

FOR LEASE

THE SHOPPES AT CLEMENTE RANCH



2040 S. ALMA SCHOOL ROAD | CHANDLER, AZ 85286
SWC ALMA SCHOOL ROAD & GERMANN ROAD

1,400 SF - 2,400 SF AVAILABLE FOR LEASE

**HOTWORX
COMING SOON!**



FEATURES:

- Located 1 mile south of the Loop 202 SanTan Freeway and Less than 1 mile west of SR – 87
- Anchored by Fry's Food & Drug Store
- Affluent Trade Area
- Within close proximity to the Intel Ocotillo Campus
- Co-Tenants include The UPS Store, Edward Jones and Supercuts

JOIN:



DEMOS:

	1 Mile	3 Mile	5 Mile
2020 Population	16,479	90,000	245,652
Avg HH Income	\$133,725	\$114,472	\$113,054
Traffic Counts:	N/S on Alma School Rd VPD E/W on Germann Road VPD		36,000 12,000

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This information is given with the understanding that all negotiations relating to the purchase and/or lease of this property shall be conducted through the office of ZELL Commercial Real Estate Services. The information, while not guaranteed, has been secured from sources we believe to be reliable.

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SUITE	TENANT	SF	SUITE	TENANT	SF
1	The UPS Store	1,625	15	Vapeland	980
3-5	Biscuits Cafe	3,495	16	Supercuts	1,225
6	Guy and Gal Salon	1,360	18	AVAILABLE	2,400
7	Data Doctors	980	19	Edward Jones	1,200
8-9	Hotworx	2,240	20	Cactus Flower	1,440
10	Beltone Hearing Centers	900	21	Smile Makers Dentistry	2,999
11	Rosati's Pizza	1,502	22	Nail Salon	2,123
12	Mr. Brews Taphouse	1,202	23	AVAILABLE	1,400
13	Beijing Restaurant	1,200	24	Prosperity Foot Spa	1,400
14	AVAILABLE	1,440	25	Pet Clinic	1,400
			26	Dippity Do Dog	1,447



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