

MEDICAL ARTS PLAZA

312 N ALMA SCHOOL RD | CHANDLER, AZ 85224

MEDICAL OFFICE SPACES AVAILABLE FOR LEASE



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

**FOR MORE
INFORMATION
PLEASE CONTACT**

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

06.19.26

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Address 312 N Alma School Rd
Chandler, AZ 85224

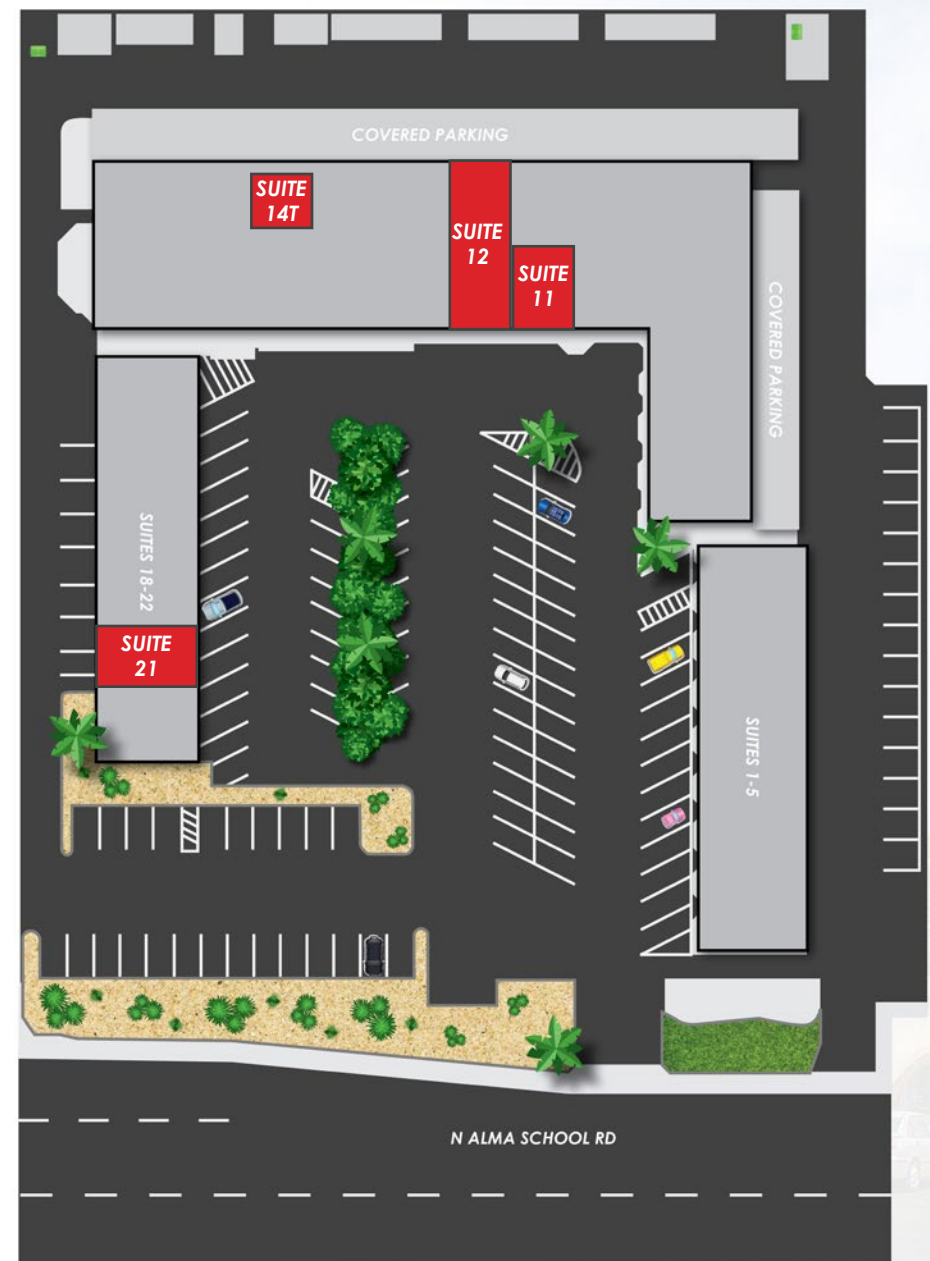
Building Size ±25,235 SF

Year Built 1968 (Renovated 2004)

