

FOR LEASE

65 **N ALMA SCHOOL RD**
CHANDLER, AZ 85224
GRANADA PLAZA

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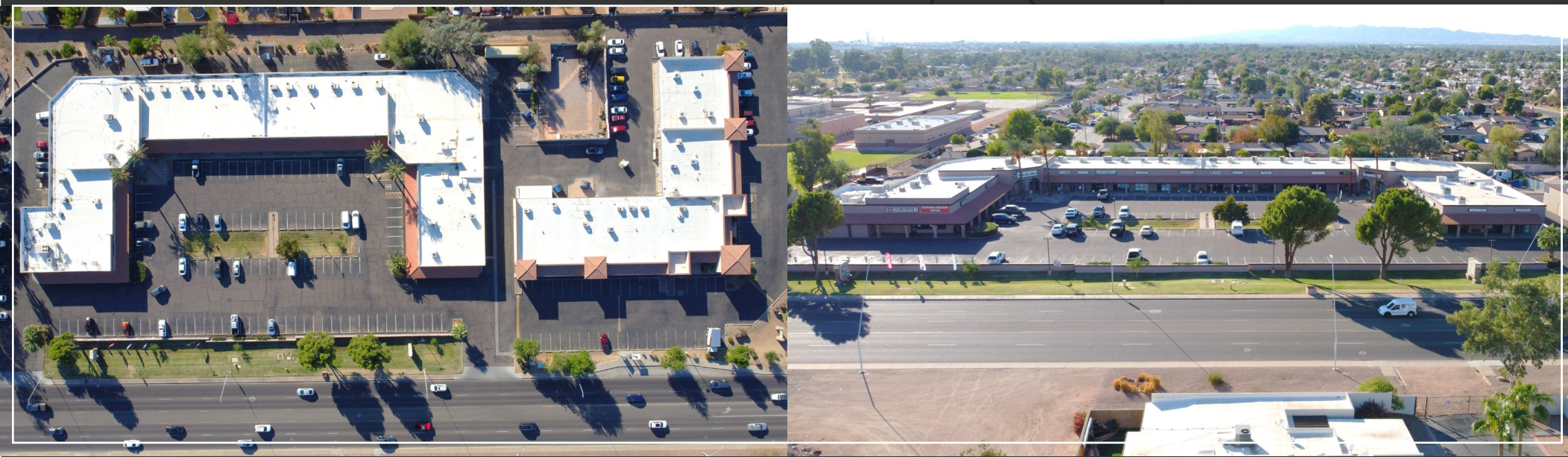


OFFERING DETAILS

LEASE RATE	\$18.50/SF NNN
AVAILABLE	Suite 19: ±3,200 SF Suite 23: ±1,200 SF* Suite 24: ±1,200 SF* *Contiguous to ±2,400 SF Suite 25A: ±1,185 SF
BUILDING SIZE	±39,084 SF
PARKING	104 Surface Spaces
ZONING	C-1, Chandler

PROPERTY HIGHLIGHTS:

- In the Heart of Chandler
- Strong Local Business Tenant Mix
- Easy Access to Loop 101 & Loop 202
- Long-term Anchor Tenant
- Beautifully Maintained



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

AERIAL OVERVIEW



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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	18,399	148,093	319,936
2028	18,541	149,737	323,595



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	7,118	56,608	121,254
2028	7,197	57,339	122,774



