

THE PROMENADE AT FULTON RANCH

4955 - 4995 S ALMA SCHOOL RD.
CHANDLER, AZ 85248

RETAIL PROPERTY FOR LEASE

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4955 - 4995 S ALMA SCHOOL RD., CHANDLER, AZ 85248



PROPERTY DESCRIPTION

The Promenade at Fulton Ranch is an outdoor neighborhood center, located on the NEC of Alma School Road & Chandler Heights Road. The center is adjacent to Fulton Ranch, a 520-acre, high-end, lake-based lifestyle village. Within a 5-mile radius from the plaza is Price Road Corridor, Intel Campus, Bear Creek Golf Complex and the 90-acre Snedigar Recreation Center & Sportsplex, Spice Up Your Home, First Watch, Massage Envy, Spooner PT and Brooklyn V's Pizza are some of the retailers that support the Chandler community!

PROPERTY HIGHLIGHTS

- Affluent area with an average household income of \$181,294 within a 1-mile radius.
- Located 1 mile from Hamilton High School and Aquatic Center.
- Attractive architecture, high-end exterior finishes and lush landscaping create a welcoming environment for daily foot traffic.

OFFERING SUMMARY

Available SF:	1,156 SF - 9,661 SF
Building Size:	99,122 SF
Vehicles Per Day:	Alma School Road - 35,105 VPD
	Chandler Heights - 18,816 VPD
Major Tenants:	Spice Up Your Home, First Watch, Massage Envy

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	\$181,294	\$157,006	\$151,566
Total Population	10,404	71,528	155,321
Total Households	3,902	29,621	56,943

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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

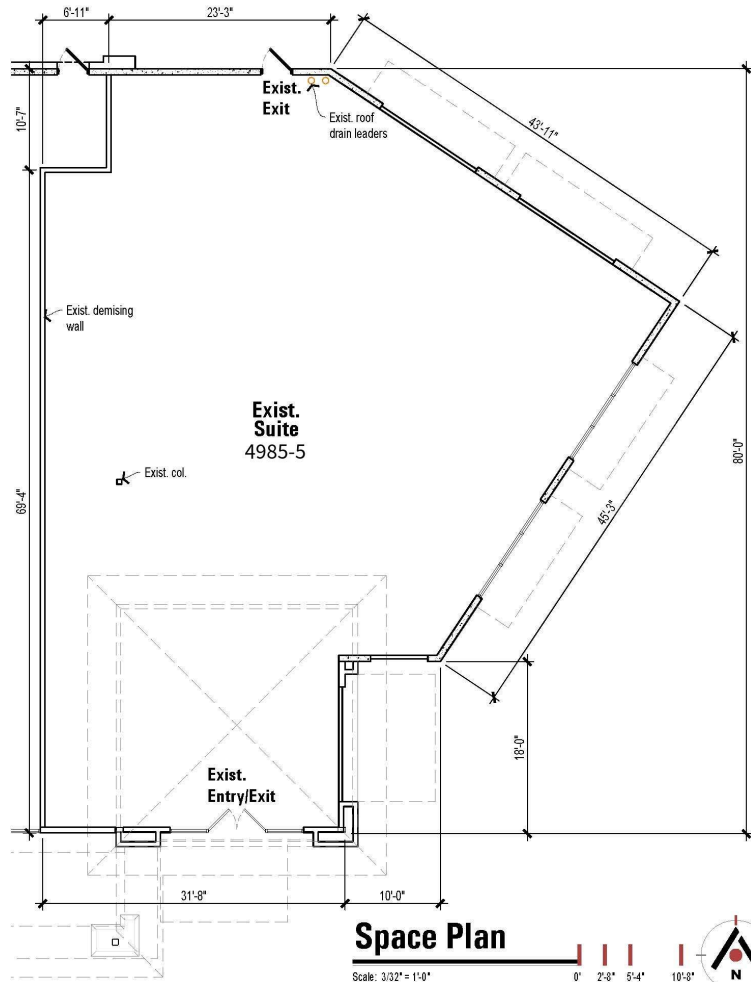
WHITESTONE

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THE PROMENADE AT FULTON RANCH

