



1455 West Chandler Boulevard | Building A  
Chandler, Arizona 85224

# REGENCY PARK CONDOMINIUM

## OFFICE /MEDICAL

±12,912 Available For Lease



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# PROPERTY OVERVIEW

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1455 W Chandler Blvd, Building A offers ±12,912 square feet of turnkey, built-out clinical medical space within the well-maintained Regency Park professional campus. With occupancy available April 2027, this fully improved primary care suite spares an incoming healthcare user the time and expense of a ground-up build-out — offering an expanding group or relocating provider a turnkey opportunity in one of Chandler’s most established medical nodes.

The existing improvements are organized around efficient provider pods and include 28 exam rooms, four physician offices plus a physician assistant office, four nurse stations, two procedure rooms, and two in-suite lab/draw areas. The front of house features a spacious reception and waiting area with a dedicated children’s waiting space, while a full business office — billing, front office, medical records/files, phone room, and work areas — supports administrative operations. Additional support space includes a staff break room, medication room, utility and IT rooms, multiple storage rooms, and four restrooms.

The building offers prominent exterior signage along Chandler Blvd and ample on-site parking, including covered and reserved stalls available within the project. The property is also well positioned near established medical providers, including Dignity Health East Valley Rehabilitation Hospital immediately to the west, as well as Chandler Regional Medical Center and other Dignity Health-affiliated clinics nearby.

# LEASE HIGHLIGHTS

|                 |                               |
|-----------------|-------------------------------|
| Lease Rate      | Call for Pricing              |
| Available Space | ±12,912 SF                    |
| Parcel          | 303-24-213B                   |
| Year Built      | 2003                          |
| Zoning          | C-2                           |
| Parking         | 13 Reserved Parking Stalls    |
| Cross Streets   | W Chandler Blvd & Dobson Road |

- Immediate occupancy available (April 2027)
- Monument signage available along Chandler Boulevard
- Ample on-site parking with covered and reserved parking options
- Significant savings versus constructing new medical office space
- Located within the established Regency Park Medical Campus
- Positioned within a healthcare trade area exceeding \$1 billion in annual healthcare expenditures
- Affluent patient base with median household income exceeding \$127,000
- More than 40,000 residents age 65+ within a 5-mile radius
- Ideal for primary care, cardiology, orthopedics, endocrinology, gastroenterology, women’s health, behavioral health, urgent care, physical therapy, imaging, laboratory, and specialty medical users





# INTERIOR PHOTOS

# FLOOR PLAN

**BUILDING A**  
1455 W Chandler Blvd, Chandler

**±12,912 SF**  
Total Size



## BUILDING HIGHLIGHTS

- Existing 28-Exam Room Clinical Blowout
- Two Procedure Rooms and Two Laboratory / Draw Rooms
- Four Nurse Stations and Four Restrooms
- Multiple Reception and Waiting Areas, Including Children's Waiting Area
- Full Administrative and Billing Office Infrastructure in Place

Minutes away from...



1 MILE



1.2 MILES



Banner Health.  
Ocotillo Medical Center

2 MILES



2 MILES



5 MILES



Immediate Access



OLYMPUS CHANDLER  
AT THE PARK



PARKLANE  
COMMONS  
707 UNITS

**SITE**

ARCHES AT  
HIDDEN CREEK  
432 UNITS



REGENCY PARK  
MEDICAL CAMPUS

AERIAL  
VIEW

# PARCEL MAP

W CHANDLER BLVD - 35,335 VPD

PINNACLE FERTILITY

ASU UROLOGICAL  
INSTITUTE

REGENCY PARK  
MEDICAL CAMPUS

GENOA HEALTHCARE

BLDG A

W COMMONWEALTH AVE

1455 W Chandler Blvd  
Building A



CHANDLER REGIONAL MEDICAL CENTER  
1 MILE AWAY



# DEMOGRAPHICS

| 2025 Summary (Sites USA) | 1 Mile    | 3 Mile     | 5 Mile           |
|--------------------------|-----------|------------|------------------|
| Daytime Population       | 27,350    | 188,571    | <b>408,849</b>   |
| Estimated Population     | 18,191    | 133,416    | 289,968          |
| Average Household Size   | 2.2       | <b>2.3</b> | 2.3              |
| Average Household Income | \$127,200 | \$132,995  | <b>\$150,500</b> |
| Median Age               | 35.4      | 35.0       | 37.1             |
| Total Households         | 7,294     | 53,063     | 114,813          |
| Total Businesses         | 860       | 6,270      | 14,768           |
| Total Retail Expenditure | \$370.7 M | \$2.7 B    | \$6.19 B         |

