

2885 S ALMA SCHOOL RD, CHANDLER, AZ 85286



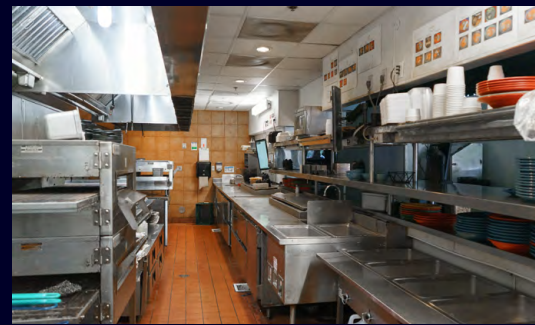
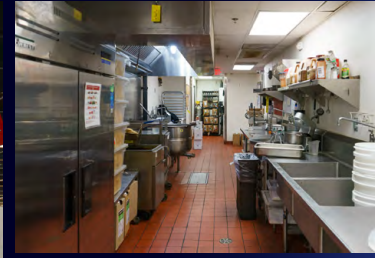
Restaurant Space for Sublease

±6,003 SF | Single-Tenant Building



Sublease Summary

This freestanding, single-tenant building offers a rare opportunity for operators seeking a highly visible, standalone presence in one of south Chandler's most active retail corridors. Situated near the intersection of Alma School Road and Queen Creek Road, the building benefits from traffic counts of approximately 32,000 vehicles per day on Alma School Road. The freestanding configuration provides maximum exterior branding and a prominent identity within Las Tiendas Village.



