

**FOR SALE:  
VALUE-ADD RETAIL OPPORTUNITY  
ALMA-ELLIOT RETAIL**



3150 North Alma School Road  
Chandler, Arizona 85224

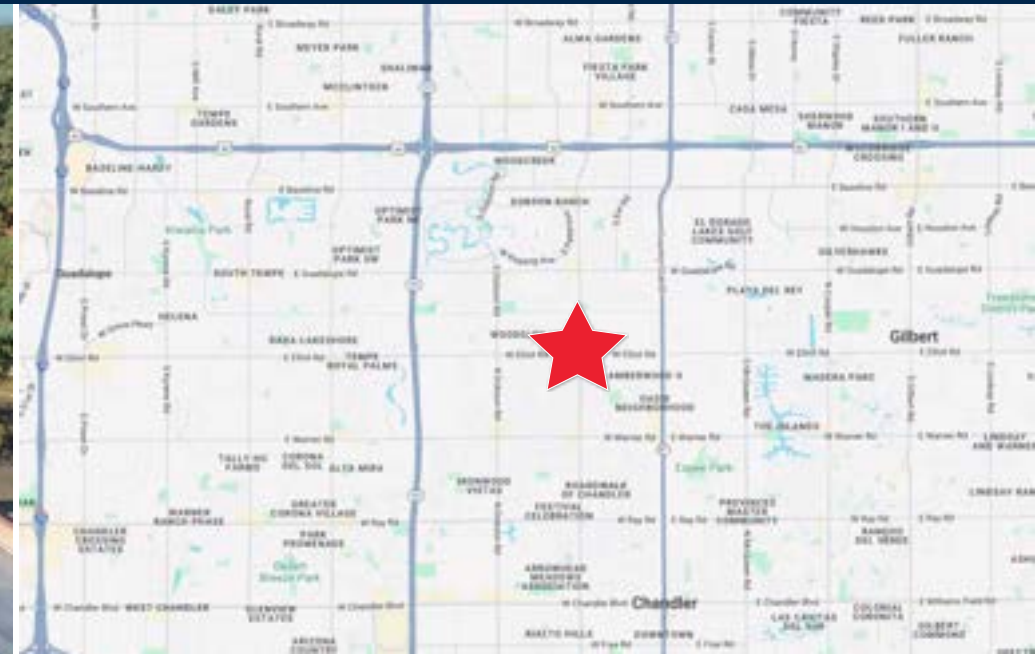


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# THE OFFERING



## PROPERTY INFORMATION

SALE PRICE	<b>\$2,496,600</b>
SIZE (GBA)	<b>8,760 SF</b>
PRICE-PER-SF	<b>\$285.00</b>
OCCUPANCY	<b>40.64%</b>
ZONING	<b>C-2</b>
YEAR BUILT	<b>2000</b>
PARKING	<b>4.0/1,000</b>
CROSS STREETS	<b>ALMA SCHOOL &amp; ELLIOT ROADS</b>

## OVERVIEW & HIGHLIGHTS

The property at 3150 N. Alma School Road is a 8,760 SF building that is currently 40% leased to three tenants, which makes this an outstanding opportunity for either an owner/user to use the building for their business while also benefiting from some in place rental income or for an investor to get major upside through the lease up of the vacancies.

The property also has the significant advantage of two long term cell towers that provide substantial monthly income. The building is in excellent condition and has been well maintained by the current ownership, so there is no deferred maintenance for a buyer to deal with.

- **Value Add Opportunity - 60% Vacant**
- **Income from Two Cell Towers**
- **Well Maintained Center with Upside Opportunity**

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# AERIAL VIEW

The property is located in the heart of Chandler at a strong intersection that boasts retail on all four corners. It also benefits from easy accessibility from the Loop 101 Freeway, just two miles to the West and the US 60 Freeway which is just two and a half miles to the North. The property can be accessed from both Alma School and Elliot Roads and is at a fully lighted intersection. The surrounding tenants include El Dorado High School and a My Dr. Now medical clinic.

