



**RETAIL FRONTING ALMA SCHOOL AVAILABLE**

NEC

# ALMA SCHOOL RD & LOOP 202

CHANDLER, AZ

**PCA**  
PHOENIX COMMERCIAL ADVISORS

[PhoenixCommercialAdvisors.com](http://PhoenixCommercialAdvisors.com)

# property summary

AVAILABLE | SHOP SPACES | PRICING | CALL FOR PRICING

## PROPERTY HIGHLIGHTS

- » NEC of Loop 202 & Alma School Rd
- » Full Diamond Interchange
- » Enhanced Accessibility: A newly installed signalized light between Banner and shops ensures seamless ingress and egress.
- » Exclusive location being the only retail destination for surrounding neighborhoods.
- » Average Household income of \$126,111 in a mile radius.



## TRAFFIC COUNT

### ALMA SCHOOL RD

N: ±16,235 VPD (NB/SB)

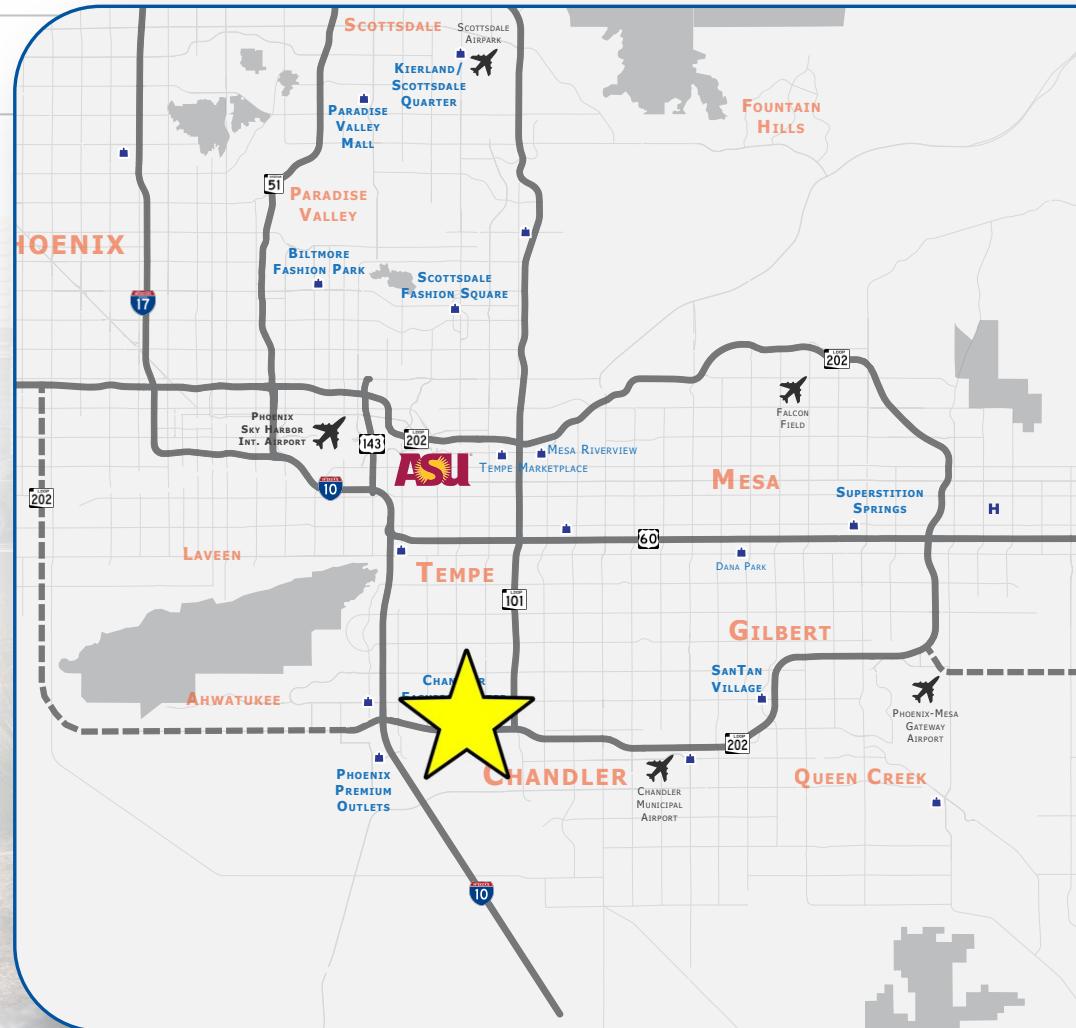
S: ±17,788 VPD (NB/SB)

