

# FOR SALE OR LEASE

±1,869 SF OFFICE SPACE



**SAN TAN CROSSING PROFESSIONAL PLAZA**  
**2241 E. PECOS RD.**  
**CHANDLER, AZ 85225**

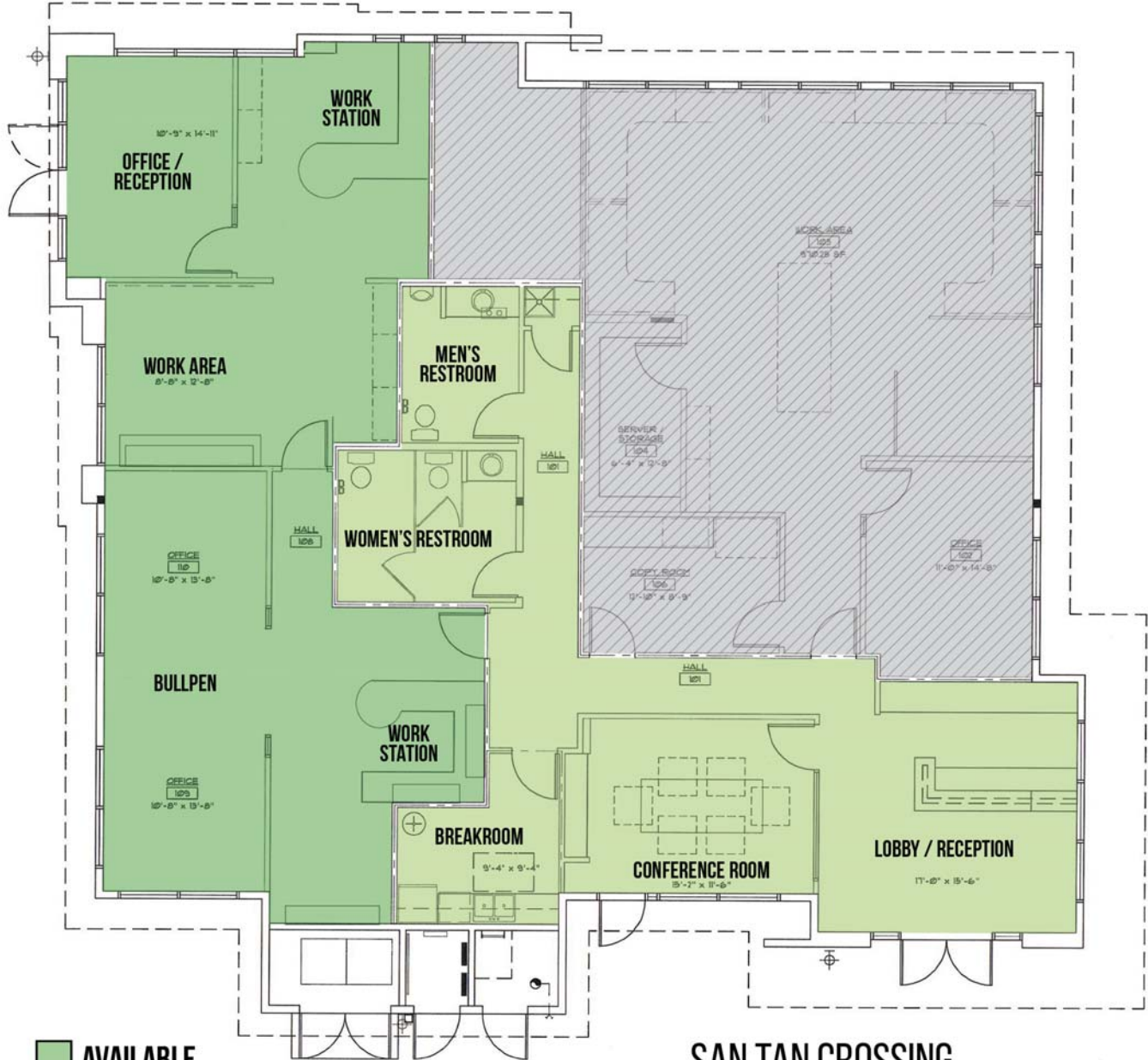


**UPLAND GROUP** INC.  
COMMERCIAL REAL ESTATE SERVICES

9180 S KYRENE RD, STE 115 | TEMPE, AZ 85284 | 480.820.9229 | [WWW.UPLANDGROUP.COM](http://WWW.UPLANDGROUP.COM)

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**CHANDLER, AZ 85225**

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OR LEASE**



**SAN TAN CROSSING**  
 2241 E. PECOS RD., CHANDLER, AZ 85225  
 UNIT 1, BLDG 6 - ±1,869 SF AVAILABLE

**BILL DOUGLASS**  
 480.420.2306  
 BILLD@UPLANDGROUP.COM

**CIARA CLINE**  
 480.420.2308  
 CIARAC@UPLANDGROUP.COM



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## PROPERTY FEATURES

- ±1,869 Office Space Available
- Reserved Coverd and Ample Open Parking
- Shared Common Area
- Santa Barbara Architectural Style Building
- Two (2) New HVAC Units installed 3/28/24
- Easy Loop 202 Access
- Near Major Retail and Restaurants including Chandler 202 Auto Park, Gilbert Crossroads, San Tan Motorplex, and San Tan Village
- Strong Demographics and Rising Population