4985-5, 4995-4 & 4995-5 S ALMA SCHOOL RD., CHANDLER, AZ 85248



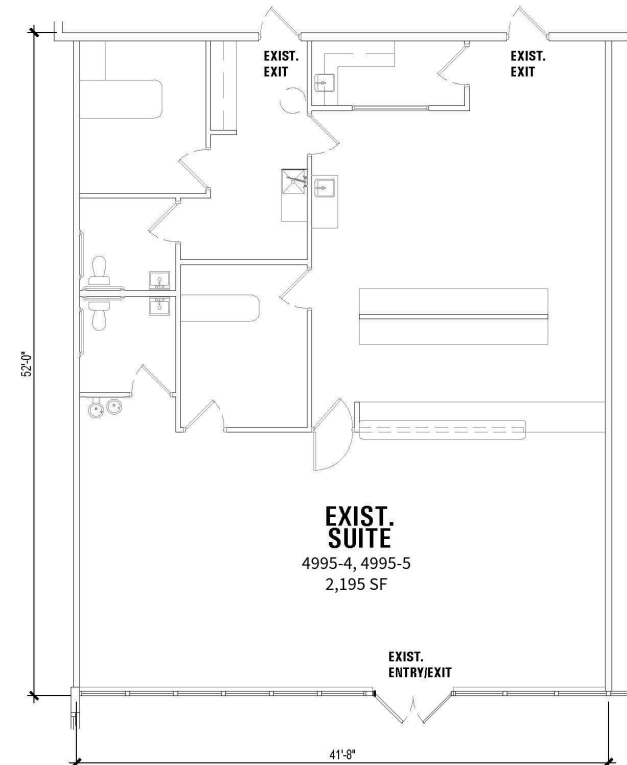
Promenade at Fulton Ranch

4985 S. Alma School Road, Chandler, Arizona 85248

Project Number: 1508
Date: 18 May 2018



LAVA Architecture, Inc.
24215. Fletcher Road
Phoenix, AZ 85028 602.354.8765



PROMENADE AT FULTON RANCH

4995 SOUTH ALMA SCHOOL ROAD, CHANDLER, ARIZONA 85248

Project Number: 1518
Date: 29 MAR 2021



LAVA Architecture, Inc.
24215. Fletcher Road
Phoenix, AZ 85028 602.354.8765

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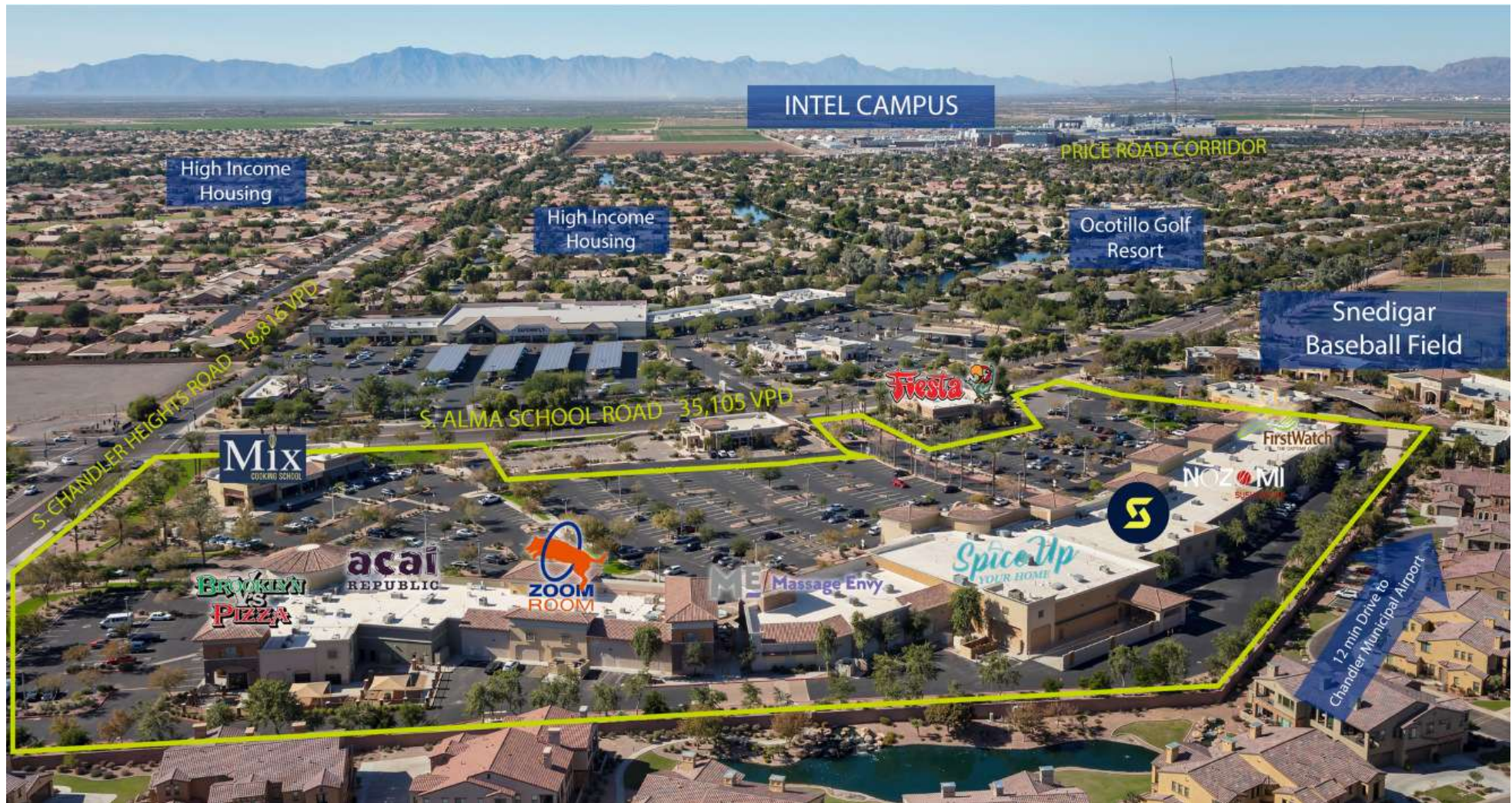
