# CHANDLER SUBMARKET INVESTMENT OPPORTUNITY 8,102± SF



#### FOR FURTHER INFORMATION PLEASE CONTACT:



**John Quatrini**Associate Broker
C 602.859.0506

john@shellcommercial.com



Suzanne Enright Senior Associate C 602.471.2981

suzanne@shellcommercial.com



480.443.3992

shellcommercial.com

16410 N 91st St | Ste 112 | Scottsdale, AZ 85260

## 725 W Elliot Road | Building 4 | Gilbert, AZ 85233

#### PROPERTY INFORMATION

Location: 725 W Elliot Road | Building 4 | Gilbert, Arizona 85233

■ Building: 3-Star Single-Story Medical-Zoned Office Condo

Location: Located in Gilbert, Arizona, within the Chandler Submarket, boasting the highest

population growth within the Phoenix Metro Area

■ **Details:** Single-tenant, NNN Lease. Lease Term: New 5-year commencing Jan 1, 2022 - March 31, 2027

with 2% annual increases. Option to renew for an additional 5-year term.

**NOI** (01/01/22 - 12/31/22): \$140,800

■ **Property:** Built in 2005 | 8,102± SF Single-story freestanding office condominium

■ **Price:** \$2,250,000; 6.25 CAP Rate

■ **Parking Ratio:** 3.92/1,000

Zoning: C-2, City of Gilbert



#### **TENANT: RE/MAX ONE**

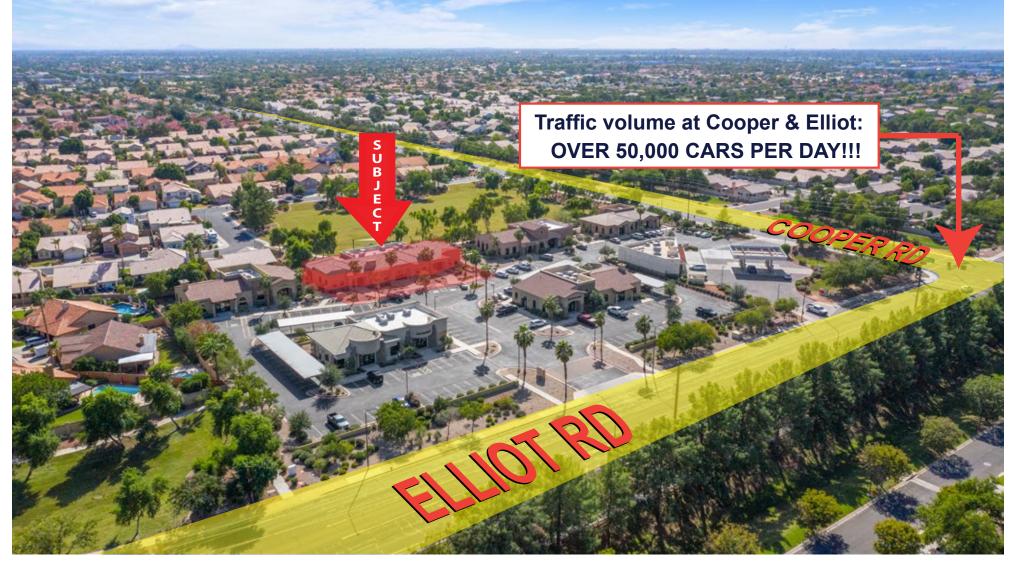
RE/MAX One and RE/MAX Gold Nation purchased RE/MAX Alliance Group in AZ as their first AZ business acquisition. They have offices in California, Nevada and Oregon. www.maxone-properties.com.

Together, RE/MAX One & RE/MAX Gold have formed a powerful alliance of more than 2280 agents in over 107 offices, with over \$9 billion in annual sales volume. They remain

the #1 independently owned real estate company by transactions in CA and the #1 RE/MAX franchise in the world by volume.

- #1 Independently Owned Residential Real Estate
   Company in California\*
- #1 RE/MAX Franchise Worldwide\*
- Over \$1 Million Raised for Children's Miracle Network in less Than 5 Years
- \$65+ Billion in Real Estate Sold in 26 Years, over 200,000 Closed Transactions

## 725 W Elliot Road | Building 4 | Gilbert, AZ 85233



### **VENTURA PROFESSIONAL VILLAGE OFFICE COMPLEX**

- Fantastic location with convenient freeway access
- High demographic based on 2021 figures:
   10-mile radius:
  - Population of 1,184,236
  - Household income of \$108,417

- Located in highly desired City of Gilbert
- Exceptional visibility from Elliot Road
- Monument and building signage
- Largest freestanding building in the complex

#### FLOOR PLAN







**NOT TO SCALE** All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.