

# 4,771 - 19,509 SF Plug & Play Space Available for Sublease

3133 W FRYE RD, STE 500, CHANDLER, AZ



CONTACTS



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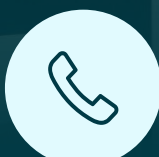
**KEYSER**<sup>™</sup>  
commercial real estate advocates



**SQUARE FOOTAGE:**  
4,771 - 19,509 SF



**LEASE EXPIRATION:**  
AUGUST 2031



**RATE:**  
CALL FOR INFO

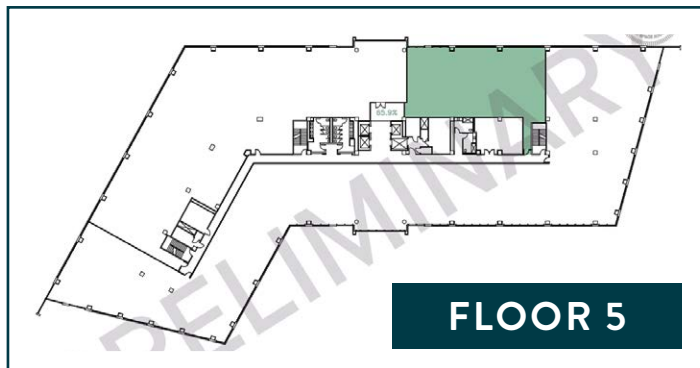
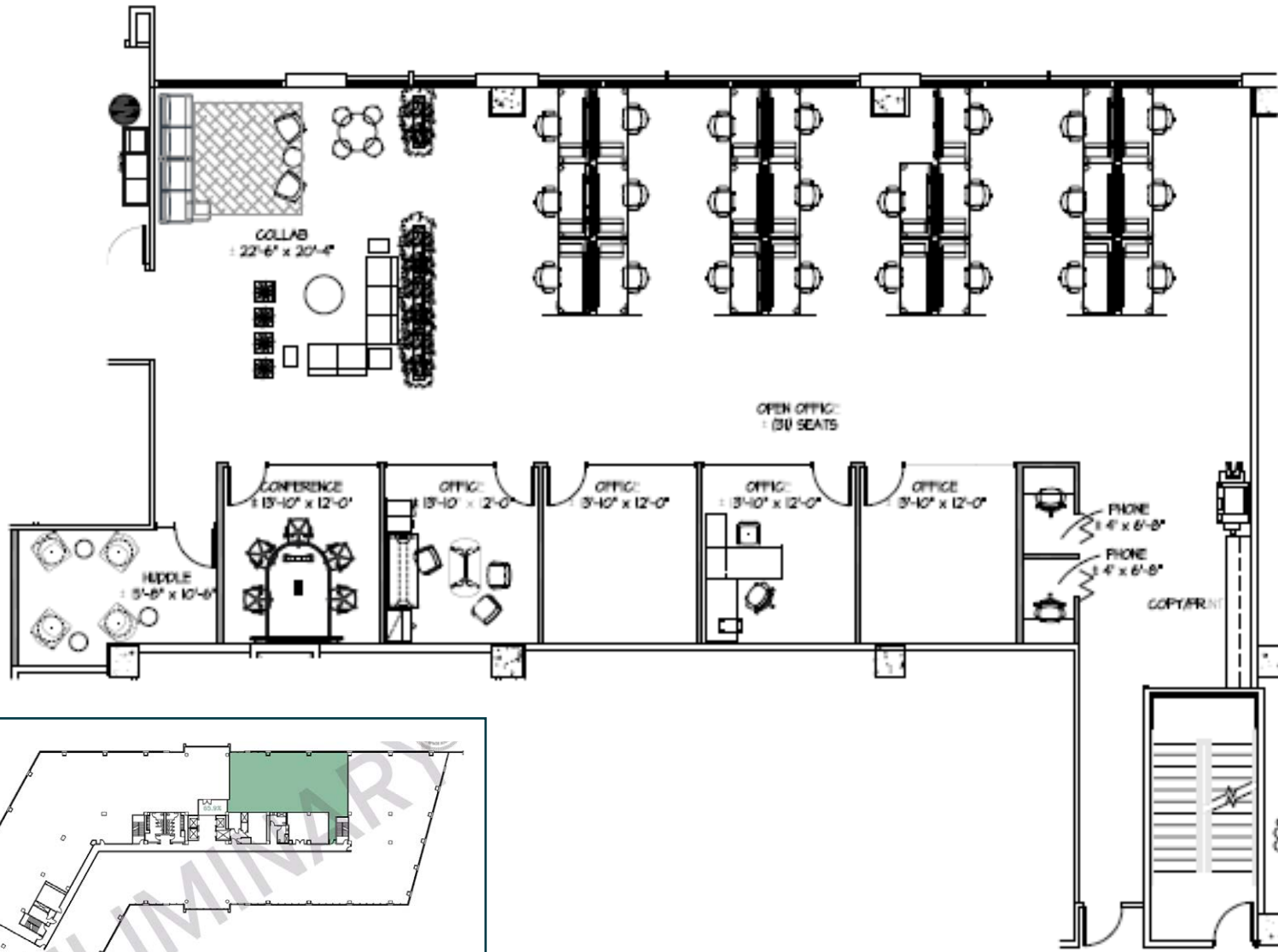