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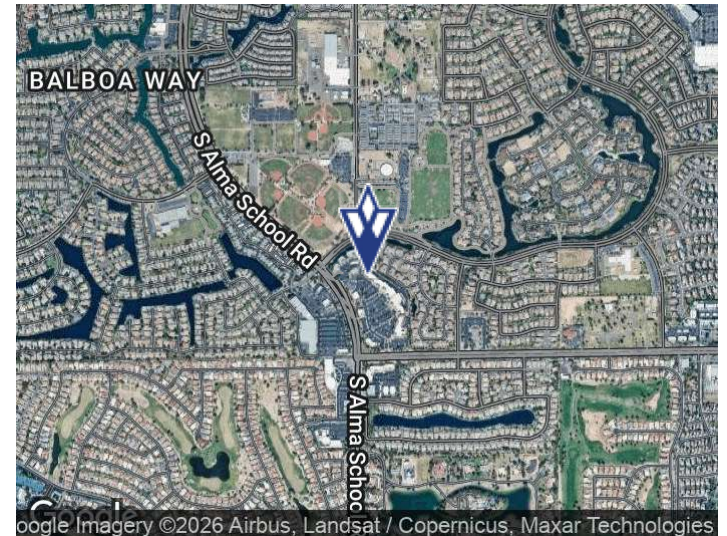
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,404	71,528	155,321
Median age	50.3	447.4	41.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,902	29,621	56,943
# of persons per HH	2.79	2.90	3.05
Average HH income	\$181,294	\$157,006	\$151,566
Average house value	\$625,140	\$553,197	\$552,274

* Demographic data derived from 2020 ACS - US Census



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