



**FOR LEASE | OFFICE**

# DOBSON GROVE PROFESSIONAL PLAZA

1405 N Dobson Rd, Chandler, AZ 85224

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## PROPERTY SUMMARY

Available SF:	Fully Leased
Lease Rate:	N/A
Lot Size:	1.62 Acres
Cross Streets:	N Dobson Rd & S of W Warner Rd

## AVAILABLE SPACES

Suite	SF Available	Lease Rate
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## LOCATION OVERVIEW

Dobson Grove Professional Plaza is located between Warner & Ray Roads on N Dobson Rd. Within minutes access of Loop 101-Price Freeway. Dobson Road frontage with high traffic counts exceeding 26,500 VPD. Adjacent to Andersen Junior High and Anderson Elementary Schools and close proximity to major retail.

## PROPERTY HIGHLIGHTS

- Suite 3: 1,238 SF, Includes Reception, 4 Offices, Conference Room, Break Room and Restroom
- Excellent Demographic Area of Dobson Ranch with High Daily Traffic Counts
- Covered Parking and Monument Signage
- Within Minutes Access of the Loop 101

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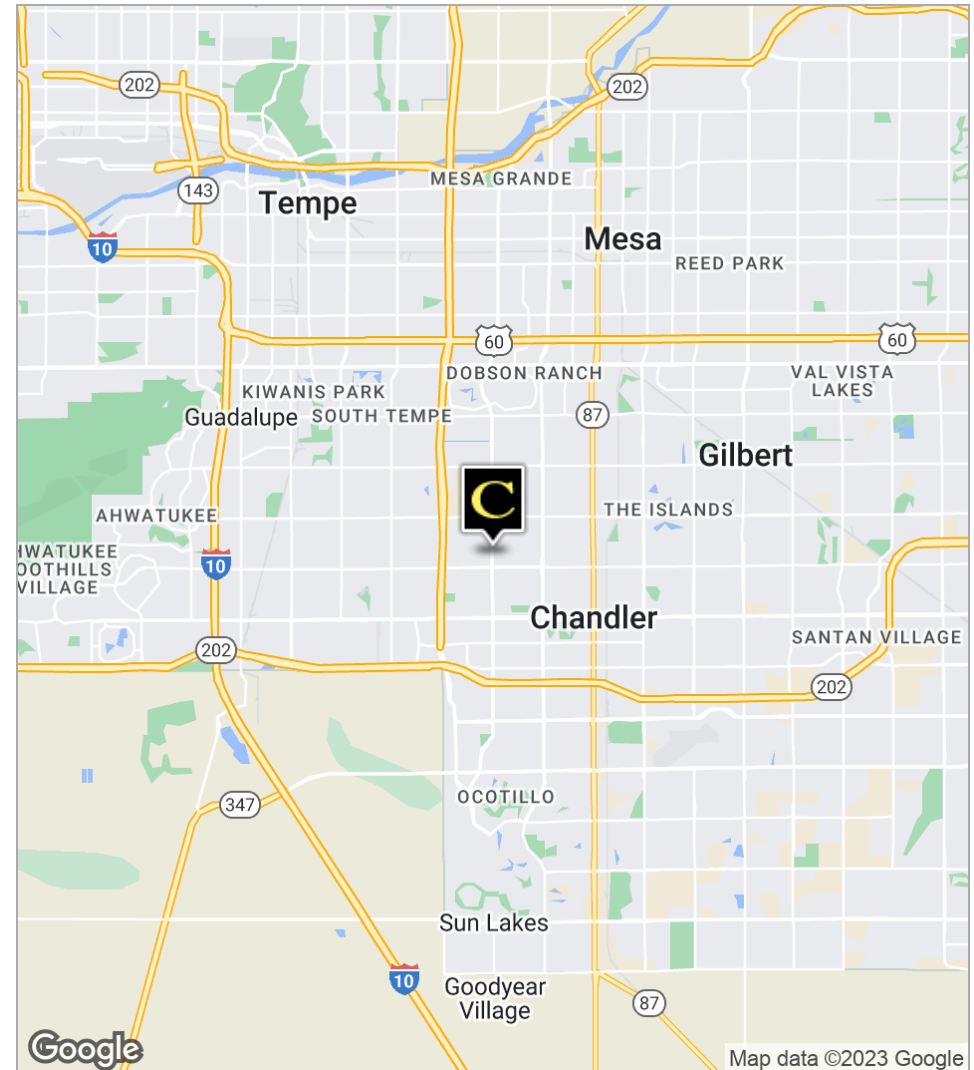
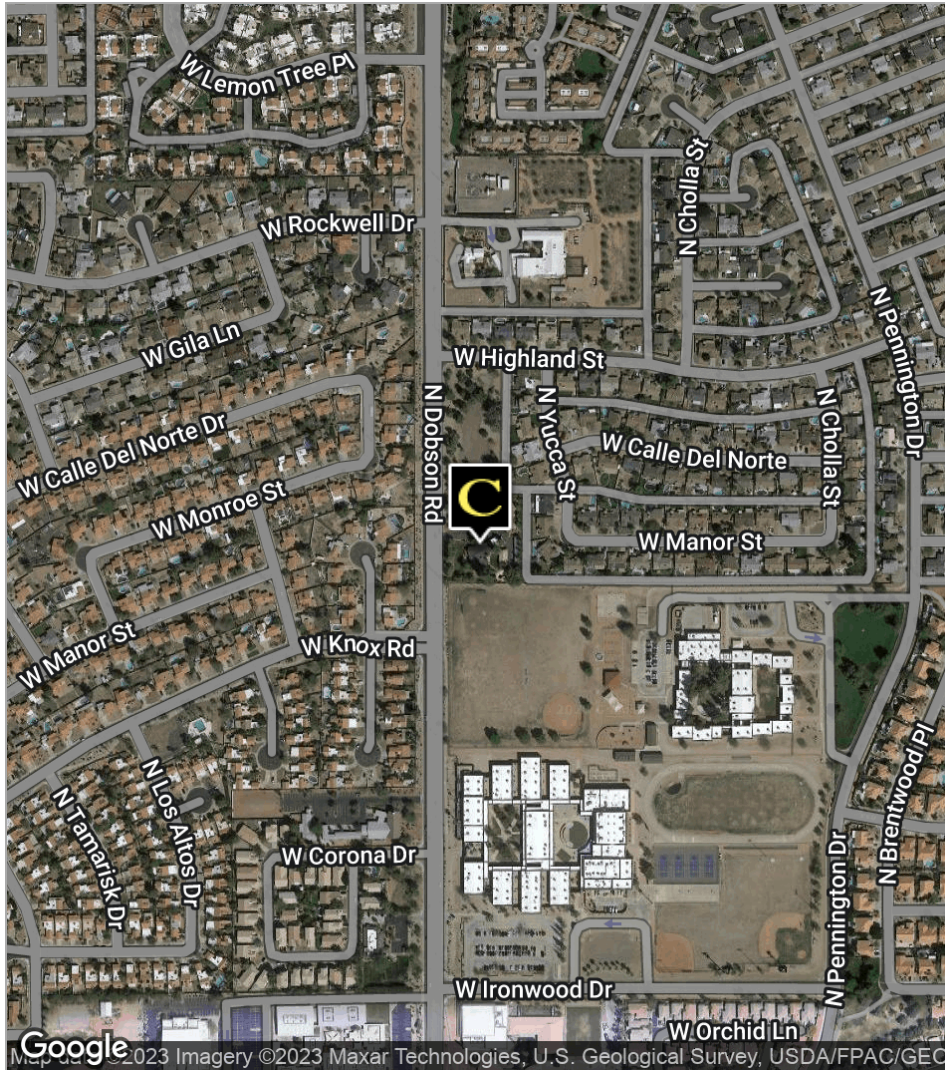
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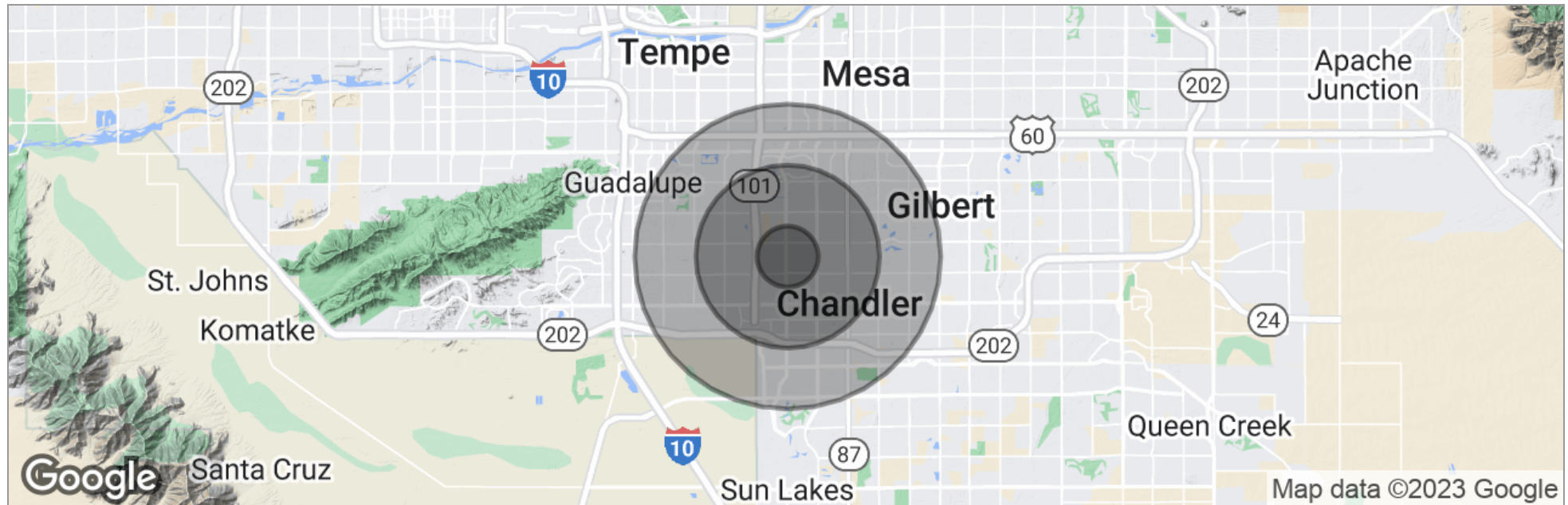
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	1 Mile	3 Miles	5 Miles
Total Population	15,636	133,705	321,738
Population Density	4,977	4,729	4,096
Median Age	35.0	34.1	34.2
Median Age (Male)	33.9	32.9	32.9
Median Age (Female)	36.2	35.1	35.2
Total Households	6,210	51,938	123,765
# of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$76,203	\$76,478	\$80,204
Average House Value	\$279,274	\$275,932	\$284,961

\* Demographic data derived from 2020 ACS - US Census

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