Tenancy Multi-Tenant

Zoning C-2, City of Chandler

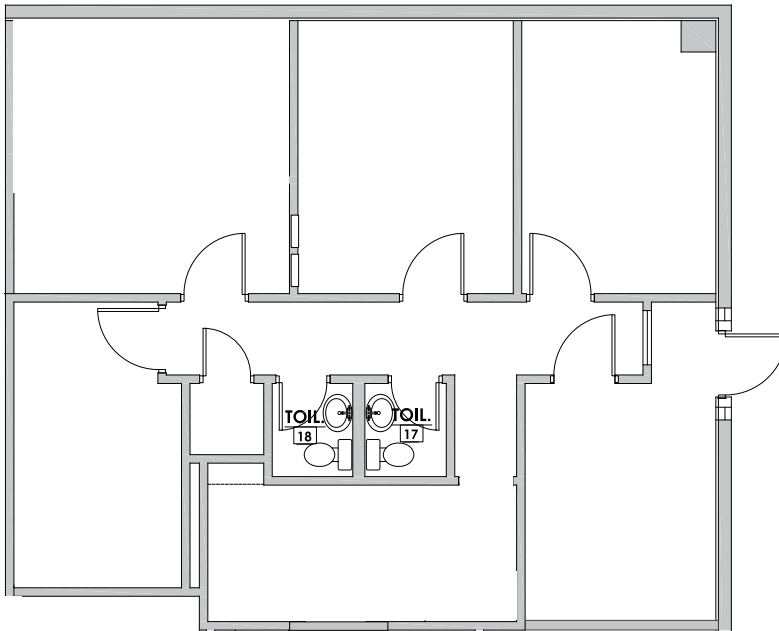
Frontage N Alma School Rd



SUITE 11

\$19.95/SF/Mo

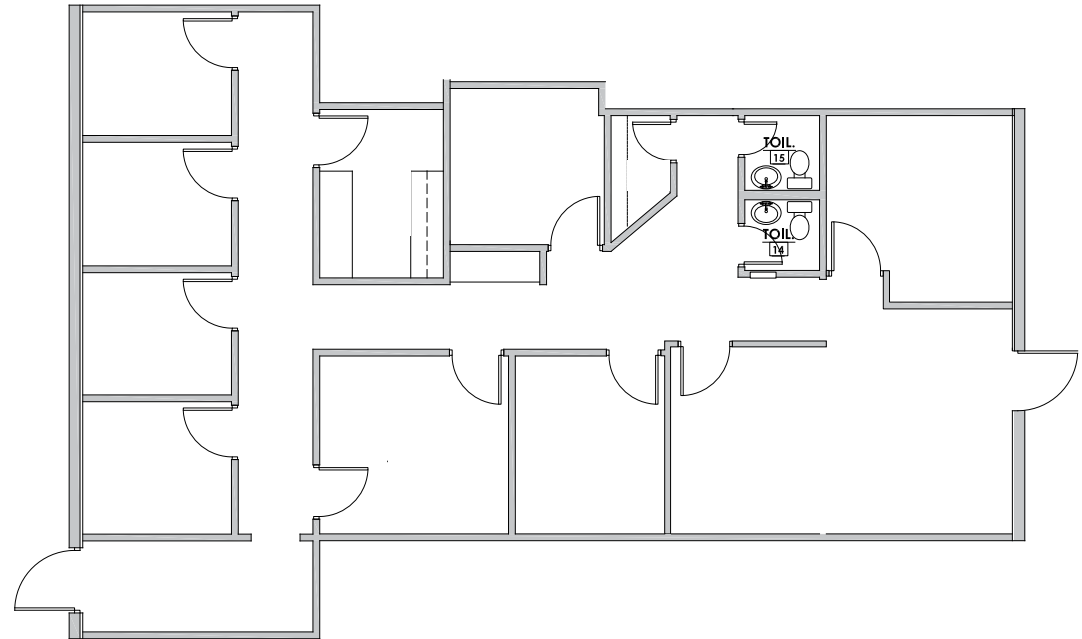
Available August 1st



- 11- ±1,102 SF (\$19.95/SF)