DAYTIME POPULATION

5 MILE  
408,849

AVG. HH INCOME

5 MILE  
\$150,500

AVG. HH SIZE

3 MILE  
2.3

## CHANDLER

is one of Arizona's most dynamic and rapidly growing cities, known for its strong economic foundation, highly educated workforce, and diverse population. Fueled by continued job growth, major corporate investment, and rising household incomes, Chandler offers a robust consumer base that supports sustained demand for retail, dining, entertainment, and service-oriented businesses. Its business-friendly environment, exceptional quality of life, and strategic location within the Phoenix metropolitan area continue to attract residents, employers, and investment alike.



# HEALTH CARE AND INSURANCE

1455 West Chandler Boulevard | Chandler, Arizona 85224  
 Ring of 1 mile, 3 mile, 5 mile

| Population Age            | 19<                | 19-34              | 35-64              | 65+                |
|---------------------------|--------------------|--------------------|--------------------|--------------------|
| Population                | 21.8   24.1   23.5 | 24.8   25.4   22.4 | 41.4   39.0   40.7 | 11.9   11.4   13.4 |
| Has One Type of Insurance | 17.2   20.8   20.6 | 21.4   21.0   18.9 | 34.3   32.2   34.7 | 5.6   5.0   5.7    |
| No Health Insurance       | 3.0   2.0   1.6    | 2.5   3.4   2.6    | 4.5   4.3   3.5    | 0.1   0.2   0.1    |



## HEALTH CARE EXPENDITURE

| Annual Health Insurance Expenditures                                                            | Medical Care                                                                                     |
|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|  1 Mile \$4,906 |  1 Mile \$2,700 |
| 3 Mile \$5,107                                                                                  | 3 Mile \$2,801                                                                                   |
| 5 Mile \$5,863                                                                                  | 5 Mile \$3,234                                                                                   |

## CONSUMER SPENDING

| Health Care Annual Expenditure   | 1 Mile     | 3 Mile     | 5 Mile     |
|----------------------------------|------------|------------|------------|
| Blue Cross/Blue Shield           | \$1,379.50 | \$1,440.50 | \$1,663.90 |
| Medicare Payments                | \$1,021.80 | \$1,051.30 | \$1,195.70 |
| Physician Services               | \$323.70   | \$336.50   | \$390.20   |
| Dental Services                  | \$517.80   | \$537.00   | \$622.60   |
| Eyecare Servies                  | \$94.90    | \$97.90    | \$114.40   |
| Lab Tests/X-Rays                 | \$88.20    | \$91.80    | \$106.40   |
| Hospital Room & Hospital Service | \$287.60   | \$302.30   | \$343.60   |
| Convalescent/Nursing Home Care   | \$36.80    | \$37.20    | \$44.40    |

## MEDICARE: POPULATION 65+

|        |                                                                                                                                          |
|--------|------------------------------------------------------------------------------------------------------------------------------------------|
| 1 Mile | <b>891</b> Medicare Only   <b>187</b> Direct-Purch & Medicare   <b>428</b> Employer & Medicare   <b>180</b> Medicare & Medicaid          |
| 3 Mile | <b>5,992</b> Medicare Only   <b>2,337</b> Direct-Purch & Medicare   <b>2,564</b> Employer & Medicare   <b>1,166</b> Medicare & Medicaid  |
| 5 Mile | <b>14,722</b> Medicare Only   <b>7,210</b> Direct-Purch & Medicare   <b>6,296</b> Employer & Medicare   <b>2,487</b> Medicare & Medicaid |

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## OFFICE / MEDICAL



INVESTMENT REAL ESTATE

**ORION Investment Real Estate**

7150 E Camelback Road Unit 425  
Scottsdale, Arizona 85251

**ORION Investment Real Estate** is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



### EXCLUSIVELY LISTED BY:



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INVESTING IN COMMERCIAL REAL ESTATE