



FOR LEASE | OFFICE

DOBSON GROVE PROFESSIONAL PLAZA

1405 N Dobson Rd, Chandler, AZ 85224

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PROPERTY SUMMARY

Available SF: 2,476 SF
Lease Rate: \$21.00 SF/yr (MG)
Lot Size: 1.62 Acres
Cross Streets: Dobson Rd & Warner Rd

AVAILABLE SPACES

Suite	SF Available	Lease Rate
Suite 1 & 3	2,476	\$21.00 SF/yr
Suite 1	1,238	\$21.00 SF/yr
Suite 3	1,238	\$21.00 SF/yr

LOCATION OVERVIEW

Dobson Grove Professional Plaza is located between Warner & Ray Roads on Dobson Rd. Within minutes access of Loop 101-Price Freeway. Dobson Road frontage with high traffic counts exceeding 21,000 VPD. Adjacent to Andersen Junior High and Andersen Elementary Schools and close proximity to major retail.

PROPERTY HIGHLIGHTS

- Suite 1 & 3: combination of 2,476 SF
- Suite 1: 1,238 SF
- 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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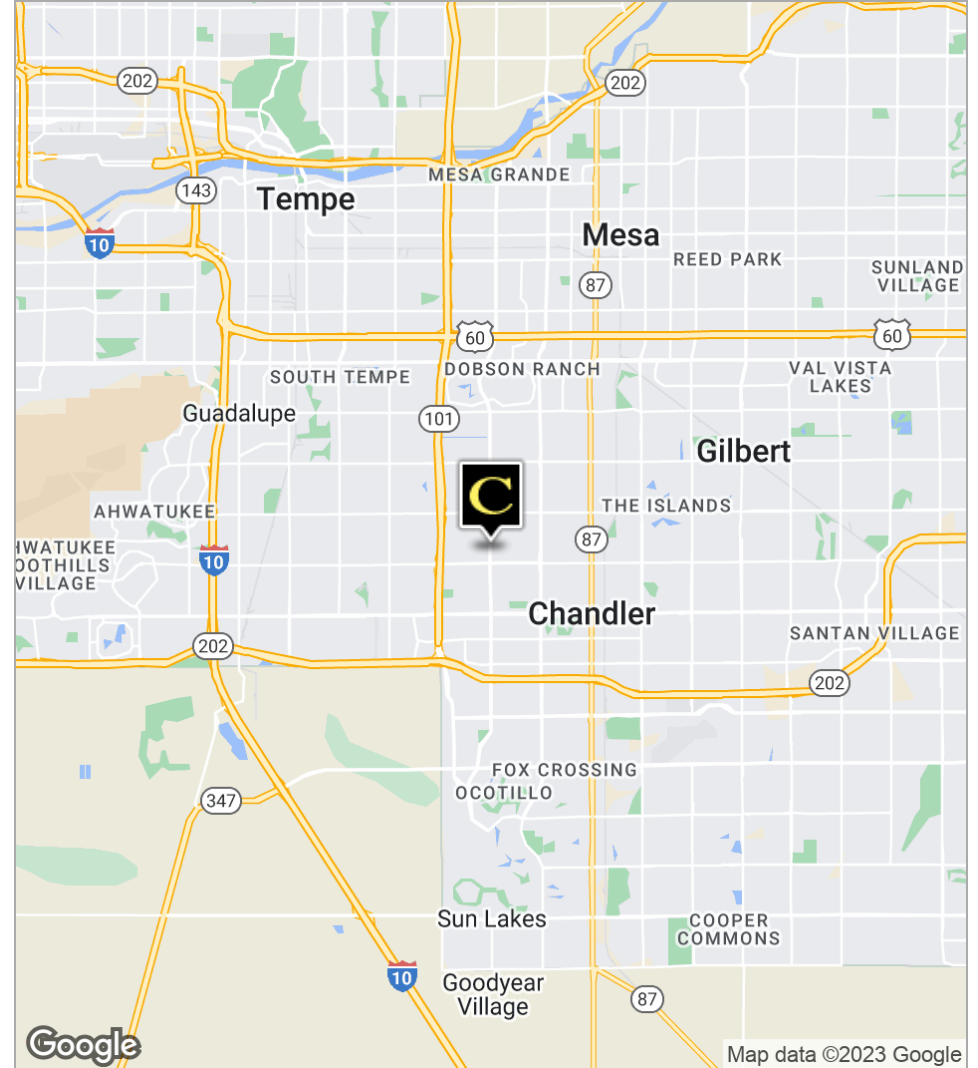
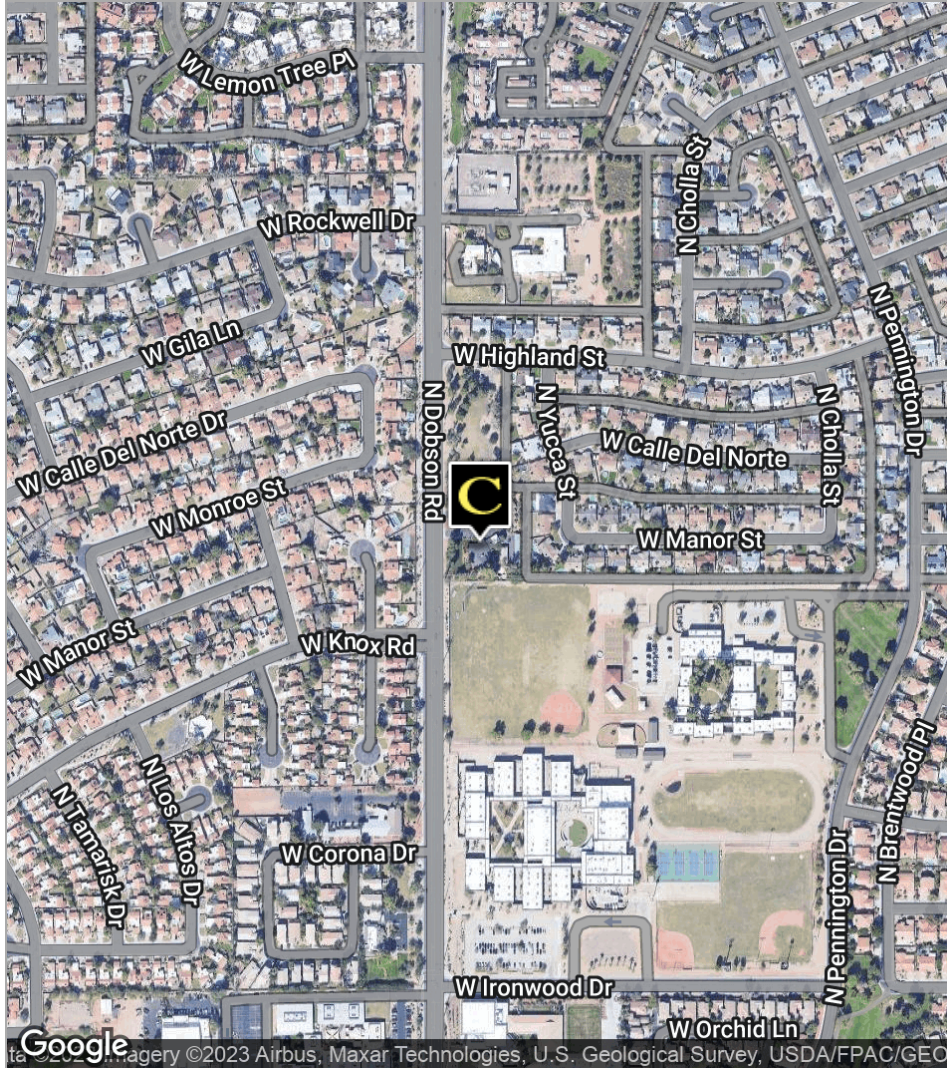
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	0.25 Miles	0.5 Miles	1 Mile
Total Population	901	3,834	15,973
Population Density	4,589	4,882	5,084
Median Age	40.1	39.0	37.5
Median Age (Male)	36.2	36.9	37.0
Median Age (Female)	44.9	42.6	38.7
Total Households	395	1,617	6,353
# of Persons Per HH	2.3	2.4	2.5
Average HH Income	\$90,274	\$88,597	\$87,654
Average House Value	\$257,125	\$266,428	\$272,077

* Demographic data derived from 2020 ACS - US Census

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