- *RECEPTION*
- *4 OFFICES*
- *2 RESTROOMS*
- *BREAK ROOM*

SUITE 12

\$19.95/SF/Mo



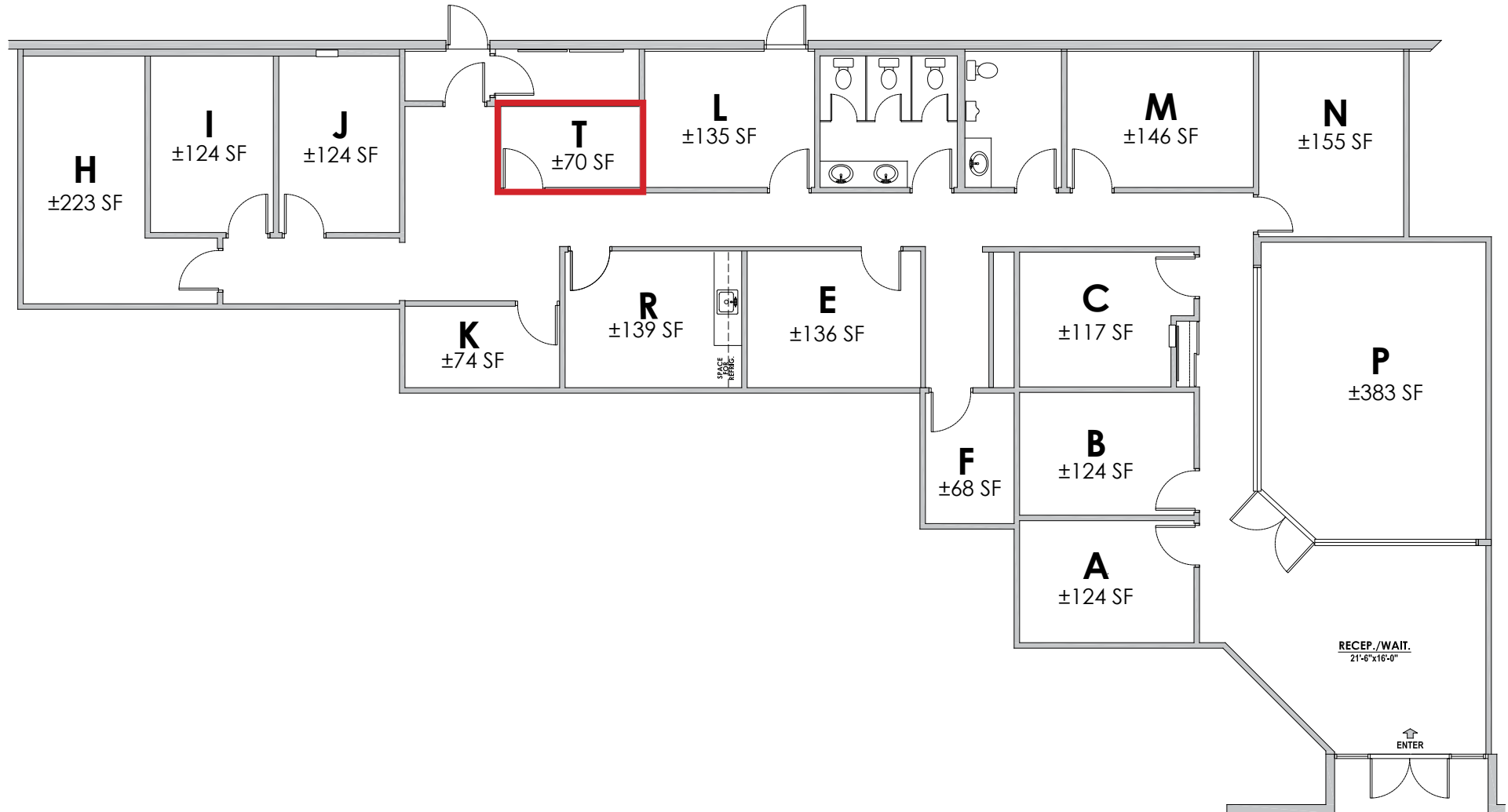
- 12 - ±1,796 SF (\$19.95/SF)
- *RECEPTION*
- *9 OFFICES*
- *2 RESTROOMS*
- *BREAK ROOM*



