

FOR SALE

GRANADA PLAZA

590 N ALMA SCHOOL RD | CHANDLER, AZ



Aaron Norwood, Partner
480.294.6016
anorwood@levrose.com

Bryn Norwood, Advisor
480.508.7442
bnorwood@levrose.com

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL REAL ESTATE SERVICES

OFFERING DETAILS



SALE PRICE:
\$7,999,000



BUILDING SIZE:
±40,705 SF



PRICE/SF:
\$196/SF



LOT SIZE:
±3.42 AC



CAP RATE:
7.33%



PARCEL:
302-48-003S



PROPERTY TYPE:
Retail



ZONING:
C-1, Chandler



SUBMARKET:
Chandler

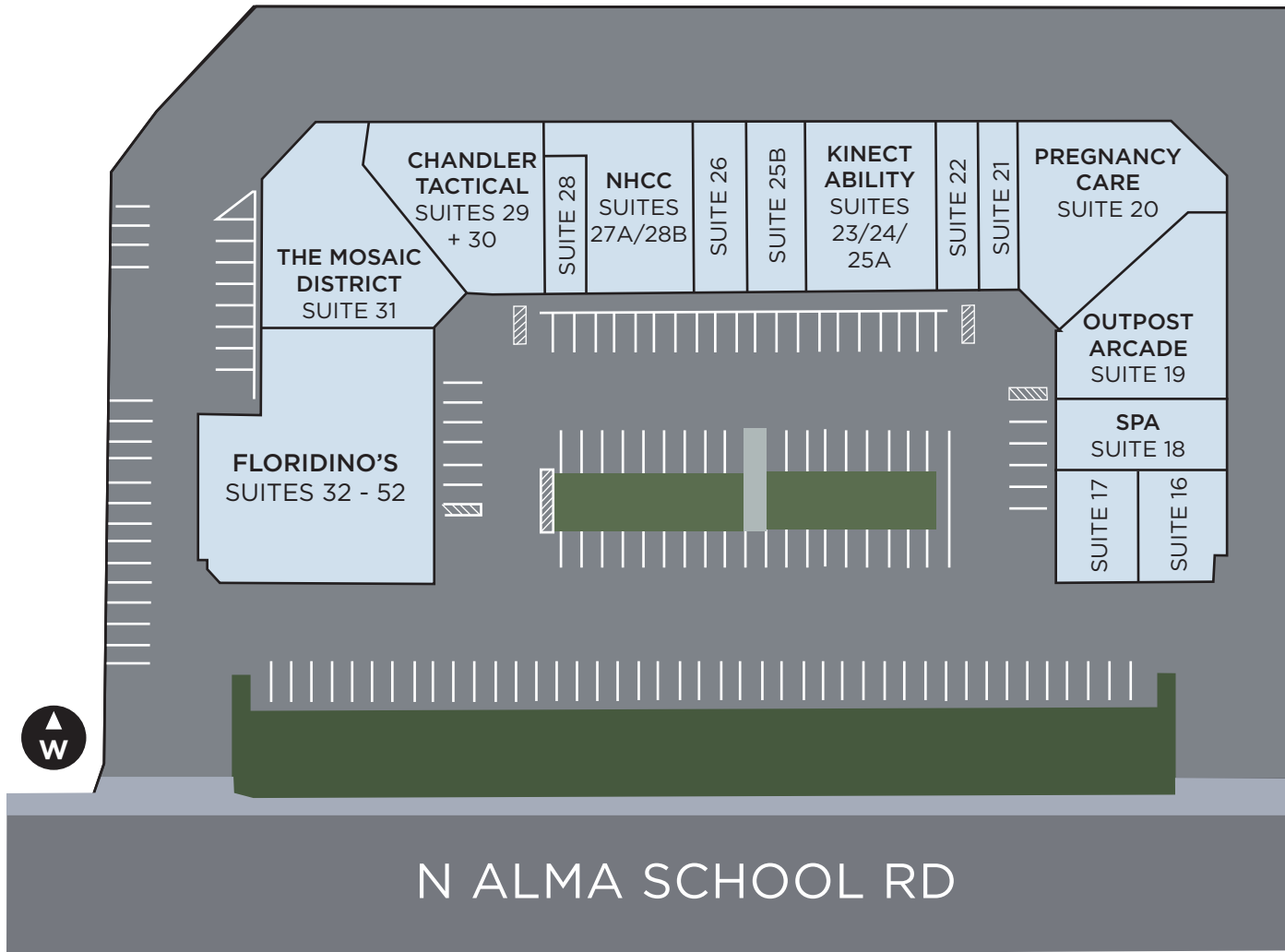


PARKING:
104 Surface Spaces

PROPERTY HIGHLIGHTS

- **Fully Leased Investment Opportunity:** This property is fully leased, providing immediate and stable rental income.
- **Thriving Business Environment:** Hosts a strong local business tenant mix with a long-term anchor tenant.
- **Prime Location:** Situated in the heart of Chandler for maximum business exposure.
