



±181,763 VPD 

LOOP 202

LOOP 202

±198,044 VPD 

Banner Health

COSTCO
BUSINESS CENTER
OPENING LATE 2026



PINKY
NAILS & SPA

ALMA SCHOOL RD
±32,895 VPD 

PECOS RD

±14,084 VPD 

RETAIL FRONTING ALMA SCHOOL AVAILABLE

NEC

ALMA SCHOOL RD & LOOP 202

CHANDLER, AZ

PCA
PHOENIX COMMERCIAL ADVISORS

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

ADOT 2025

ALMA SCHOOL RD

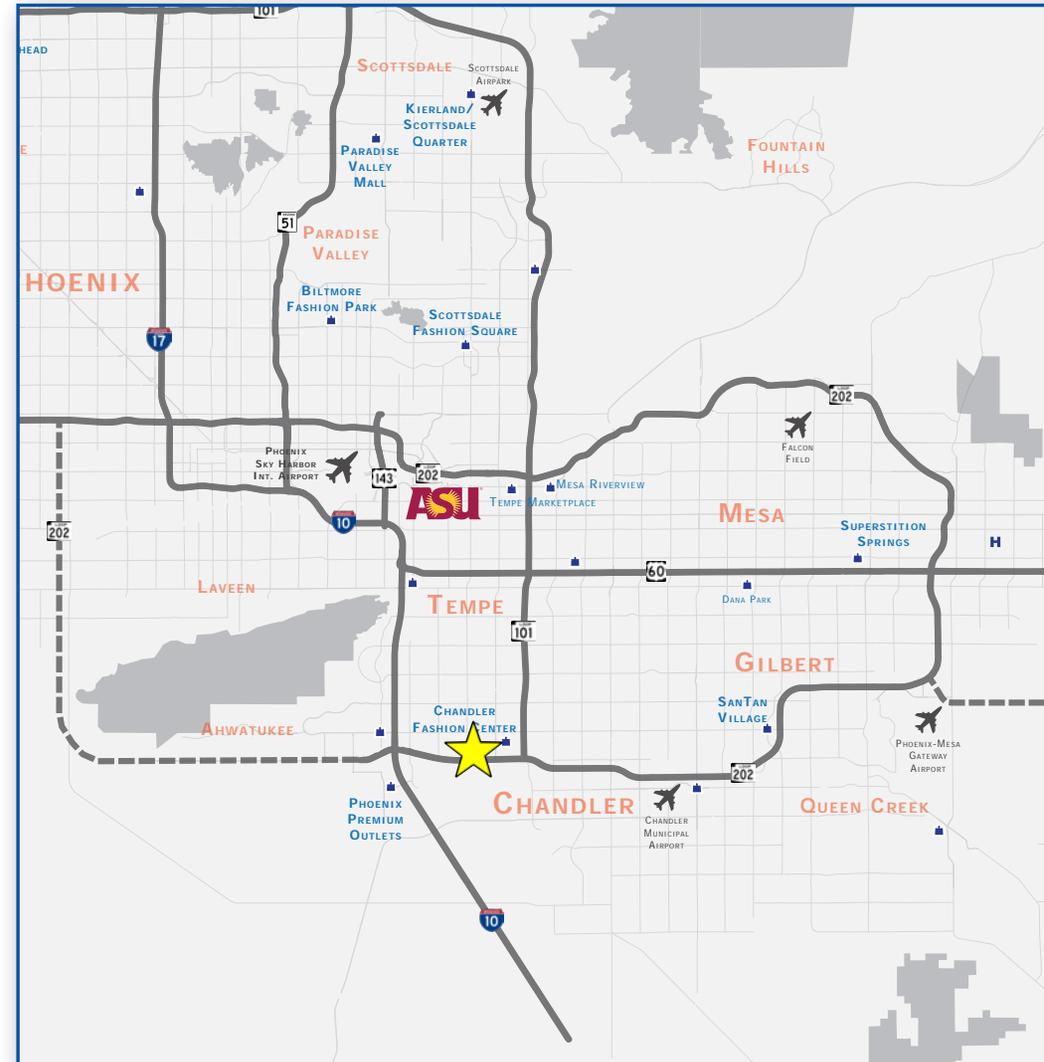
LOOP 202

N: ±32,895 VPD (NB/SB)

E: ±181,763 VPD (EB/WB)

S: ±36,321 VPD (NB/SB)

W: ±198,044 VPD (EB/WB)