SUITE 14T

\$400/month

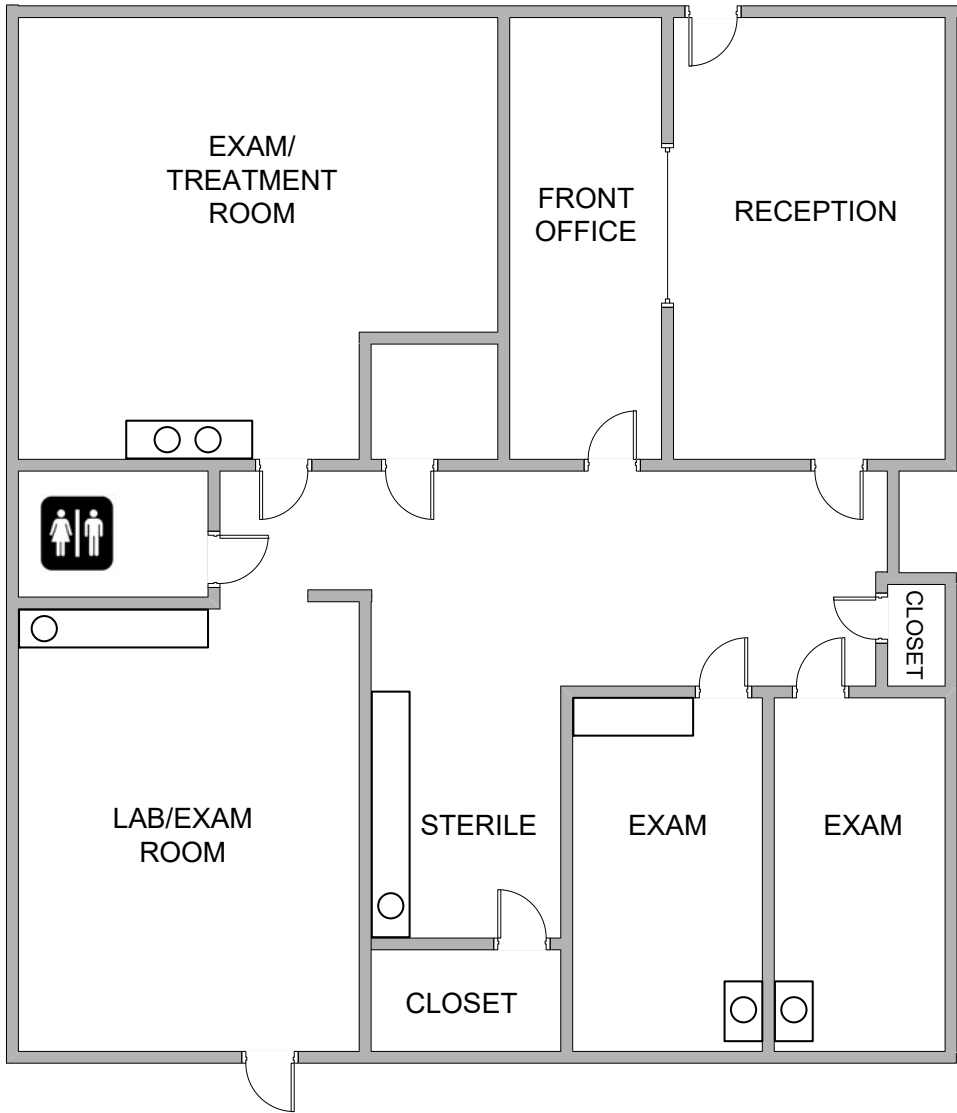
- ± 70 SF
- Utilities and Wifi Included





SUITE 21

\$19.95/SF/Mo



- ±910 SF
- RECEPTION
- 4 EXAM OFFICES
- RESTROOM
- FRONT OFFICE

AERIAL VIEW (SOUTHWEST)

