

OCOTILLO PLAZA

2820-2860 S. ALMA SCHOOL ROAD, CHANDLER, ARIZONA

±900 - ±1,428 SF AVAILABLE



CAMCRE.

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2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

- Suite 9 Available for Lease: 900 SF
- Suite 26 Available for Lease: 1,428 SF
- Anchored by Aldi's & Dollar Tree
- Tenants at intersection: Albertson's, Sprouts, Home Goods,
- Office Max, Pei Wei, Starbucks, Chipotle and more!
- Less than 2 miles from Loop 202 Freeway
- Average household incomes greater than \$94,000 within 3miles
- Daytime Population 57,993 within 3 miles
- Vacancy is extremely low in the area

TENANTS



TRAFFIC COUNTS

N Alma School Rd: 8,894 VPD

E Queen Creek Rd: 49,462 VPD

S Alma School Rd: 2,126 VPD

W Queen Creek Rd: 47,065 VPD



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SITE PLAN

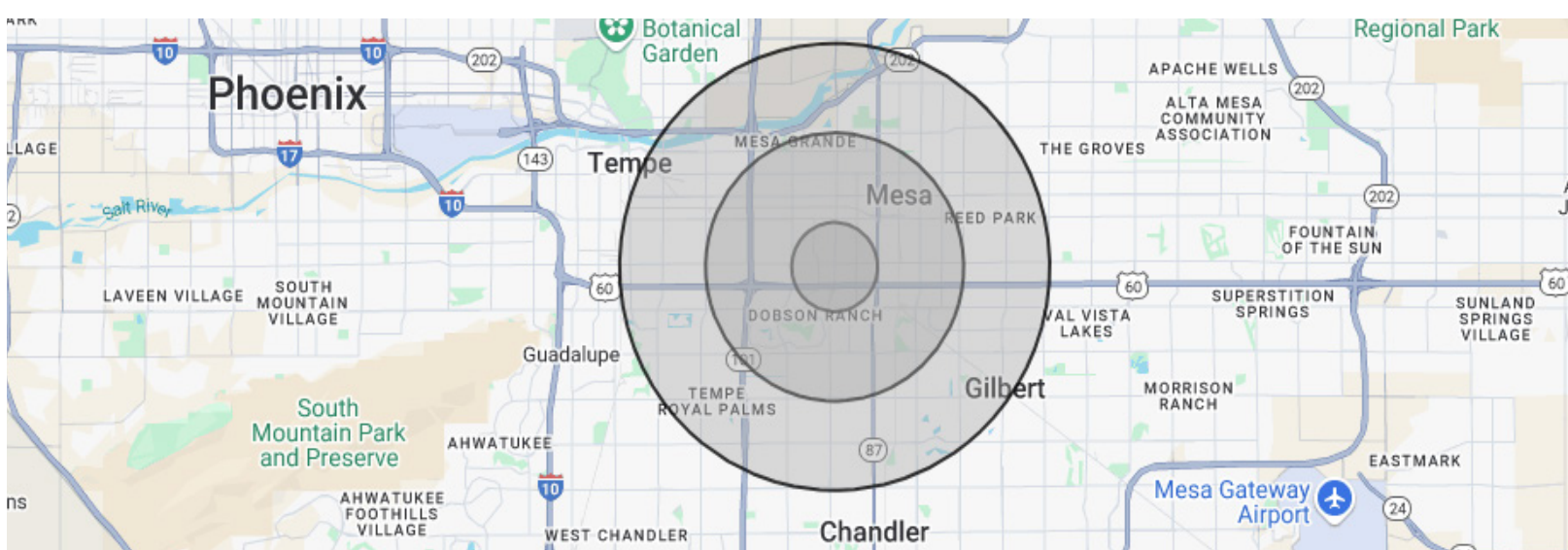


Suite	Tenant	SF
2980-1	Copper Mountain Veterinary	3,500
2980-2	Sidelines Tavern & Grill	2,700
2960-1	Water & Ice	1,225
2960-2	Pizza Hut	1,400
2960-3	Poke Eats	1,210
2960-4	Jimmy Johns Sandwiches	1,225
2840	Big Air Trampoline Park	29,330
2844	Aldi	24,282
2860-24/25	Quantum Wellness Medical	2,696
2860-26	AVAILABLE	1,428
2860-28	Eye Care at the Promenade	2,800
2860-30	Leslie's Poolmart	2,800
2860-31	Chavez Barbershop	1,600
2860-32	Best Brain Learning Center	1,670
2860-33	Ocotillo Primary Care	1,800
2860-34	Budget Rent A Car System	1,543
2860-35	Bagel Nosh	2,388
2820-1	Super Cleaners	1,800
2820-2	Little Caesar's Pizza	1,260
2820-3	Tea Bliss	1,260
2820-4	Pampered Foot Reflexology	1,440
2820-5	The Vape Lab	1,050
2820-6	Tom's BBQ	2,100
2820-9	AVAILABLE	900
2820-10	Essential Lash Nail & Spa	1,200
2820-12	Dollar Tree	10,444
2820-15	Biryani Pot	1,600
2820-16	Exit 4 Escape Room	2,000
2820-17	Kim's Tailoring	1,050
2820-18	PostNet	1,050
2820-19	Joncen Phi Salon	1,400
2820-20/21	Flowers By Renee	3,008
2820-22	Code Ninjas	1,800

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DEMOGRAPHICS

POPULATION	1-MILE	2-MILE	3-MILE
2029 Projection	15,883	98,808	258,742
Current Year	14,673	90,888	238,942
2020 Population	14,310	86,433	234,963
Growth Current Year - 2029	1.7%	1.7%	1.7%
Growth 2020 - Current Year	0.6%	1.3%	0.4%
HOUSEHOLDS	1-MILE	2-MILE	3-MILE
2029 Projection	5,624	37,925	98,280
Current Year	5,189	34,840	90,641
2020 Population	5,086	33,290	89,228
Growth Current Year - 2029	1.7%	1.8%	1.7%
Growth 2020-Current Year	1.1%	1.6%	0.8%
INCOME	1-MILE	2-MILE	3-MILE
Avg Household Income	\$139,373	\$127,124	\$117,712
Median Household Income	\$113,319	\$100,591	\$93,811