OVERVIEW



Call for Pricing
Rental Rate



9.37/1,000 SF
Parking



9/1/2031
Sublease Expiration



Furniture Negotiable
FF&E



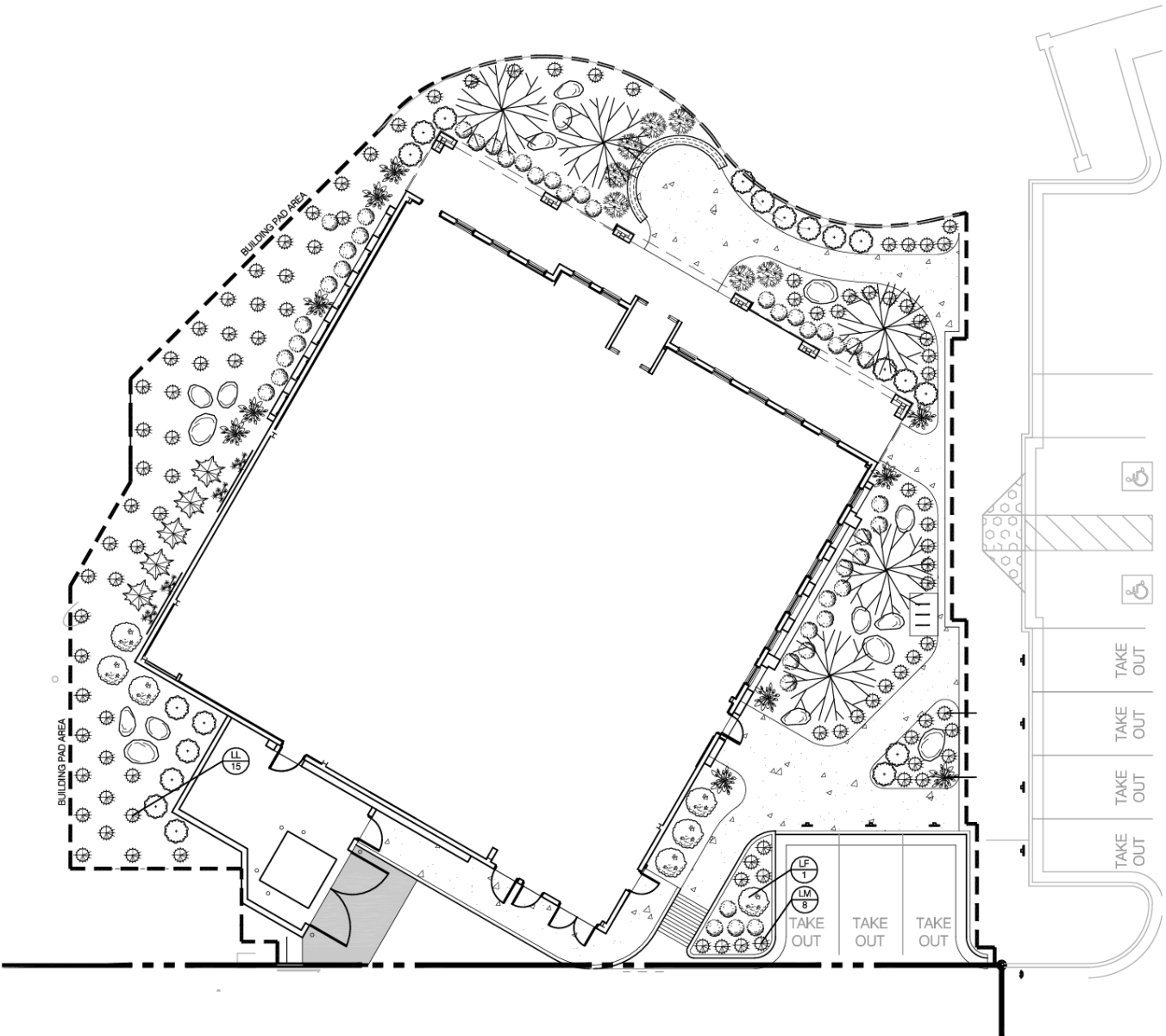
6,003 SF
Building Size



Walk-Ins
Cooler and Freezer in Place

Site Plan

5,929 SF





SPROUTS
FARMERS MARKET

ALTA BOULDERS
PILATES-YOGA-YOGA
F S 8
COLD STONE CREAMERY
FIVE BEL'W

Lou Malabari's
PIZZERIA
MUV
MARTIAL ARTS

Marshalls

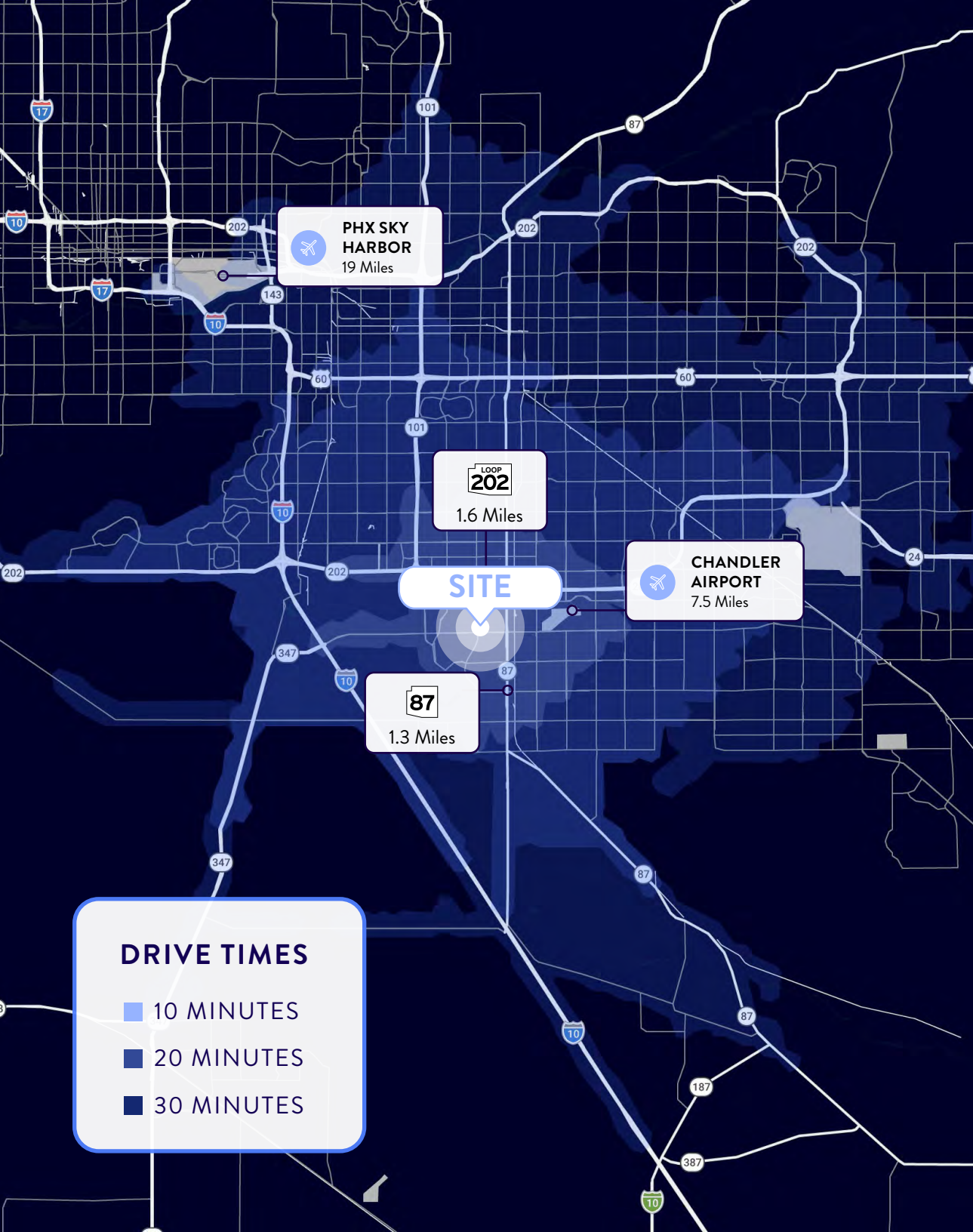
HomeGoods

CHIPOTLE
MEXICAN GRILL

Black Bear
Diner

Las Teindas Village

Las Teindas Village offers outstanding accessibility and visibility for both tenants and consumers. Anchored by Sprouts, HomeGoods, and Marshalls, the center attracts a loyal customer base and benefits from strong co-tenancy across retail, dining, and fitness. With ample surface parking and direct access from two well-traveled arterials, the center is a natural gathering point for the surrounding residential community.



Location

QUICK ACCESS TO MAJOR FREEWAYS

SR-87 and Loop 202 Less than 2-Miles Away

32,000 VEHICLES PER DAY

Along Alma School Road

ACTIVITIES NEARBY

Four Miles from Downtown Chandler
and 1.5 Miles from Ocotillo Golf Club



KEYSERTM
commercial real estate advocates

For more information,
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