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$79,037	\$99,038	\$111,673



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2023	8,766	65,540	137,313



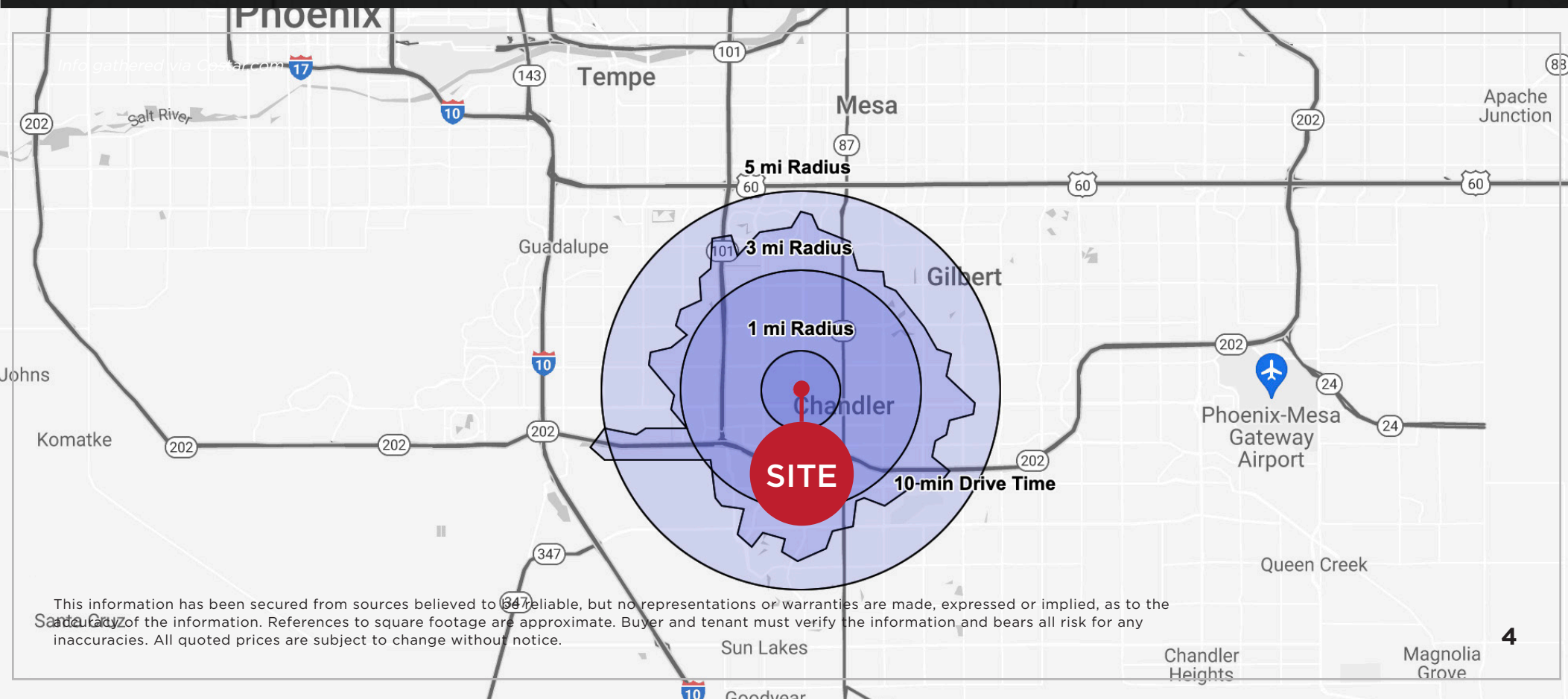
BUSINESSES

	1 MILE	3 MILES	5 MILES
2023	1,062	6,551	14,010



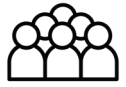
HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2023	\$279,828	\$304,533	\$337,268