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AERIAL VIEW (NORTHEAST)

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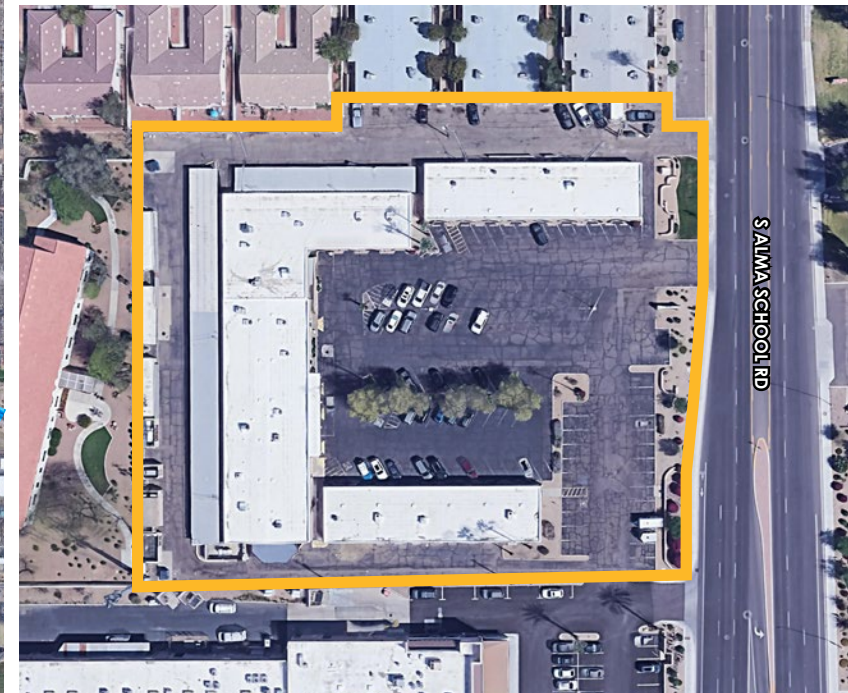
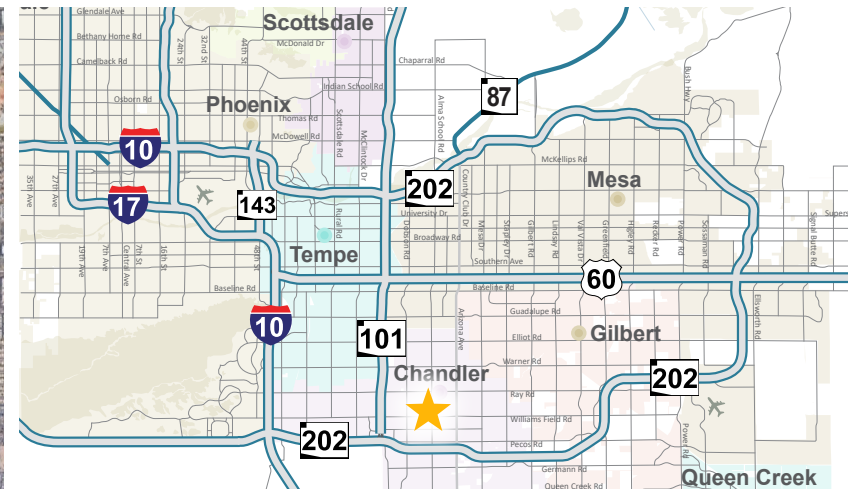
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AREA MAP