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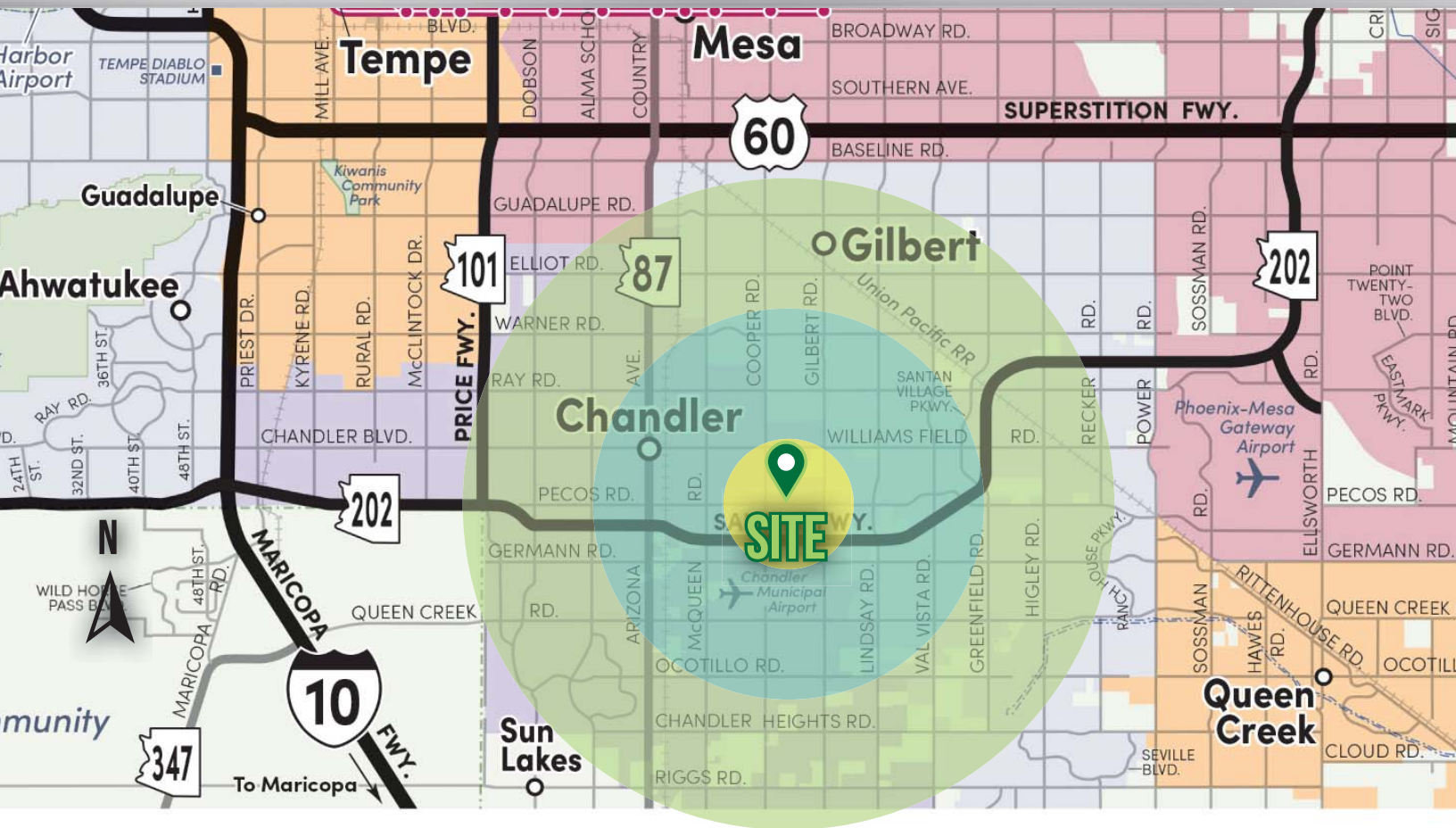
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### DEMOGRAPHIC HIGHLIGHTS

|                              | 1-MILE    | 3-MILES   | 5-MILES   |
|------------------------------|-----------|-----------|-----------|
| 2023 Total Population        | 11,887    | 117,567   | 322,547   |
| 2023 Total Households        | 4,432     | 40,699    | 114,001   |
| 2023 Median Household Income | \$103,170 | \$104,065 | \$105,726 |
| 2023 Median Home Value       | \$380,102 | \$424,130 | \$442,281 |

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