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CHANDLER CITY OVERVIEW



276K +
TOTAL POPULATION



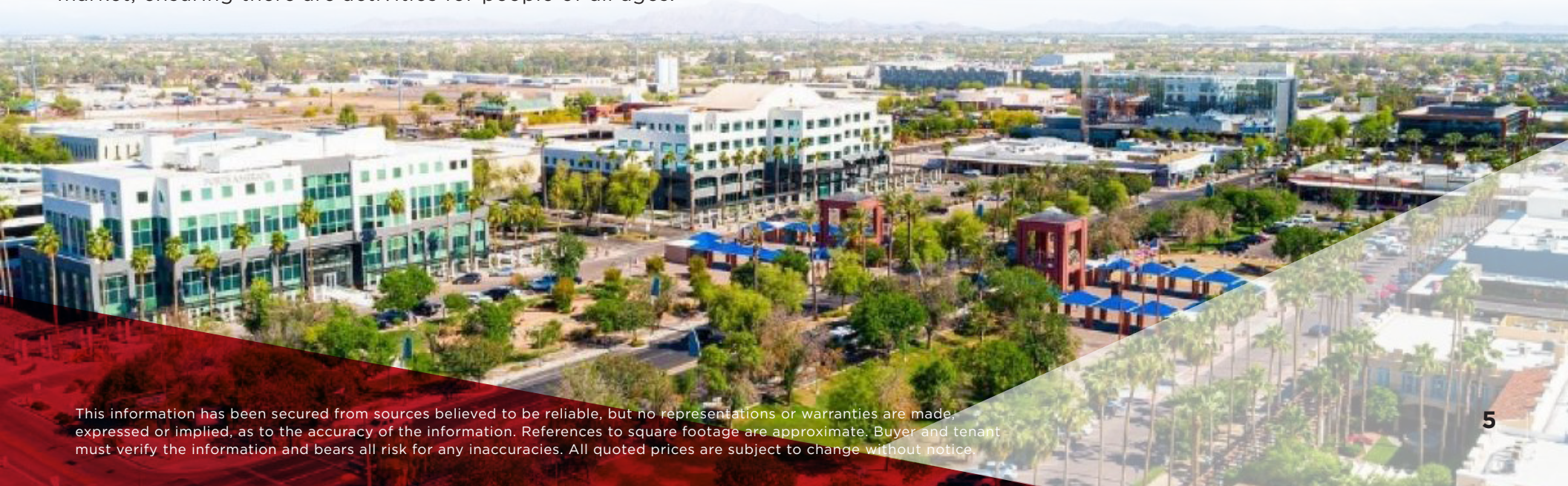
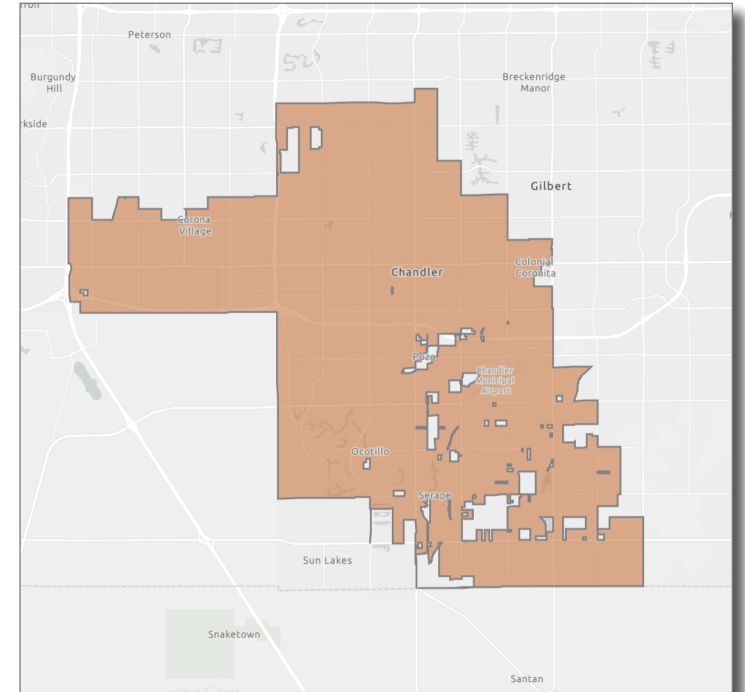
\$126K +
AVG HH INCOME

EXPANDING POPULATION

Chandler, Arizona is the 4th largest city in the state and spans over 65 miles. Chandler has consistently been one of the fastest growing cities in the United States since the 1990s. There are over 100,000 households currently and the city has approved various multi and single family developments to continue to accommodate to its growing population.

EMPLOYMENT AND RECREATION

Chandler's leading employers include Intel, Wells Fargo Bank, Chandler Unified School District, Bank of America, and Dignity Health which provide over 28,000 jobs to the city combined. Recreation in Chandler provides its residents and visitors with plenty of options of entertainment that include hiking, biking, horse back riding, golfing, dining, shopping, and more. Downtown Chandler hosts a number of annual events that range from bar crawls to weekly farmers market, ensuring there are activities for people of all ages.



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