### LOOP 202

E: ±179,548 VPD (EB/WB)

W: ±223,977 VPD (EB/WB)

ADOT 2023



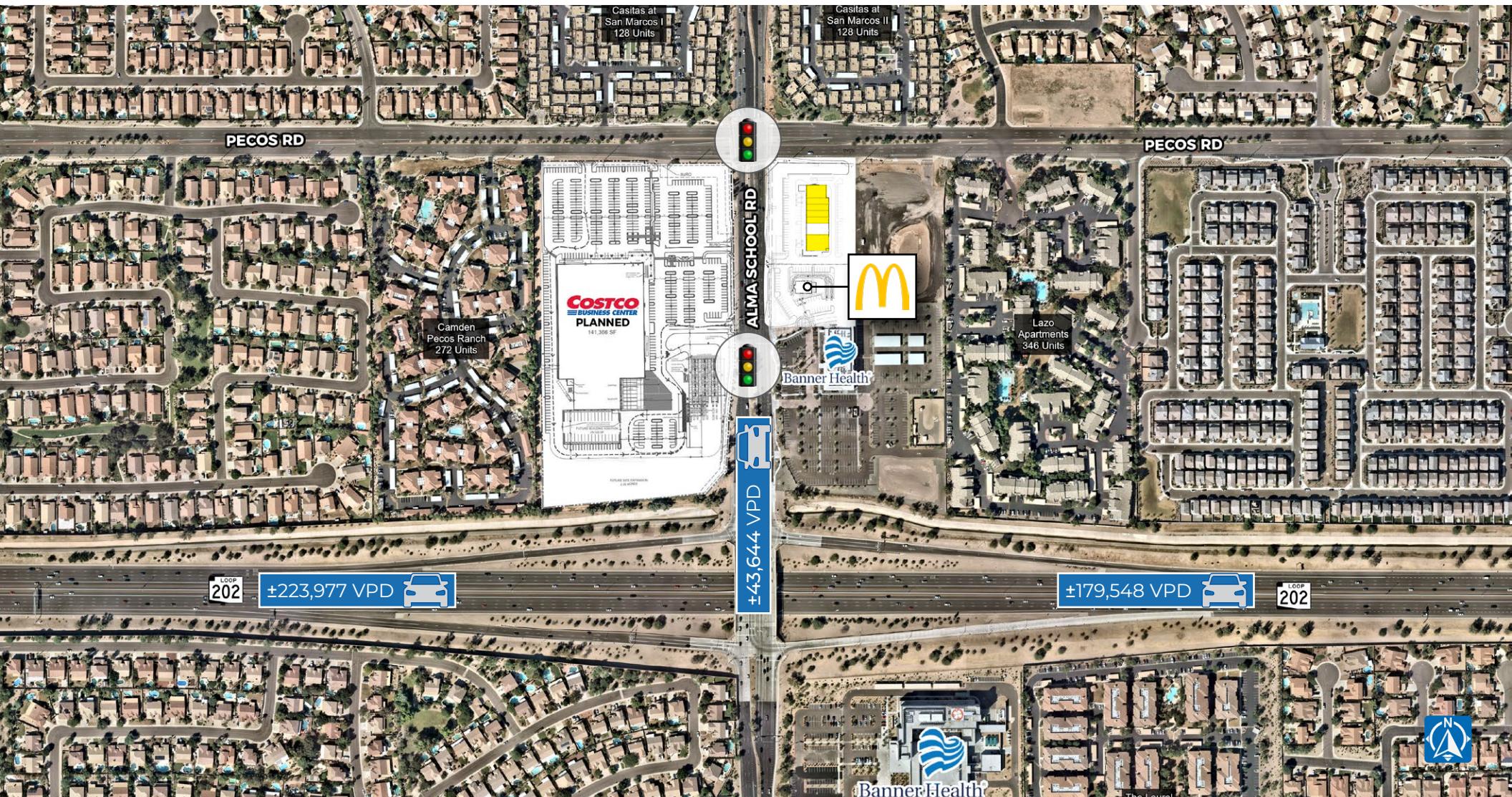
NEC

## RETAIL FRONTING ALMA SCHOOL AVAILABLE

ALMA SCHOOL RD & LOOP 202, CHANDLER, AZ

**PCA**  
PHOENIX COMMERCIAL ADVISORS

# zoom aerial



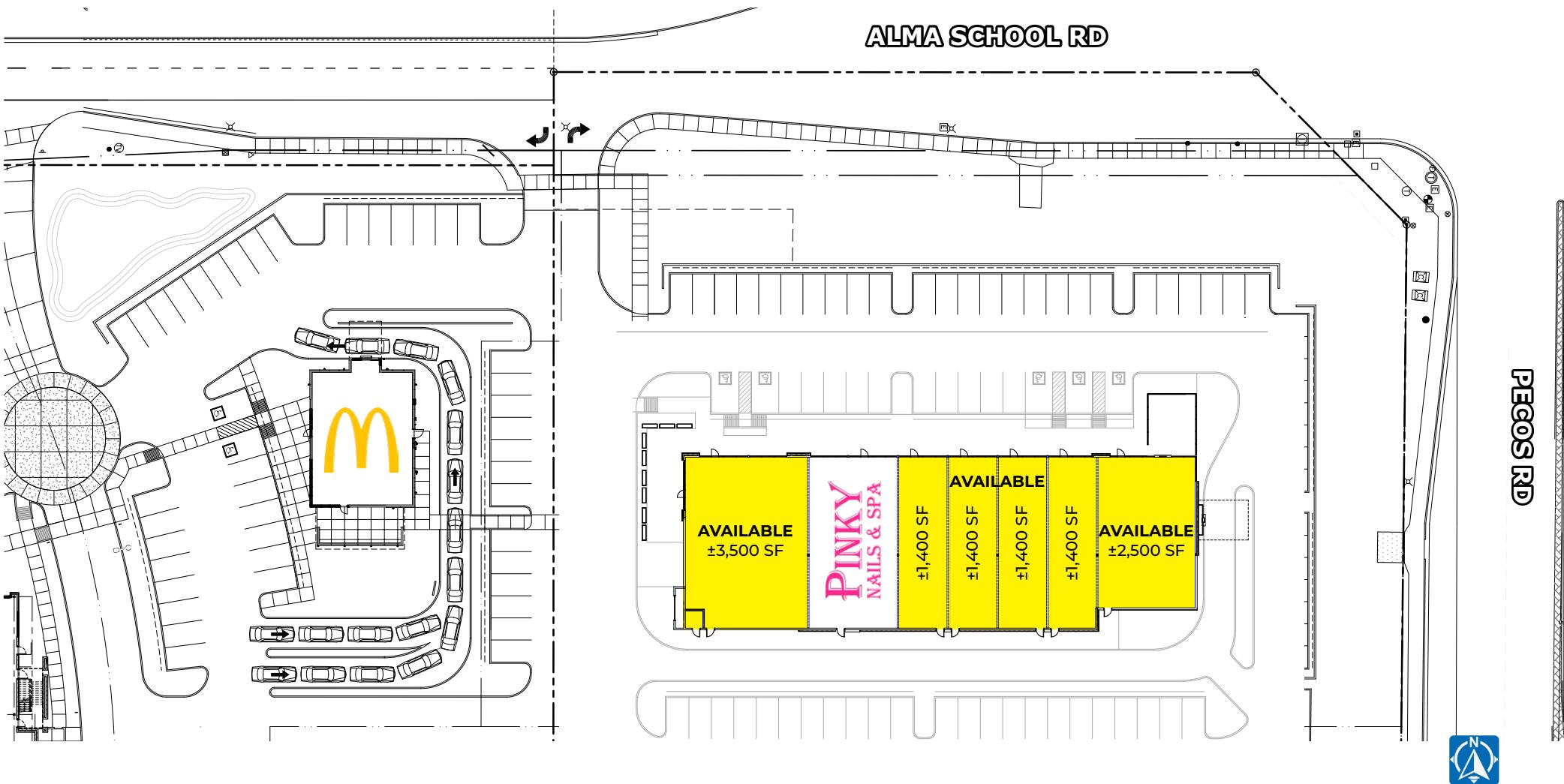
