

FOR LEASE:

NWC ALMA SCHOOL ROAD & ELLIOT

Chandler, Arizona 85224



IDEAL FOR FITNESS, MARTIAL ARTS, DANCE STUDIO, PHYSICAL THERAPY, HAIR SALON, CATERING OR CHIROPRACTOR



AVAILABILITY:	±1,170 - 4,000 SF
LEASE RATE:	Negotiable
ZONING:	PAD, City of Chandler
PARKING:	4.00/1,000 SF (36 Spaces)
CROSS STREETS:	Alma School & Elliot Roads (43,824 VPD)

- Built-Out Catering Kitchen Available Upon Notice or 9/1
- Former Barber Shop/Salon Space
- Motivated Landlord
- New Tenant Incentives Including Free Rent and Tenant Improvement Allowance
- Busy Intersection with over 43,000 vehicles per day
- Dense Residential Population Serving over 126,896 people within a three-mile radius with Average Household Incomes of \$128,022 (Source: SitesUSA)

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TENANT ROSTER & SITE PLAN



SUITE:	TENANT:	SIZE:
101	AVAILABLE	±1,200 SF
102	AZ Clinical Services	±1,200 SF
103	BUILT-OUT CATERING KITCHEN AVAILABLE *AVAILABLE UPON NOTICE OR 9/1	±1,170 SF
104	AVAILABLE FORMER BARBER SHOP/SALON	±1,190 SF
105	AVAILABLE	±4,000 SF
El Dorado Charter High School (Not a Part)		

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INTERSECTION AERIAL VIEW



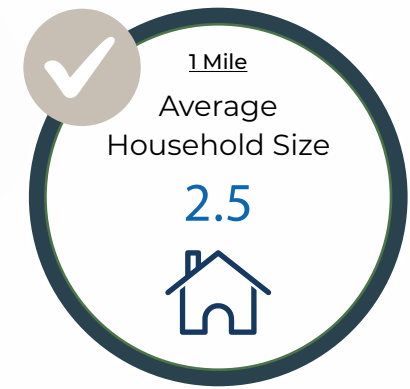
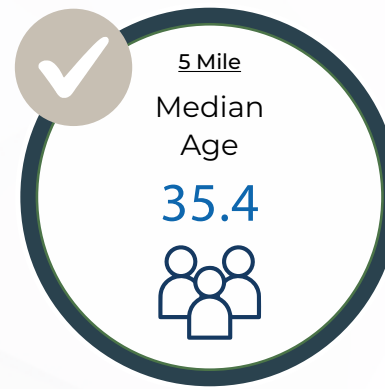
SUITE 103 *AVAILABLE UPON NOTICE OR 9/1



FULLY BUILT OUT CATERING KITCHEN



DEMOGRAPHIC HIGHLIGHTS



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	23,277	194,439	569,063
Estimated Population:	18,819	129,151	400,892
Average Household Income:	\$115,852	\$121,324	\$119,455
Median Age:	36.4	36.6	35.4
Average Household Size:	2.5	2.5	2.5
Total Annual Retail Expenditures:	\$298.34 M	\$2.04 B	\$5.99 B
Housing Units:	8,066	55,738	169,475
Total Households:	7,582	52,159	158,171
Total Employees:	4,458	65,288	168,171