- **Excellent Connectivity:** Easy access to Loop 101 & Loop 202, ensuring seamless travel and logistics.
- **Exceptional Maintenance:** Beautifully maintained property creating an attractive and professional setting.

SITE PLAN



SUITE	TENANT
SUITE 28	TRACEY'S BARBERSHOP
SUITE 26	STREAMS OF LIFE CHURCH
SUITE 25B	DESERT DOJO
SUITE 22	ARTISTIC AQUARIUMS
SUITE 21	MAD HATTER
SUITE 17	DESERT FAMILY CARE
SUITE 16	DR. JOHN DAWSON

AERIAL OVERVIEW



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2025	19,458	146,077	312,019
2030	19,227	145,409	307,272



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2025	7,645	57,288	121,735
2030	7,698	58,078	121,911



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2025	\$107,000	\$123,307	\$140,900



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2025	6,121	55,907	125,334



BUSINESSES

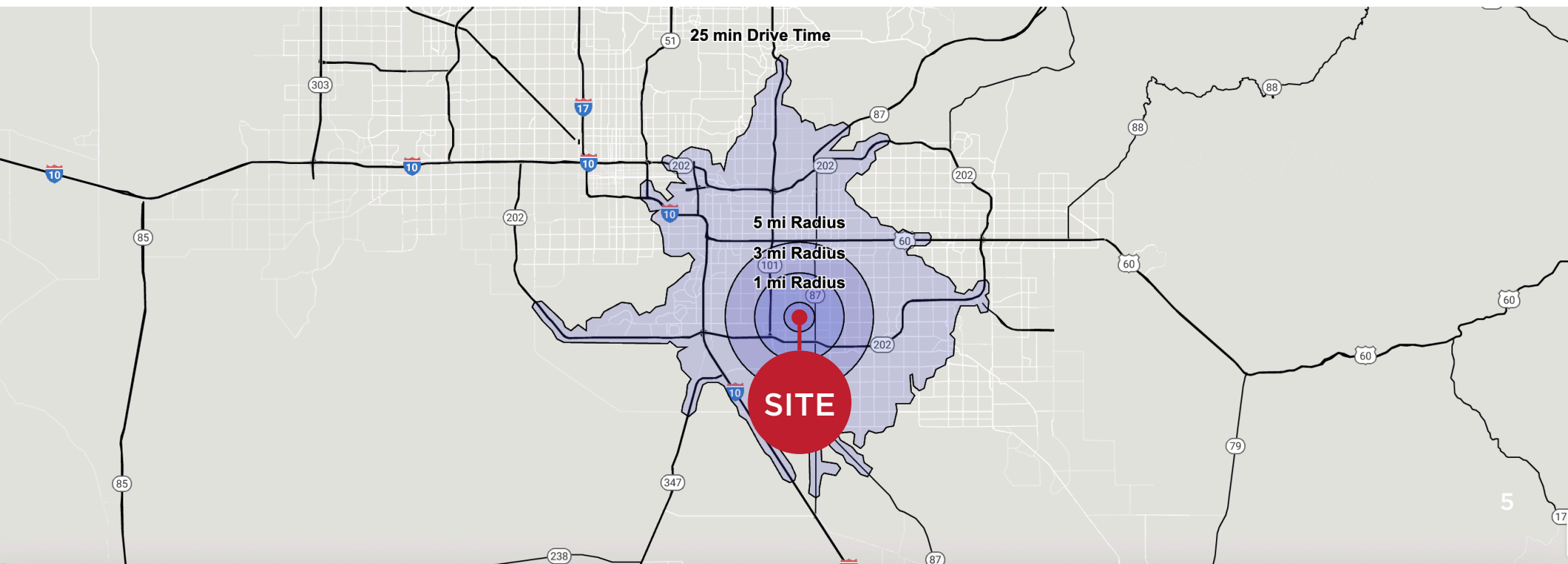
	1 MILE	3 MILES	5 MILES
2025	967	6,690	16,357