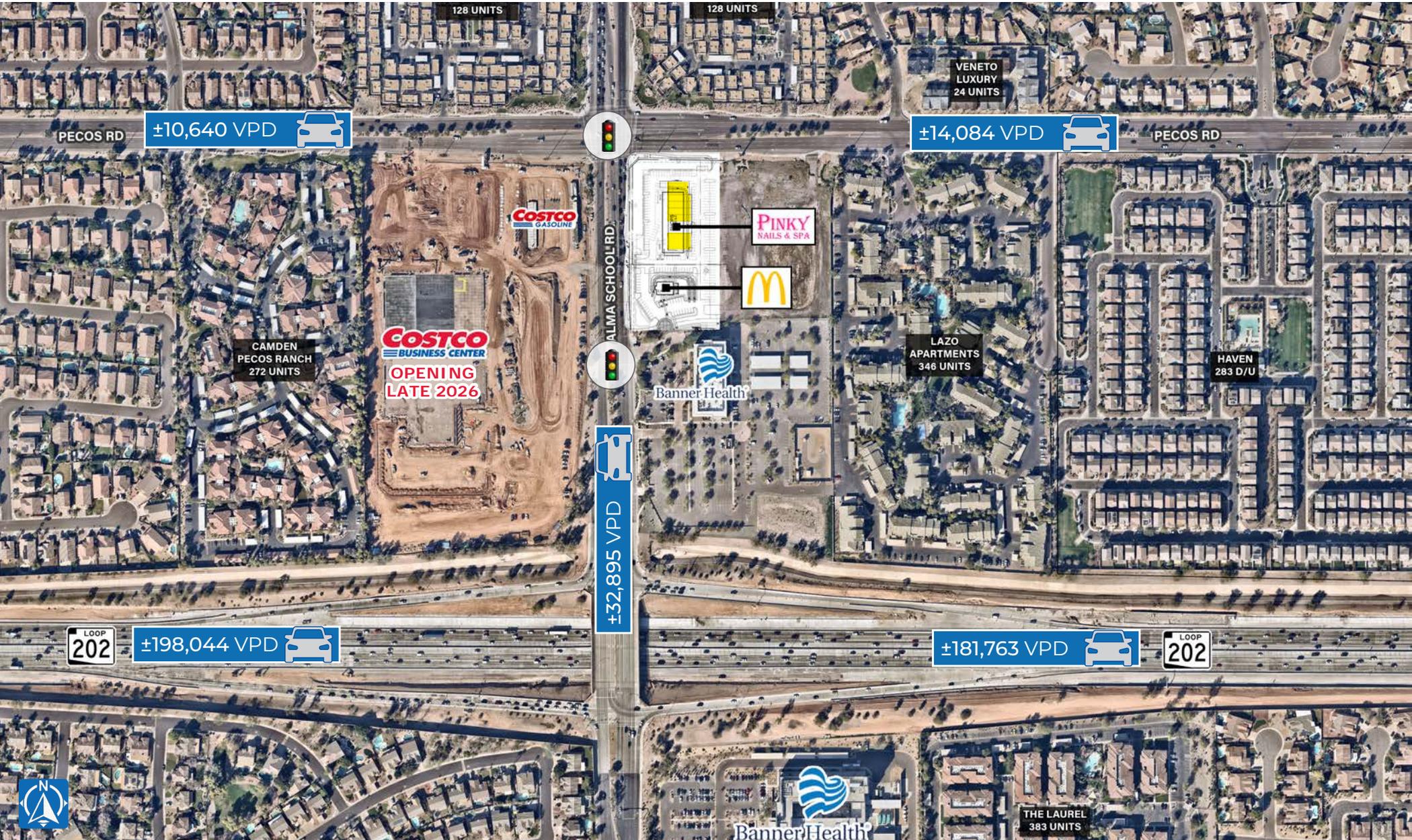
NEC

RETAIL FRONTING ALMA SCHOOL AVAILABLE

ALMA SCHOOL RD & LOOP 202 | CHANDLER, AZ



zoom aerial



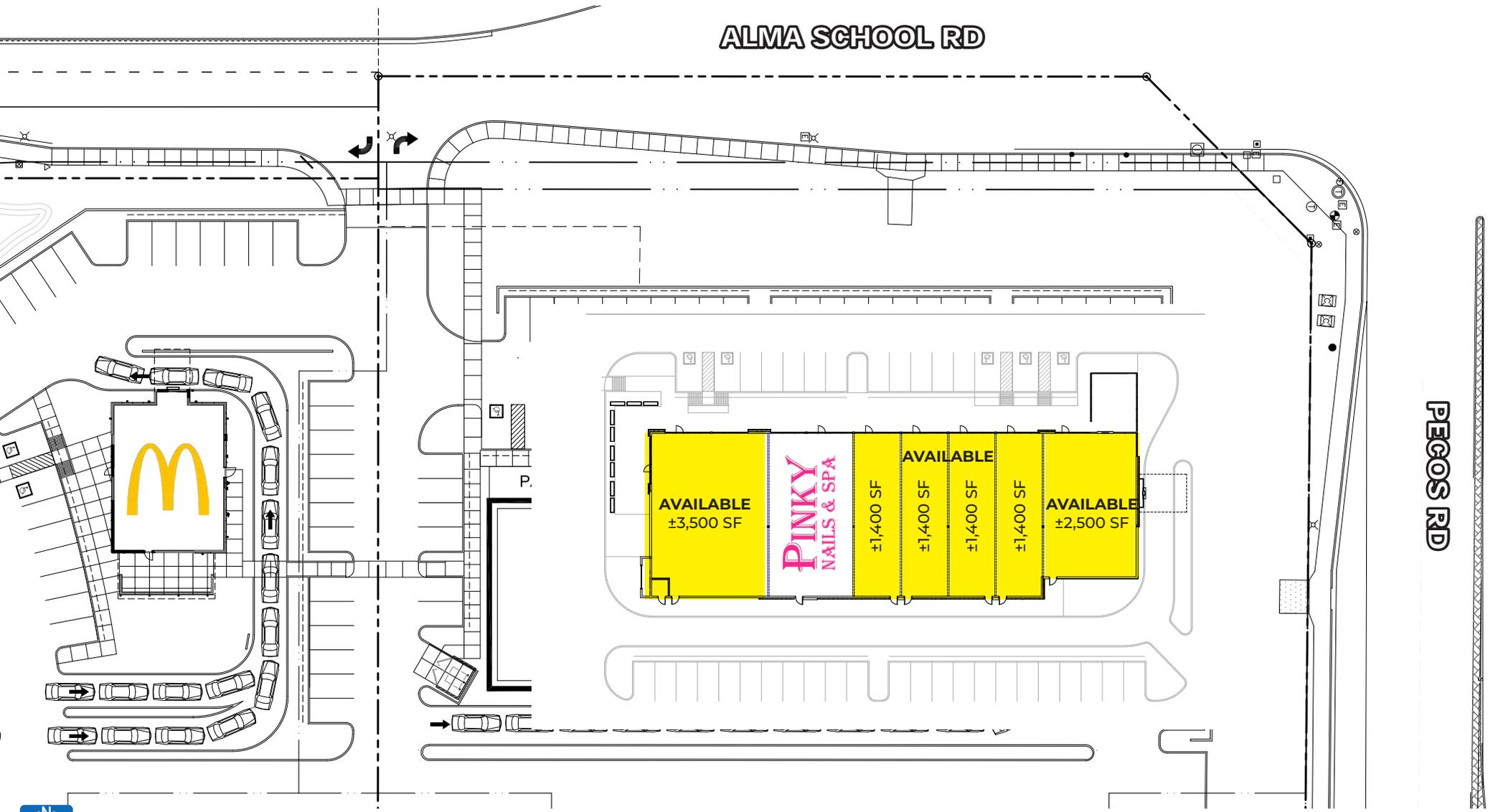
NEC

RETAIL FRONTING ALMA SCHOOL AVAILABLE

ALMA SCHOOL RD & LOOP 202 | CHANDLER, AZ



site plan



NEC

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ALMA SCHOOL RD & LOOP 202 | CHANDLER, AZ



renderings



NEC

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ALMA SCHOOL RD & LOOP 202 | CHANDLER, AZ



demographics

2025 ESRI

2025 DAYTIME POPULATION



	TOTAL	WORKERS	RESIDENTS
1 MILE	15,145	6,793	8,352
3 MILE	133,788	78,637	55,151