## SUBJECT PROPERTY



ELLIOT ROAD: 28,132 VPD

ALMA SCHOOL ROAD: 15,692 VPD

\*NAP  
EL DORADO  
HIGH SCHOOL

\*NAP  
MY DR. NOW

\*NAP  
RAY  
FAMILY  
DENTAL  
CARE

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TEAM  
EGGMAN  
EGGERT / ACHTMAN



# PARCELS & AERIAL OVERVIEW

## PARCELS:

302-07-956  
302-07-957  
302-07-958  
302-07-959  
302-07-960  
302-07-961



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# RENT ROLL

Suite	Tenant	Square Footage	Lease Start Date	Lease End Date	Rental Rate per Year	Monthly Rent	Annual Rent	CAM/SF	CAM Total	Rent Escalations	Renewal Options
101	Vacant	1,200				\$ -	\$ -	5.55	\$ 6,660.00		
102	AZ Clinical Services	1,200	10/25/13	6/30/27	\$ 19.69	\$ 1,969.00	\$ 23,628.00	5.51	\$ 6,612.00	4% Annually	
103	Cuisine By Celine	1,170	4/20/21	8/30/26	\$ 17.96	\$ 1,751.10	\$ 21,013.20	5.51	\$ 6,446.70		
104	A-List Barber	1,190	3/14/25	5/31/30	\$ 24.00	\$ 2,380.00	\$ 28,560.00	5.55	\$ 6,604.50	4% Annually	1 x 5 year option at 4% increase
105	Vacant	4,000				\$ -	\$ -	5.55	\$ 22,200.00		
Cell Tower 1	Crown Castle		9/6/99	9/30/29		\$ 2,096.49	\$ 25,357.88			3% Annually	
Cell Tower 2	Verizon		1/1/16	12/31/30		\$ 2,188.74	\$ 26,264.88				
Total Square Footage		8,760 SF			\$ 14.23	\$ 10,385.33	\$ 124,621.96		\$ 48,523.20		
Occupied		3,560	40.64%								
Vacant		5,200	59.36%								

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# CHANDLER, ARIZONA

Located in Chandler, Arizona, this property is positioned within one of the Phoenix metro's strongest and most business-friendly retail markets. Chandler is driven by a diverse employment base anchored by major technology, manufacturing, and corporate users, supporting strong consumer spending and sustained growth. Within a 5-mile radius, the daytime population exceeds 550,000, providing a deep and consistent customer base that underpins long-term retail demand and investment stability.



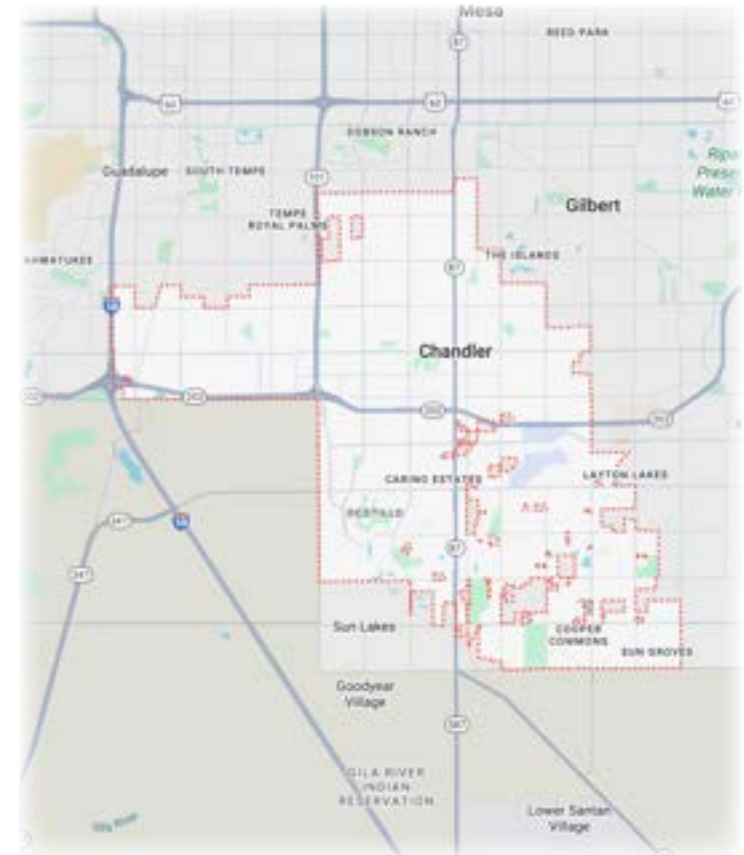
**5 MILE DAYTIME POPULATION**  
**562,580**



**5 MILE AVG HOUSEHOLD INCOME**  
**\$117,953**

## 2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	<b>19,358</b>	<b>188,932</b>	<b>562,580</b>
Employees:	<b>3,367</b>	<b>62,417</b>	<b>166,191</b>
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	<b>6,408</b>	<b>51,706</b>	<b>157,925</b>
Average Size:	<b>3.0</b>	<b>3.0</b>	<b>3.0</b>
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	<b>\$115,484</b>	<b>\$120,304</b>	<b>117,953</b>
Annual Retail Expenditure:	<b>\$354.341 M</b>	<b>\$2.81 B</b>	<b>\$8.42 B</b>





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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.