NEC

**RETAIL FRONTING ALMA SCHOOL AVAILABLE**

ALMA SCHOOL RD & LOOP 202, CHANDLER, AZ

**PCA**  
PHOENIX COMMERCIAL ADVISORS

# site plan



NEC

**RETAIL FRONTING ALMA SCHOOL AVAILABLE**

ALMA SCHOOL RD & LOOP 202, CHANDLER, AZ



# renderings



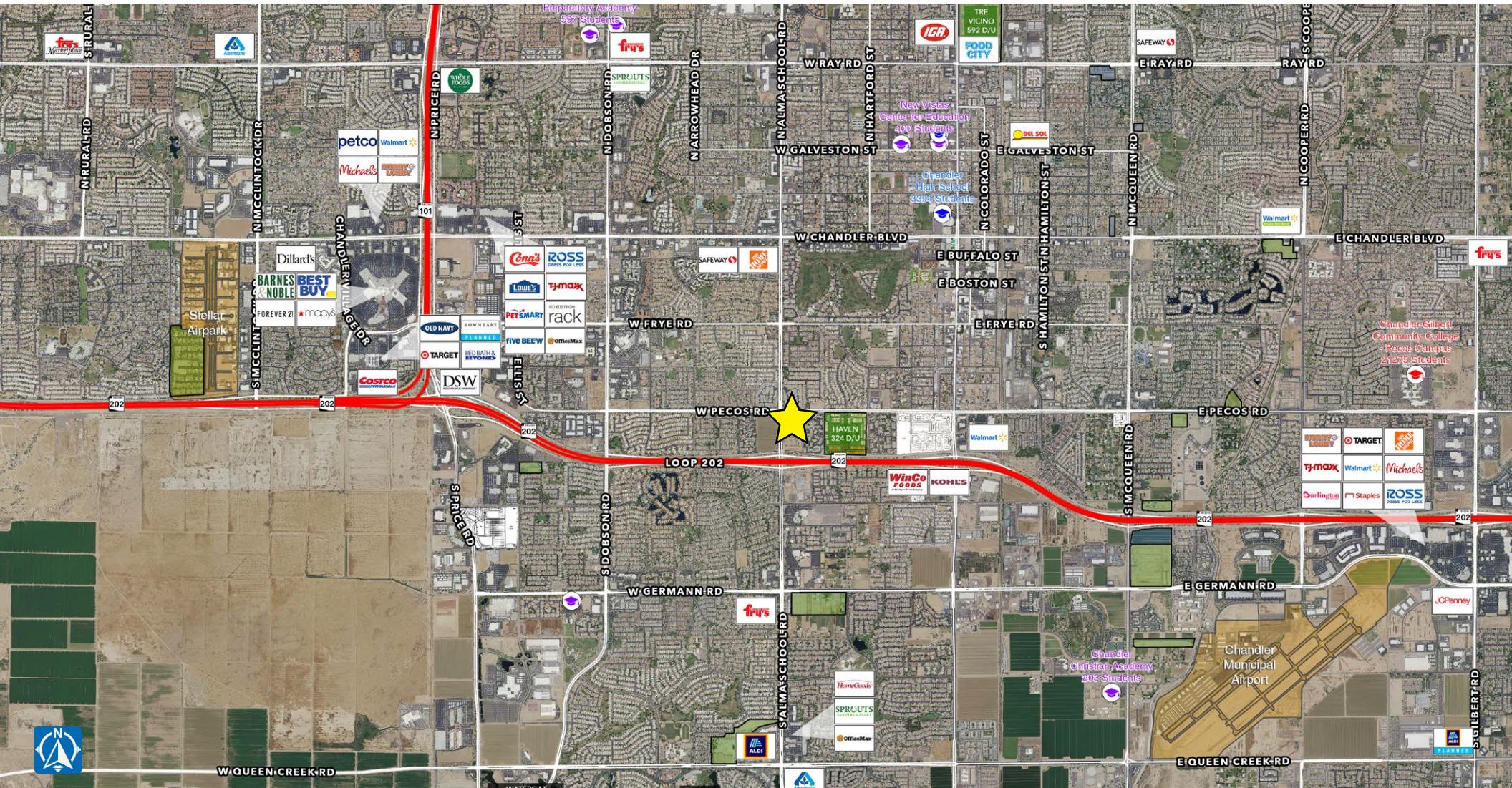
NEC

**RETAIL FRONTING ALMA SCHOOL AVAILABLE**

ALMA SCHOOL RD & LOOP 202, CHANDLER, AZ

**PCA**  
PHOENIX COMMERCIAL ADVISORS

# wide aerial



NEC

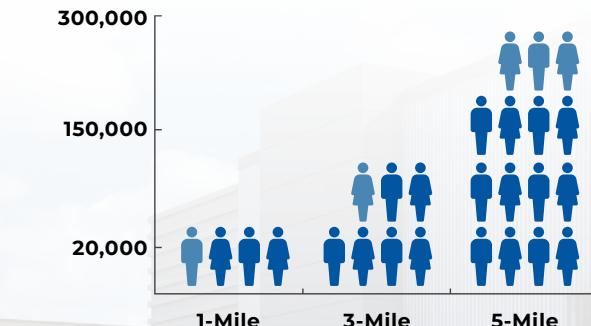
**RETAIL FRONTING ALMA SCHOOL AVAILABLE**