5 MILE	286,740	160,762	125,978

2025 HOUSEHOLD INCOMES



	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$108,763	\$140,316	\$52,427
3 MILE	\$102,510	\$137,660	\$53,102
5 MILE	\$112,384	\$146,033	\$56,334

2025 HOUSING UNITS



OWNER OCCUPIED

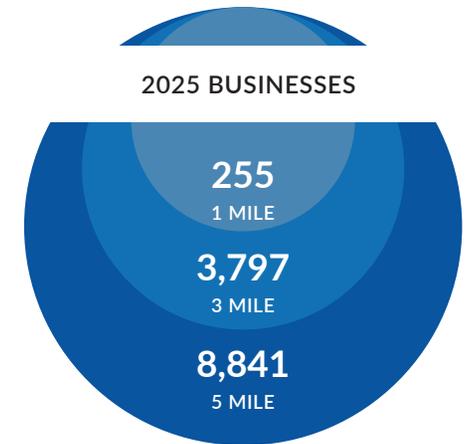


	1 MILE	3 MILE	5 MILE
2025 POPULATION	19,508	125,745	282,972
2030 POPULATION	19,944	130,701	288,584



	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	7,146	48,679	108,789
2030 HOUSEHOLDS	7,384	51,284	112,200

2025 BUSINESSES





exclusively listed by

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