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SIX ENCOMPASSING CITIES

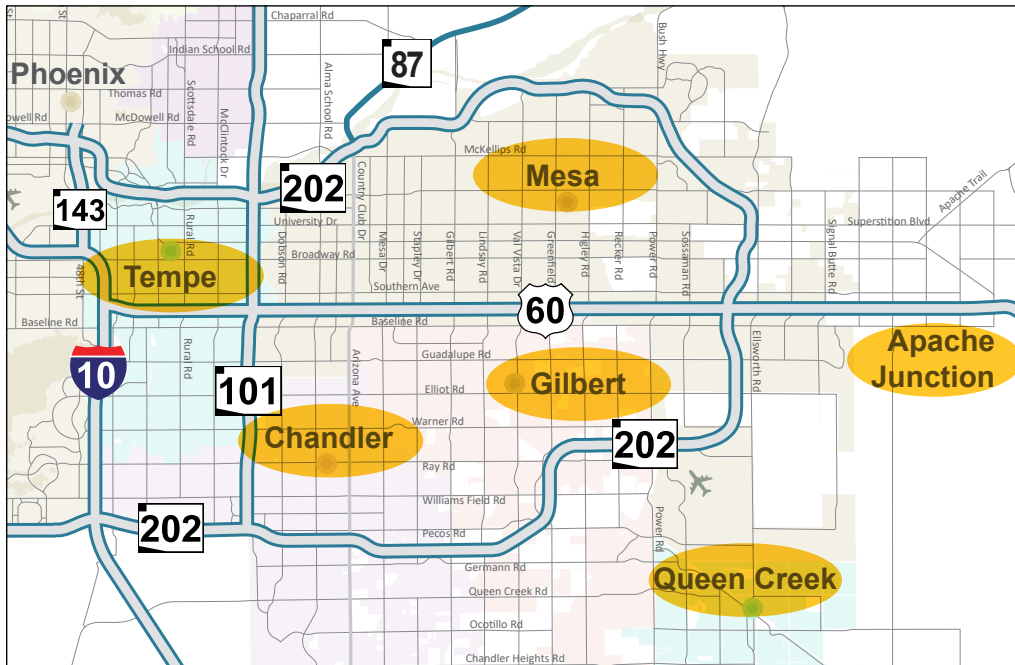
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The six cities and towns – Chandler, Gilbert, Mesa, Tempe, Queen Creek and Apache Junction – known as the PHX East Valley accounted for nearly half of the total job growth in all of Maricopa County last year, according to data from CBRE Research, Arizona Commerce Authority and Greater Phoenix Economic Council. All told, the burgeoning region added 13,500 of the

28,000 new jobs in 2018. Among the industries with the biggest job gains in the region last year were manufacturing, technology and financial services.

In Mesa, AQST Space Systems relocated its headquarters to Falcon Field Airport from Puerto Rico, and Piper Plastics, a global provider of high-performance polymer materials, precision molded and machined plastic components and assemblies, is building a 90,000-square-foot North American Research and Development Tech Center there.

The region also continues to foster innovation in a variety of technology-enabled enterprises. This includes EdgeCore Internet Real Estate's planned 1.25-million-square-foot campus, in Mesa, plus a \$63.5-million satellite campus to Arizona State University. Located in Mesa's downtown core, the campus will feature programs using augmented and virtual reality, artificial intelligence, and 3D design that are critical to medical, aerospace, manufacturing and entertainment firms.



GROWTH IN THE EAST VALLEY

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This corner of metro Phoenix is defined by university life, family fun and the ruggedly beautiful Superstition Mountains. Arizona State University is located in Tempe, which plays host to some of the region's biggest outdoor parties. Chandler is considered the innovation and technology hub of the Southwest.

GROW WITH THE PHX EAST VALLEY.

The economic growth and superior quality of life found in the PHX East Valley didn't just happen overnight. From thriving cultural opportunities to amazing recreation areas with an ideal climate, the PHX East Valley has developed into the place where individuals want to work, live and play.



TOP 6 COMPANIES IN THE VALLEY

GoDaddy

GoDaddy is an innovative software development and web design company. Employees are encouraged to live fearlessly, exceed goals, and celebrate individuality.

Keap

Located in Chandler, Keap is a private company that offers an e-mail marketing and sales platform for small businesses.

Clearlink

Clearlink works with the world's leading brands to extend brand reach and gather consumer insights. Clearlink is a resource for marketing solutions, sales solutions, and data-science solutions.

TEKsystems

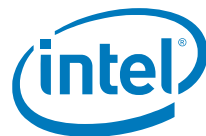
TEKsystems helps companies build all-star teams that are as ambitious as the all-star companies they work for.