**FF&E:**  
NEGOTIABLE

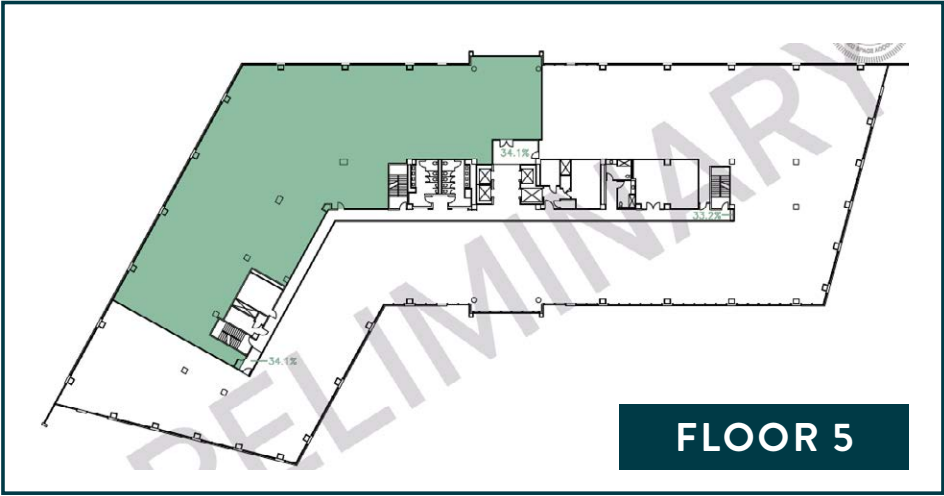
# *Sublease Overview*

3133 W FRYE RD, STE 500, CHANDLER, AZ —————

# Floorplate 1 | 4,771 SF



# Floorplate 2 | 14,738 SF



# Special Features



**CLASS A OFFICE BUILDING**



**PARKING RATIO:  
5.00/1,000 SF**



**ON-SITE FITNESS CENTER**



**CONFERENCE CENTER**



**ON-SITE RESTAURANTS**



**DIRECT FREEWAY ACCESS (202 LOOP)**



LOOP 101

LOOP 202

CHANDLER FASHION CENTER

**WALKABLE RESTAURANTS:**

- The Thirsty Lion
- Panera Bread
- The Sicilian Butcher
- The Sicilian Baker

# Local Amenities

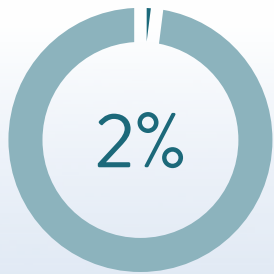
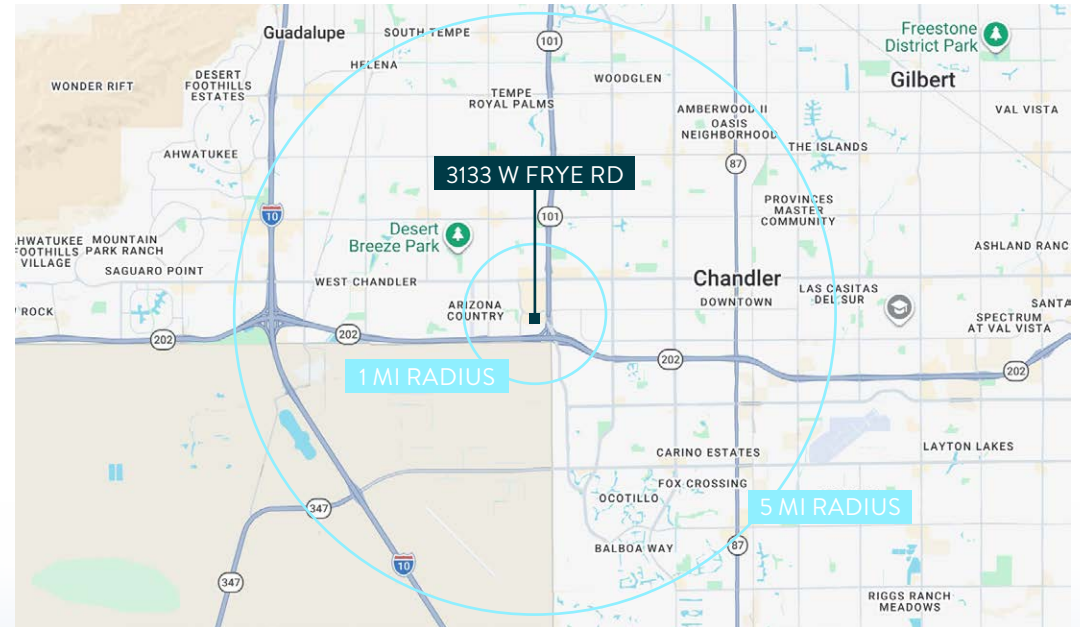
## RESTAURANTS (WITHIN 5-MIN DRIVE)

- |              |                    |                            |          |                            |
|--------------|--------------------|----------------------------|----------|----------------------------|
| Olive Garden | Cafe Zupas         | The Cheesecake Factory     | In-N-Out | Famous Dave's Bar-B-Que    |
| Cheddar's    | Buffalo Wild Wings | Maza Mediterranean Cuisine | Chipotle | Chompie's                  |
