

FOR LEASE

NWC Alma School Rd. & Elliot Rd.

RETAIL

Ideal Space for Fitness or Dance Studio Next to Charter High School



PROPERTY INFO

- + $\pm 4,000$ SF space and $\pm 1,200$ SF end-cap available
- + Adjacent to El Dorado High School - An advancED-accredited public charter school
- + Landlord is motivated to make deals with attractive rates and terms
- + New tenant incentives including free rent and tenant improvement allowance
- + Busy intersection with over 64,000 cars per day
Source: City of Chandler 2018
- + Dense residential population serving over 133,671 people within a three-mile radius with average household incomes of \$87,282
Source: ESRI 2019
- + Tenants at intersection include: Fry's, Starbucks, Planet Fitness, & Leslie's Pools

2019 Demographics

	1 mile	3 miles	5 miles
2019 Population	16,741	133,671	412,962
2024 Population	17,279	140,377	438,885
Daytime Population	11,211	129,937	407,928
Avg. Home Value	\$239,684	\$280,293	\$294,456
Avg. HH Income	\$80,936	\$87,282	\$85,187

Source: ERSI 2019



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Traffic Counts Source: City of Chandler 2019



SITE OUTLINE NOT TO SCALE



N NOT TO SCALE

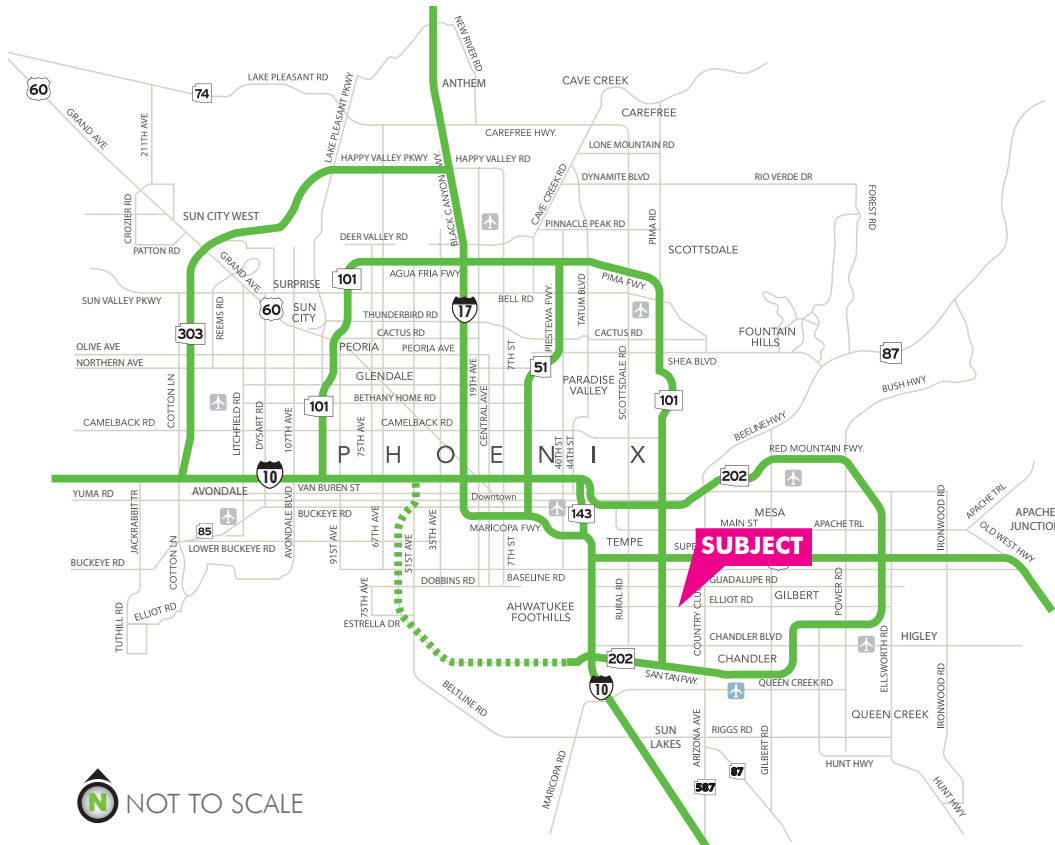
CURRENT TENANTS:

SUITE	TENANT	±SF
101	Available	1,200
102	AZ Clinical Services	1,200
103	Catering	1,170
104	Hair Touch Studio	1,190
105	Available	4,000
El Dorado Charter High School (Not a Part)		

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CONTACT US

Chris Ryan

Vice President
+1 602 735 5828
chris.ryan3@cbre.com

Bill Bones

Vice President
+1 602 735 5215
bill.bones@cbre.com

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3150 N. ALMA SCHOOL ROAD, CHANDLER, AZ

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