

CHANDLER CENTER

940 N Alma School Road
Chandler, Arizona 85224

FOR LEASE: SWC RAY & ALMA SCHOOL ROADS

BACK TO SCHOOL SPECIAL!

*Broker Bonus for any LOI brought
in the Month of August that Leads
to at Least a Three Year Lease*

ONE VACANCY REMAINING
1,500SF AVAILABLE



ALMA SCHOOL RD
(32,942 VPD)

RAY RD
(36,703 VPD)



DISCLAIMER: Broker bonus applies only to Letters of Intent (LOIs) submitted between August 1, 2026, and August 31, 2026, that result in the execution of a new lease with a minimum three (3) year initial term. Bonus is payable upon full lease execution. Offer subject to landlord approval and may be modified or withdrawn at any time.

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MICHAEL ACHTMAN - D: (480) 887-0597 | M: (480) 694-3453 | michael.achtman@orionprop.com



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PROPERTY OVERVIEW



- Goodwill Anchored Center
- Easy access to two major freeways in the 101 and 202
- New Parking Lot

Lease Rate:

Call for Pricing

GBA:

20,879 SF

Year Built:

1986

Year Renovated:

2006

Zoning:

C-2

Parking Ratio:

10.54/1,000

Cross Streets:

SWC Ray & Alma School Roads



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SITE PLAN



TENANT ROSTER

100	CINDY'S THAI MASSAGE	1,400 SF
101	A PROFESSIONAL LOCKS	1,350 SF
102	SKY HIGH SMOKE SHOP	1,600 SF
103	 H&R BLOCK	1,600 SF
104-105	DMV REGISTRATION	3,100 SF
106-109	STADIUM CLUB	5,829 SF
110	BAMA BARBERSHOP	1,500 SF
111	ASPEN WATER AND ICE	1,500 SF
112	AVAILABLE	1,500 SF
113	INKSPA LLC	1,500 SF

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AERIAL MAP



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AREA DEMOGRAPHICS



2025 SUMMARY (SitesUSA)

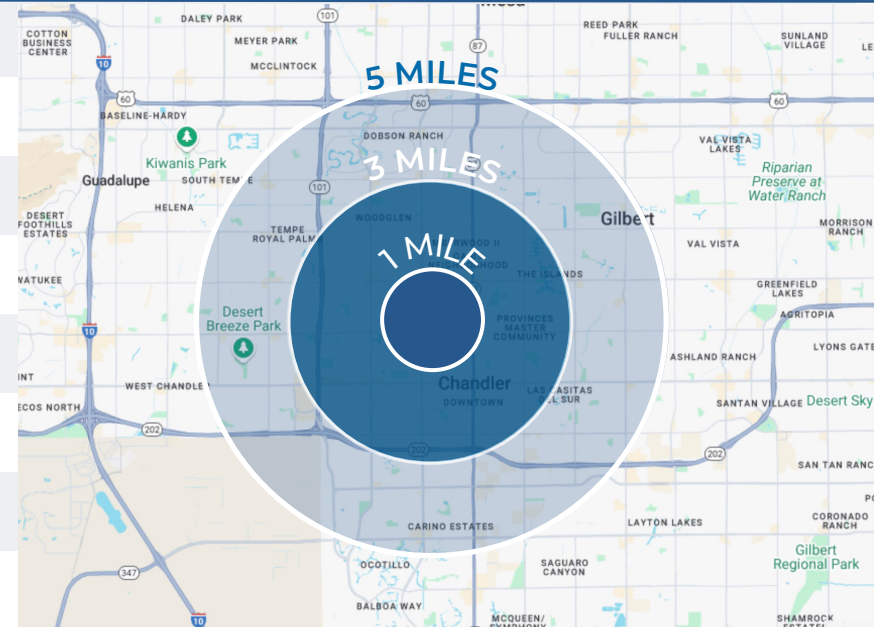
1 Mile

3 Mile

5 Mile

DEMOGRAPHIC RADIUS RINGS

Daytime Population:	23,219	210,302	456,531
Estimated Population:	18,374	148,042	322,928
Average Household Income:	\$105,376	\$121,274	\$137,432
Total Retail Expenditure:	\$367.85M	\$3.17B	\$7.29B
Total Businesses:	832	7,081	17,213
Median Age:	35.4	35.4	36.9
Average Household Size:	2.6	2.5	2.5
Total Households:	6,996	58,354	127,011



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