

# GRANADA PLAZA - SWC ALMA SCHOOL RD & GALVESTON ST

590 NORTH ALMA SCHOOL ROAD | CHANDLER, AZ



AVAILABLE SF	800 - 1,408 SF
LEASE RATE	\$15/SF (NNN)
BUILDING SIZE	18,300 SF
LOT SIZE	1.57 Acres
YEAR BUILT	1980
ZONING	C-1, Chandler
CROSS STREETS	SWC of Alma School Road & Galveston Street
TRAFFIC COUNT	23,885 VPD - Alma School Rd

SUITE	SIZE	RATE
13	1,408 SF	\$15/SF (NNN)
4	800 SF	\$15/SF (NNN)



## PROPERTY OVERVIEW

Granada Plaza is situated amid 98,000 square feet of retail centers at Galveston, just north of Safeway and Home Depot.

Located on the hard corner of Galveston Street and Alma School Road, Granada Plaza has an average of 23,885 cars passing per day. The center is centrally placed between the Loop-101, Loop-202, and AZ-87 freeways.

## PROPERTY HIGHLIGHTS

- » Ample Parking with Easy Ingress/Egress
- » Great Visibility
- » Beautifully Remodeled
- » Former Beauty Salon Now Available - 1,408 SF
- » 3 Miles from Chandler Fashion Center
- » 2 Miles from Downtown Chandler
- » One-half Mile from San Marcos Hotel and Golf Club

## FOR MORE INFORMATION CONTACT

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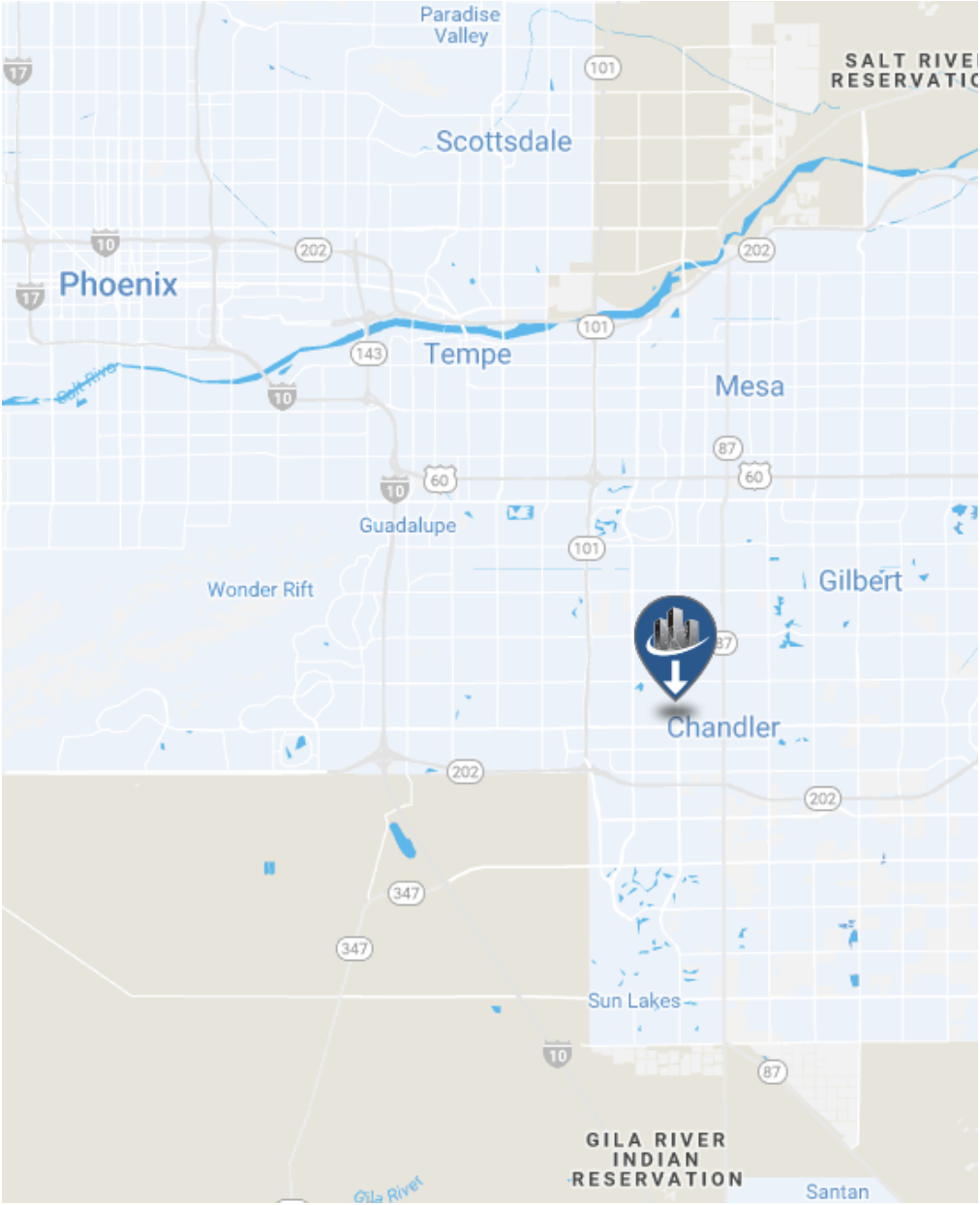
## ORION INVESTMENT REAL ESTATE