ALMA SCHOOL RD & LOOP 202, CHANDLER, AZ

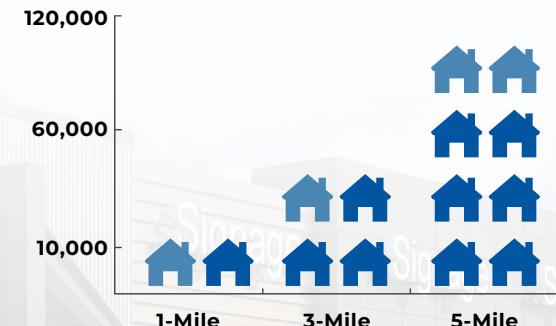
**PCA**  
PHOENIX COMMERCIAL ADVISORS

# demographics

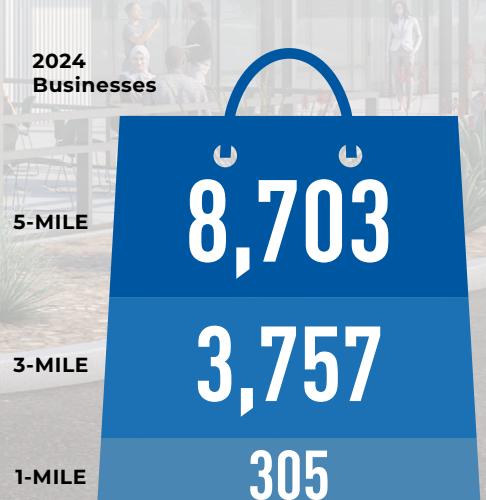
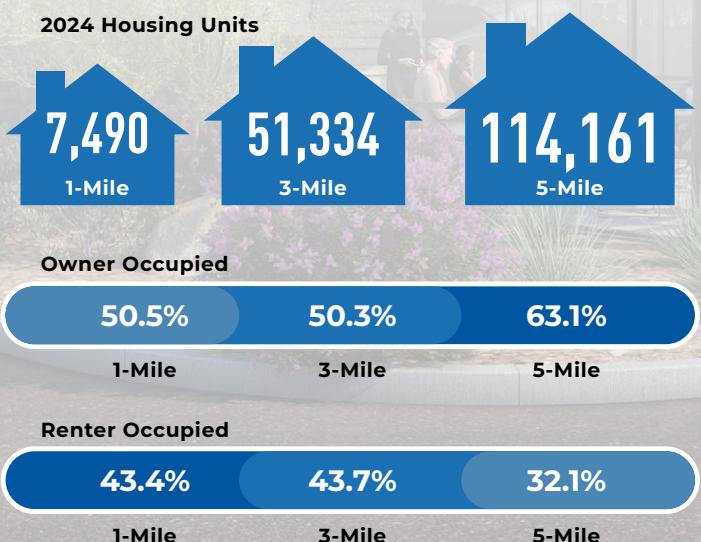
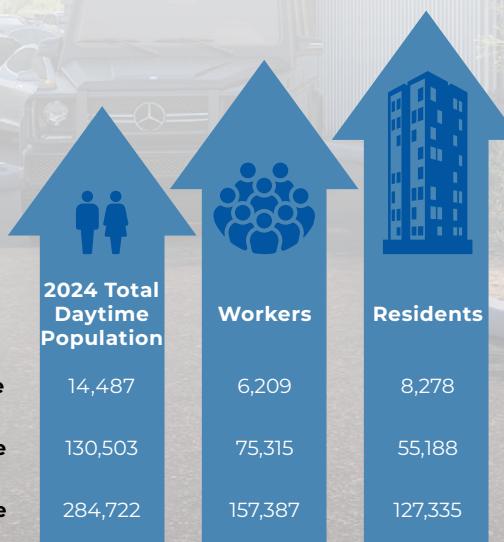
2024 ESRI



	2024 Total Population	2029 Total Population
2024 Total Population	19,238	19,796
2029 Total Population	125,625	130,025
	284,937	291,702



	2024 Households	2029 Households
2024 Households	7,033	7,324
2029 Households	48,232	50,731
	108,672	112,965



NEC

**RETAIL FRONTING ALMA SCHOOL AVAILABLE**

ALMA SCHOOL RD & LOOP 202, CHANDLER, AZ

**PCA**  
PHOENIX COMMERCIAL ADVISORS



exclusively listed by

**ZACH PACE**  
(602) 734.7212  
zpace@pcaemail.com

**JOHN WARREN**  
(602) 734.7219  
jwarren@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 05/15/25



3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016  
P. (602) 957-9800 F. (602) 957-0889  
[www.pcainvestmentsales.com](http://www.pcainvestmentsales.com)