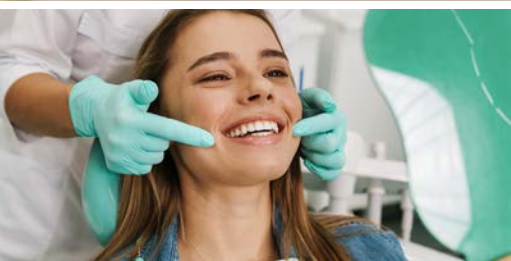




THE FALLS AT OCOTILLO



SWC

ALMA SCHOOL RD & QUEEN CREEK RD

Chandler, Arizona



property highlights

AVAILABLE:	±7,296 SF (demisable ±2,296 SF & ±5,000 SF)
PROPERTY SIZE:	±70,112 SF
ZONING:	PAD
PRICING:	CALL FOR PRICING

property highlights

- Located less than 2 miles from the Loop 202 freeway.
- Average household incomes exceed \$150K within 3 miles
- Main and main retail intersection in the heart of Ocotillo

neighboring tenants



KEEGAN'S



traffic count

ADOT 2024

Alma School Rd

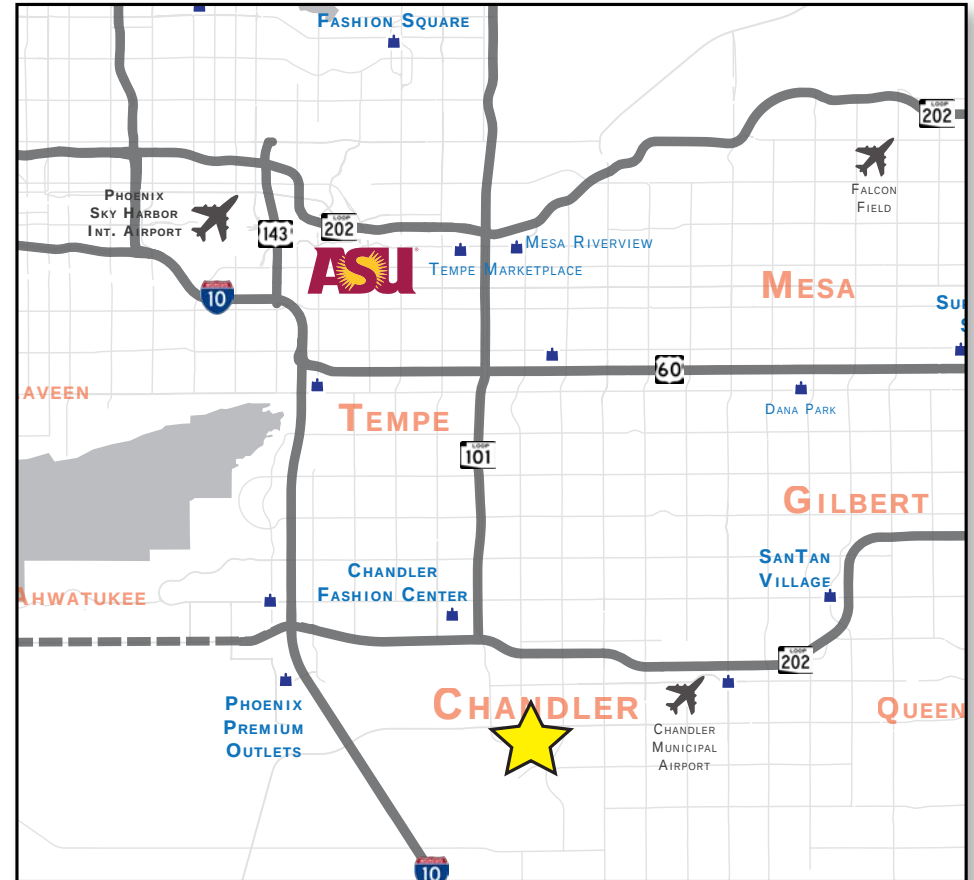
N ±27,396 VPD (NB & SB)