7328 E STETSON DRIVE

SCOTTSDALE, AZ 85251

[www.orionprop.com](http://www.orionprop.com)

# SITE PLAN & LOCATION MAP



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# CHANDLER OVERVIEW



Chandler, Arizona went from a population of 9,531 people in 1960 to 255,635 people in 2017. It is known as the “Innovation and Technology Hub of the Southwest.” Chandler boasts a strong, high tech employment base that attracts and retains high quality employees many of whom make the community their home.

The average household income is over \$80,000 due to the many sources of higher –paying jobs located in the city: Intel, Wells Fargo, General Motors IT Innovation Center, Avnet, Infusionsoft, Microchip Technology, Orbital and many more. These employers are able to take advantage of several nearby colleges and universities that supply young, talented graduates like Arizona State University. In fact, 92% of Chandler adults have a high school diploma and at least 75% have some college.

Chandler attracts new residents because it offers a superb lifestyle for both singles and families. In 2016, Chandler received the following awards: #2 Best Places to Raise a Family, #3 Most Prosperous Large Cities, #6 Best Cities for Women in Tech and many more.

Chandler is home to Chandler Fashion Center which features many internationally known brands including Nordstrom, Pottery Barn and Coach. The mall trade area offers a wide choice of dining experiences like Benihana, Kona Grill and at least 30 more sit-down restaurant options.

Aside from brilliant, art, shopping and dining, Chandler has many other fun activities to offer. Overall, Arizona is a golfer’s paradise, but nowhere is this more evident than in the beautiful city of Chandler. With a total of 7 golf clubs totally 153 holes and averaging 5,725 yards each, Chandler is known as one of the leading cities for golf in the state. Nestled in the East Valley of Phoenix Metro, Chandler is surrounded by beautiful mountain ranges in every direction that light up bright red at sunrise and sunset, adding to the drama of an intense game. Additionally, Chandler has many parks recreation centers, libraries, indoor trampoline parks, aquatic park and more for the entire family!

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# AERIAL MAP



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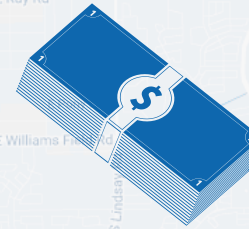
# DEMOGRAPHICS

## DEMOGRAPHIC HIGHLIGHTS



DAYTIME POPULATION  
**204,814**

\*3 Mile Radius



AVERAGE HOUSEHOLD  
INCOME  
**\$78,660**

\*3 Mile Radius



MEDIAN  
AGE  
**32.9**

\*1 Mile Radius

### 2017 SUMMARY (ESRI)

### ONE MILE

### TWO MILE

### THREE MILE

DAYTIME POPULATION

24,633

104,158

204,814

POPULATION

19,041

73,926

144,785

AVG HOUSEHOLD SIZE

2.63

2.68

2.65

AVG HOUSEHOLD INCOME

\$67,510

\$69,385

\$78,660

MEDIAN AGE

32.9

32.3

33.9

TOTAL EMPLOYEES

5,592

30,232

60,029

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