| Benihana     | Red Robin          | Feringhee Indian Cuisine   | Cafe Rio | Firebirds Wood Fired Grill |
| Donatos      | P.F. Chang's       | Mimi's Cafe                | Denny's  | ...and more!               |

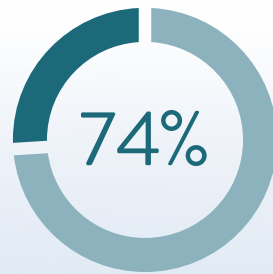
# The Location

## OVERVIEW

The 1-mile trade area around 3133 W Frye Rd shows rapid infill and a younger, well-educated population: estimated population rose to 10,365 in 2026 from 6,491 in 2010 (historical annual growth 4.7%), with a median age of 33. Household formation has accelerated (4,755 households, average HH size 2.1) and the area is primarily renter-occupied (72%). Income and wealth metrics are strong – 2026 estimated average household income \$125,405 and median \$98,323 with per capita income \$57,726 – and educational attainment is high (51.5% bachelor's+), supporting elevated consumer spending.



Projected Annual  
Population Growth  
(2026-2031)



White Collar Workers  
(1-mile radius)

\$125K

Estimated Average  
Household Income (2026)

6,660

Labor Population 16  
years and over (1-mile radius)



# Thank You

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