

The Presidio Phase II

NWC OF DOBSON RD & LOOP 202 FREEWAY, CHANDLER, ARIZONA



LEASE OR SALE | CLASS A MEDICAL OFFICE

COMING SOON!



PROPERTY FEATURES

- LEASE: \$22 PSF NNN
- SALE: \$225 PSF
- PROJECT: $\pm 48,000$ SF
- SUITES: $\pm 2,500$ SF to $\pm 48,000$ SF
- PARKING: 5.8/1,000 Covered parking available
- Class A lobby & common area restrooms
- Highly visible freeway signage fronting Loop 202
- AREA AMENITIES: 1 mile from Dignity Health Chandler Regional Medical Center; Close to Chandler Fashion Center, Chandler Festival Mall, and San Marcos Golf Course





The Presidio Phase I

Join These Tenants:

HonorHealth
 Agave Pediatrics
 Barbee Primary Care
 Dr. Meghan Jhaver
 East Valley Dermatology
 Presidio Primary Care
 Arizona Kidney Disorder &
 Hypertension Center

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2017 Median HH Income	\$75,854	\$72,150	\$76,845
2017 Total Population	15,240	109,405	255,498
2022 Projected Population	16,554	118,491	276,108

TRAFFIC COUNTS

Dobson Rd. & Santan Frwy. 134,389 vehicles per day