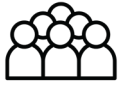
HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2025	\$84,479	\$99,006	\$110,692

Info gathered via Costar.com



CHANDLER CITY OVERVIEW



291K +
TOTAL POPULATION



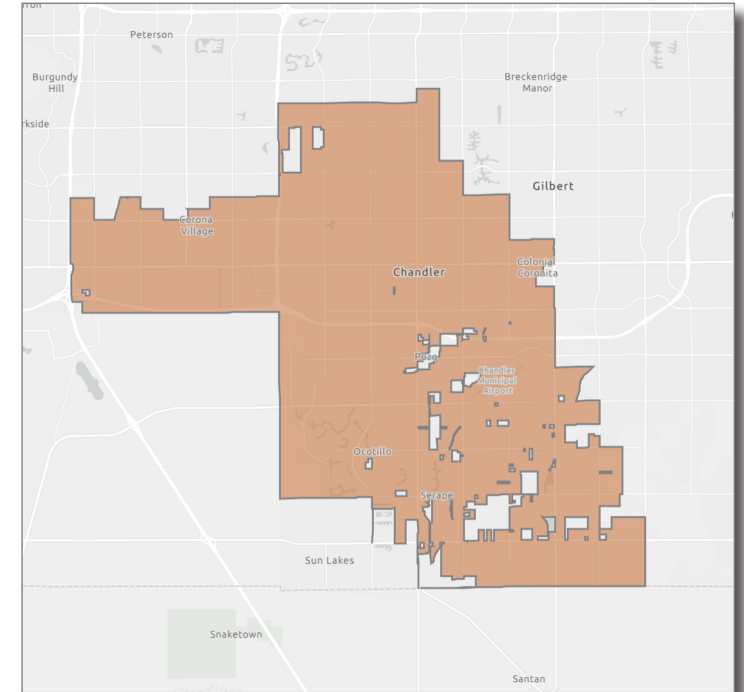
\$133K +
AVG HH INCOME

INNOVATION CORE WITH ANCHORED CORPORATE BASE

Chandler has become synonymous with high tech employment in the East Valley. Anchored by Intel's \$20 billion campus, the city has attracted a wide range of enterprise and mid-market companies in sectors like semiconductors, banking, and aerospace. With a 2025 population of 282,048 and growing, Chandler is consistently rated among the best cities for business relocation due to its infrastructure and quality-of-life amenities.

DEMAND FOR FLEX, HEALTHCARE, & MULTIFAMILY PRODUCT

The Price Corridor remains a top commercial destination, bolstered by recent Loop 202 improvements and Comtech's 2024 HQ relocation from New York. Multifamily absorption has remained strong, as evidenced by successful projects like Village of Chandler. As new healthcare, life science, and flex industrial builds emerge, Chandler's reputation for efficient permitting and skilled workforce attraction gives it an edge.





Aaron Norwood, Partner
480.294.6016
anorwood@levrose.com

Bryn Norwood, Advisor
480.508.7442
bnorwood@levrose.com

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL
REAL ESTATE SERVICES