

For Lease

SSWC Ocotillo Rd & Alma School Rd | Chandler, AZ



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For Lease

SSWC Ocotillo Rd &
Alma School Rd
Chandler, AZ

Property Specifications

SPACE AVAILABLE

±1,411 SF

ZONING

C-2, City of Chandler



About the Property

- Located just 1 mile east of Intel Corporation, the largest employer in Chandler
- Zoned C-2, City of Chandler
- Close proximity to I-10 Freeway and the Loop 202
- Very densely populated trade area including a high volume of daytime employment
- Close proximity to Basha's Legacy Corporation
- Average Household Income is over \$214,000 within a mile of site

Traffic Counts

Alma School Rd, N of Site	26,639 VPD
Alma School Rd, adjacent to Site	24,216 VPD
Ocotillo Rd, W of Site	15,064 VPD
Ocotillo Rd, E of Site	13,705 VPD

Year: 2025 | Source: ADOT

Join These Retailers

tropical CAFE
SMOOTHIE



CLUB PILATES

NextCare
URGENT CARE

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Ocotillo Village

SWC Ocotillo Road & Alma School Road | Chandler, Arizona 85248



CLUBHOUSE DRIVE

JACARANDA PARKWAY

ALMA SCHOOL ROAD
26,639 VPD '25

BASHA ROAD

Ocotillo Golf Course

The Fountains at Ocotillo Medical Offices

Holiday Inn
106 Rooms

The Village at Ocotillo Senior Living Community
120 Units

OCOTILLO ROAD
13,705 VPD '25

CLUB PILATES

St. Ann

OCOTILLO ROAD
15,064 VPD '25

FIRED P.I.E. NextCare URGENT CARE tropical CAFE SMOOTHIE

OAKWOOD FAMILY DENTAL CARE PrimeLending

SITE SHOPS A

ALMA SCHOOL ROAD
24,216 VPD '25

BASHA ROAD

Village HEALTH CLUBS & SPAS

BALBOA WAY

GLACIER DRIVE

Bashas Legacy Corporate Center

Ocotillo Village

SWC Ocotillo Road & Alma School Road | Chandler, Arizona 85248



GILA RIVER
INDIAN
COMMUNITY

Gila River
Memorial Airfield

Intel
Ocotillo Campus
Chip Manufacturing
8,000 Employees

Sun Lakes

CHANDLER

SITE



Area Snapshot

1 MILE

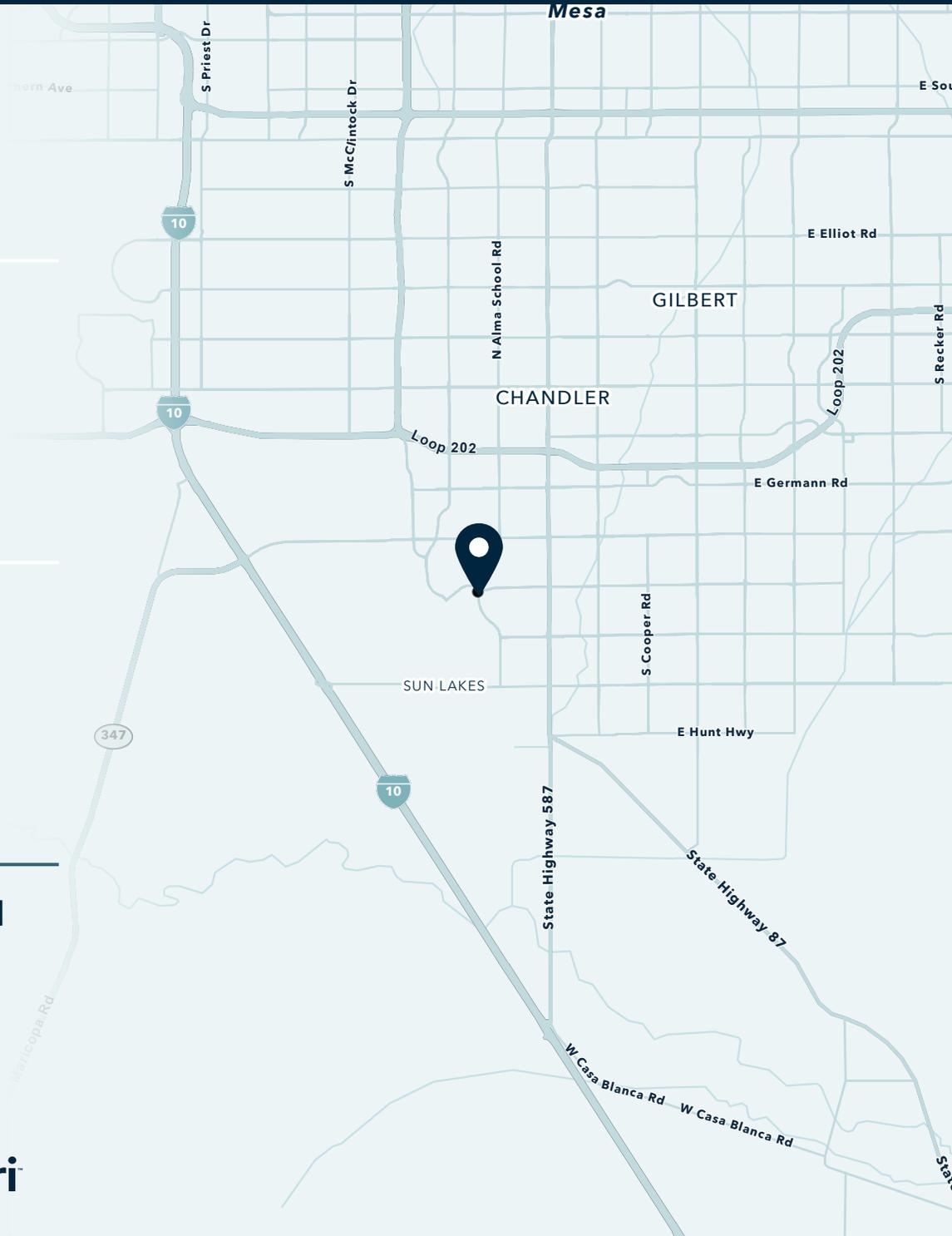
11,792 2025 Population	12,019 2030 Population	\$214,952 Average Household Income	10,502 Daytime Population
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3 MILES

75,587 2025 Population	77,072 2030 Population	\$170,560 Average Household Income	70,718 Daytime Population
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5 MILES

178,898 2025 Population	183,916 2030 Population	\$154,560 Average Household Income	184,231 Daytime Population
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Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



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