AZBigMedia

AZBigMedia has brought the most compelling news stories from the around the country to Arizona readers.

Vixxo

Vixxo is a technology-enabled asset management company located in Scottsdale. Their client list is made up of many Fortune 500 companies spanning from retail and restaurants to businesses and large companies.



Intel has announced a \$20 billion investment in two new manufacturing facilities in Chandler, AZ, set to come online for production in 2024. Gelsinger has pointed out that Intel is ready to break ground, increasing the number of factories on Intel's Ocotillo campus, in Chandler, from four to six. This is the largest private investment in Arizona history resulting in 3,000 high paying tech jobs, 3,000 construction jobs and 15,000 indirect jobs in the submarket.

DEMOGRAPHICS

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DEMOGRAPHIC SUMMARY

312 N Alma School Rd, Chandler, Arizona, 85224

Ring of 5 miles

KEY FACTS

319,955

Population



119,954

Households

36.6

Median Age

\$70,735

Median Disposable Income

EDUCATION

6%

No High School Diploma



17%

High School Graduate



31%

Some College



45%

Bachelor's/Grad/Prof Degree

INCOME



\$87,656

Median Household Income



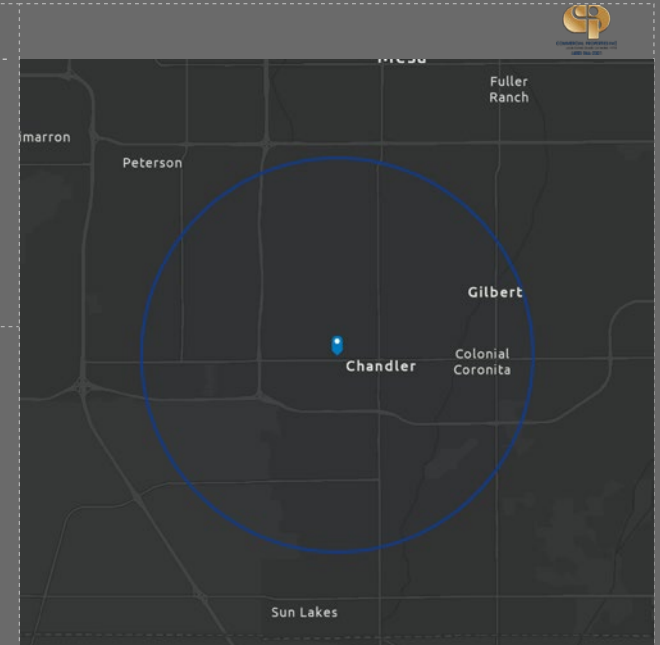
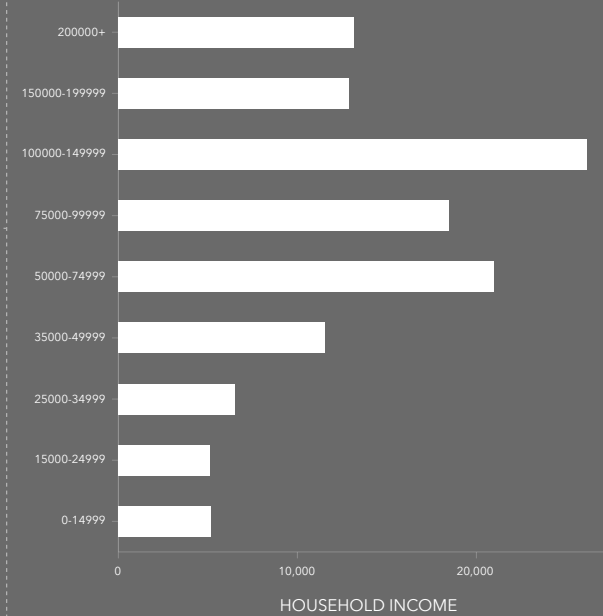
\$41,566

Per Capita Income



\$188,053

Median Net Worth



EMPLOYMENT

77%

White Collar

14%

Blue Collar

9%

Services

4.5%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.

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