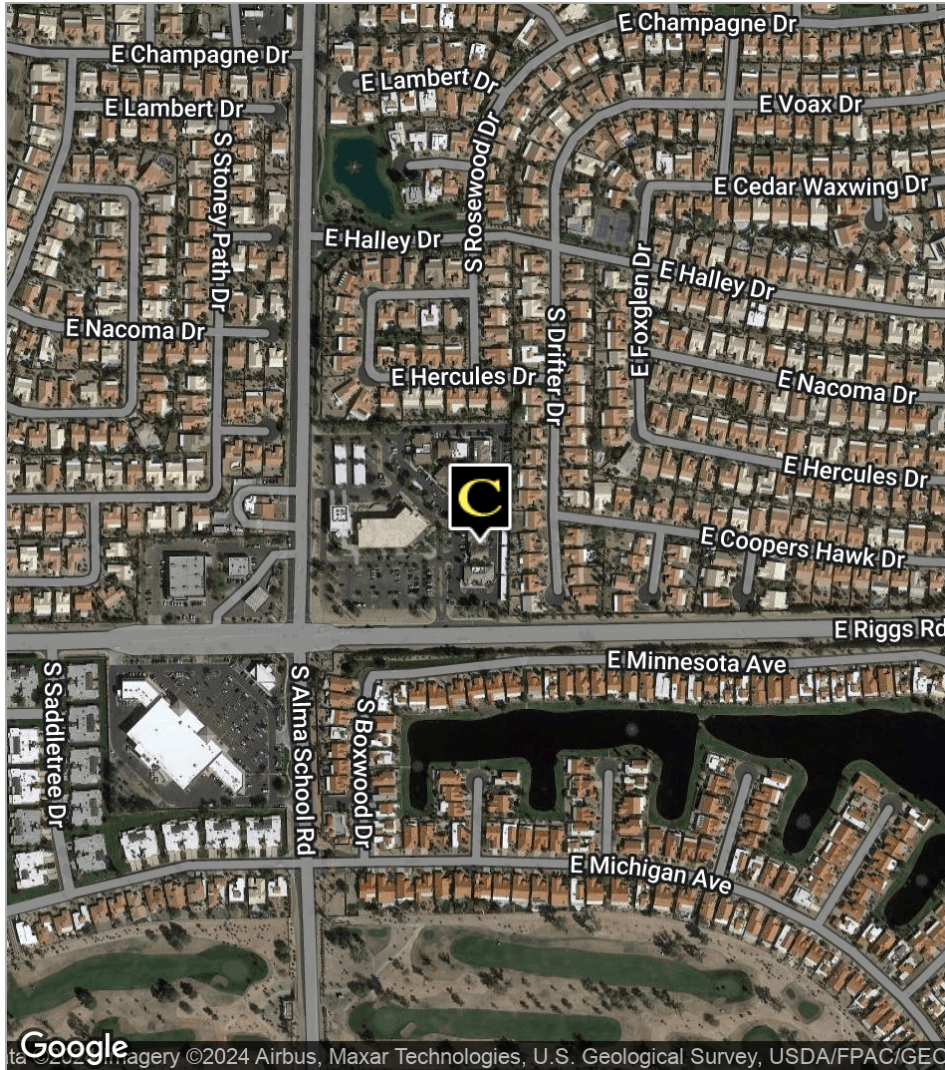
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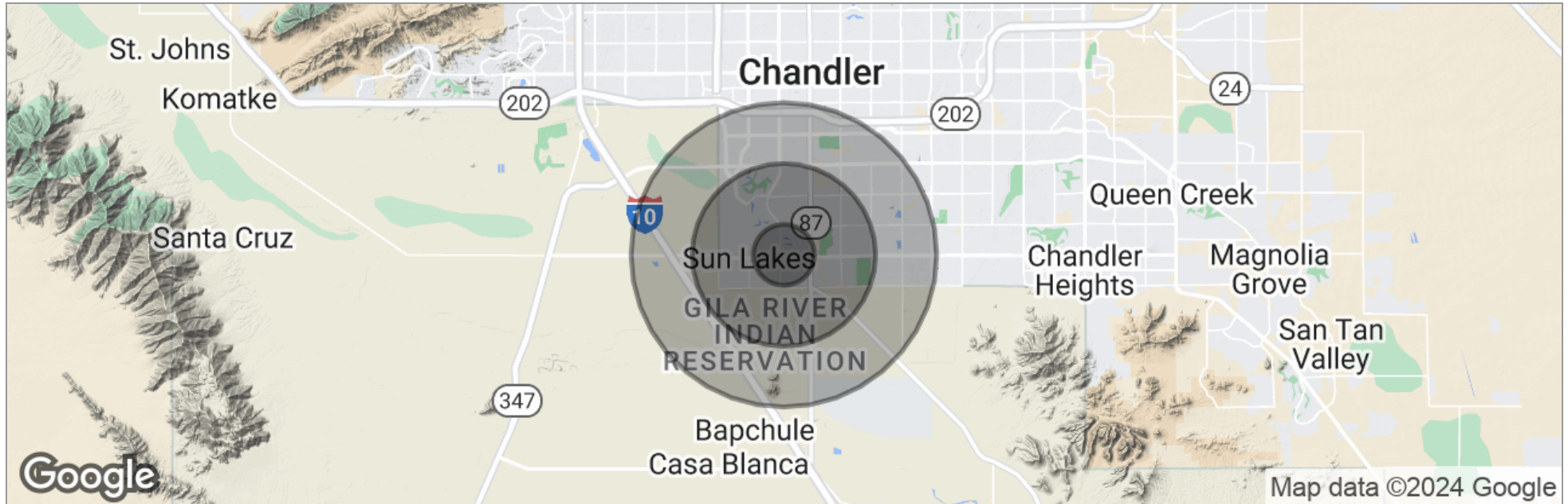
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	1 Mile	3 Miles	5 Miles
Total Population	6,262	44,692	92,717
Population Density	1,993	1,581	1,181
Median Age	68.2	50.8	42.6
Median Age (Male)	67.8	50.8	42.7
Median Age (Female)	68.3	50.9	42.4
Total Households	3,503	20,286	37,349
# of Persons Per HH	1.8	2.2	2.5
Average HH Income	\$77,293	\$90,508	\$95,194
Average House Value	\$319,603	\$375,530	\$374,328

** Demographic data derived from 2020 ACS - US Census*

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