S ±29,608 VPD (NB & SB)

Queen Creek Rd

E ±17,464 VPD (EB & WB)

W ±18,876 VPD (EB & WB)



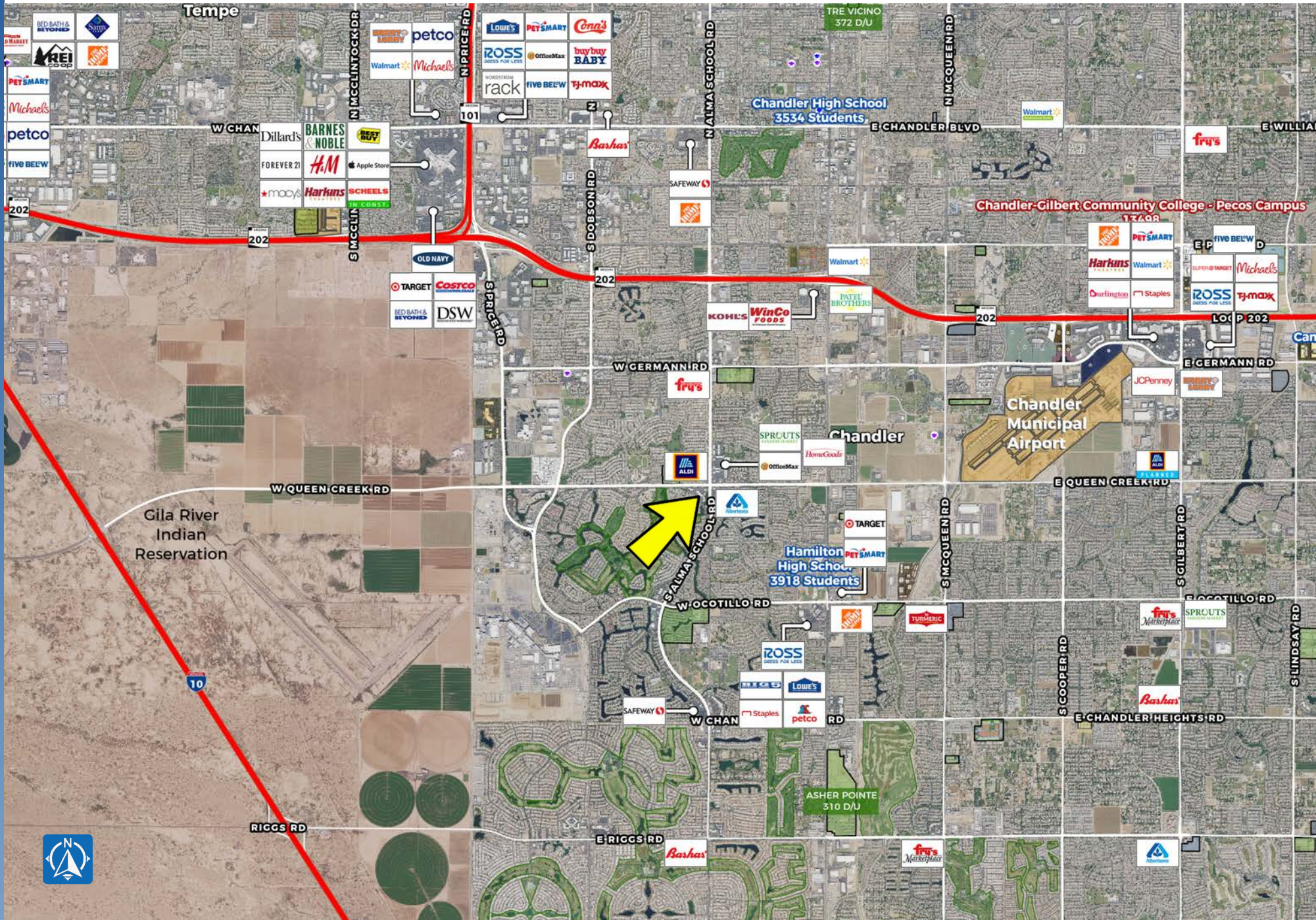
site plan overview



TENANT	SIZE
Casual Pint	
Souther Steer Butcher	
Coming Soon State Farm Insurance	
Walk in Wills	
Keegan's	
Pei Wei	
Pei Wei	
Press Coffee Roaster	
Three Dogs Bakery	
Tacos N More	
Nekter	
MedMetrics	
ForeFathers	
Fred Astaire	
Green Corner	
Edward Jones	
AVAILABLE (±7,296 SF demisable)	±2,296 SF ±5,000 SF
Advance Neck & Back Care	
Chamberlain	
Chandler Dental Health	
El Bella Salon & Day Spa	
Stone & Vine	
Clean Colonic - Lower Level	



wide aerial



demographics

2025 ESRI

2025 DAYTIME POPULATION



TOTAL

1 MILE	12,629
3 MILE	91,473
5 MILE	239,210



WORKERS

1 MILE	5,811
3 MILE	48,881
5 MILE	128,118



RESIDENTS

1 MILE	6,818
3 MILE	42,592
5 MILE	111,092

2025 HOUSEHOLD INCOMES



MEDIAN

1 MILE	\$132,622
3 MILE	\$122,545
5 MILE	\$111,452

AVERAGE

1 MILE	\$184,472
3 MILE	\$165,205
5 MILE	\$148,680

PER CAPITA

1 MILE	\$67,665
3 MILE	\$64,635
5 MILE	\$57,652

2025 HOUSING UNITS



5,747

1 MILE

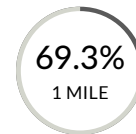
39,093

3 MILE

97,912

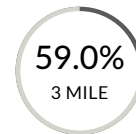
5 MILE

OWNER OCCUPIED



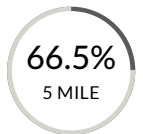
69.3%

1 MILE



59.0%

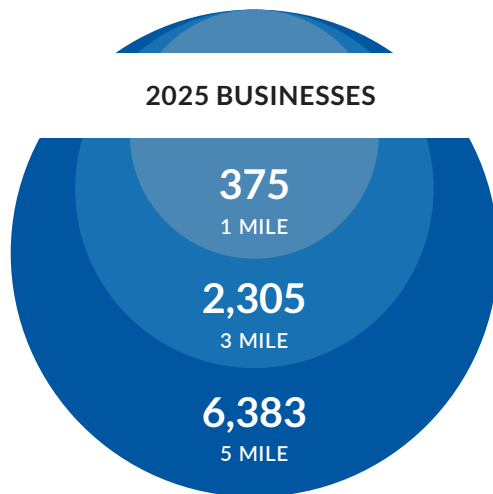
3 MILE



66.5%

5 MILE

2025 BUSINESSES



375

1 MILE

2,305

3 MILE

6,383

5 MILE



1 MILE

3 MILE

5 MILE

2025 POPULATION

15,623

93,680

237,781

2030 POPULATION

16,668

97,974

242,478

2025 HOUSEHOLDS

1 MILE

5,479

3 MILE

36,596

5 MILE

92,049

2030 HOUSEHOLDS

5,965

38,719

94,850



EXCLUSIVELY LISTED BY

CHRIS SCHMITT
(602) 288.3464
cschmitt@pcaemail.com

NICK DEDONA
(602) 734.7208
ndedona@pcaemail.com

PHOENIX COMMERCIAL ADVISORS
3131 East Camelback Road, Suite 340
Phoenix, Arizona 85016
P. (602) 957-9800
F. (602) 957-0889
phoenixcommercialadvisors.com

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