

FOR LEASE

ALMA ELLIOT SQUARE

935 – 995 W. ELLIOT ROAD, CHANDLER AZ 85225
SEC ALMA SCHOOL ROAD / W. ELLIOT ROAD

1,800 SF Inline & 4,965 SF Freestanding



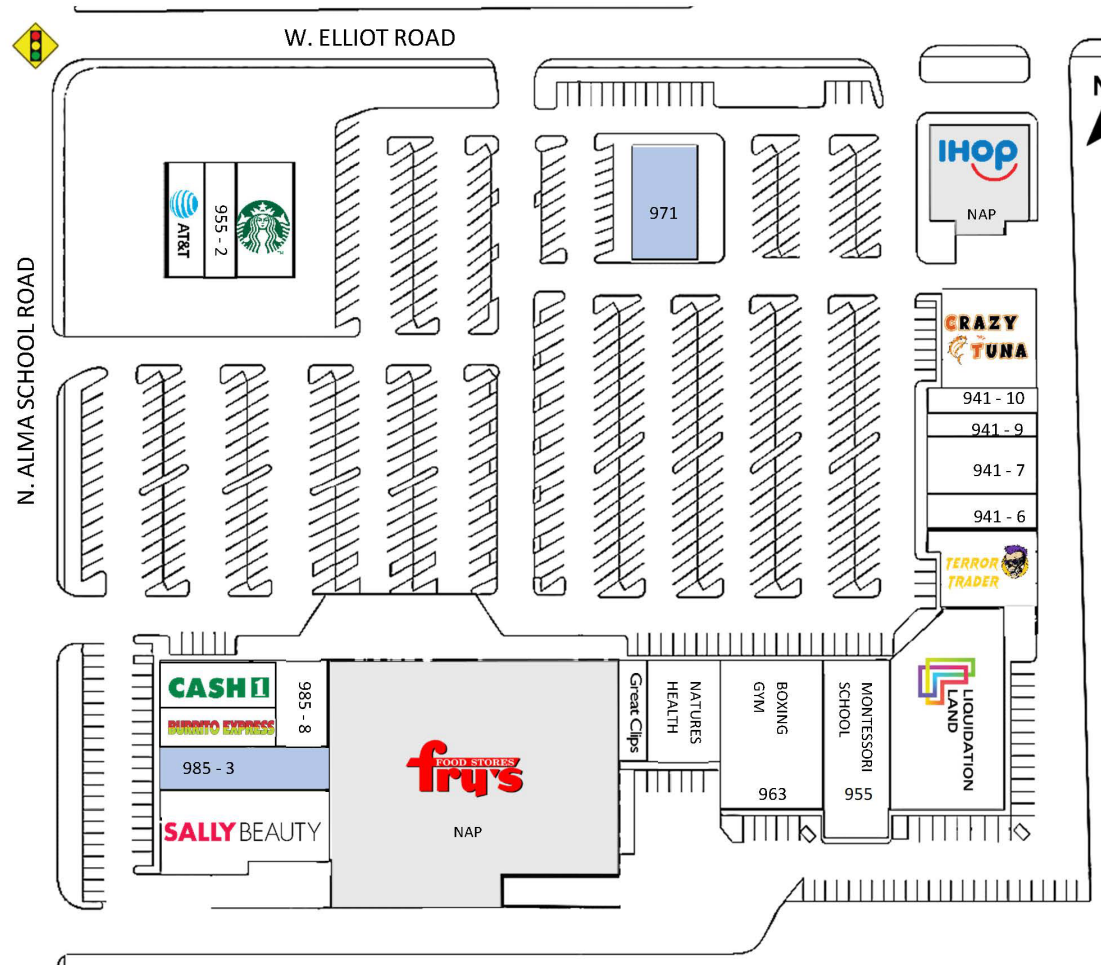
FOR LEASE

ALMA ELLIOT SQUARE

935 – 995 W. ELLIOT ROAD, CHANDLER AZ 85225
SEC ALMA SCHOOL ROAD / W. ELLIOT ROAD

SITE PLAN

941 - 2/5	Terror Trader	4,875
941 - 6	Chinese Food	2,250
941 - 7	Arts Academy	1,974
941 - 9	Nails	1,205
941 - 10	Cricket Wireless	1,200
941 - 11/13	Crazy Tuna	4,600
955 - 1	Starbucks	2,000
955 - 2	Phone Repair	1,080
955 - 3	AT&T	1,680
985 - 1/2	Sally Beauty	2,000
985 - 3	Available	1,800
985 - 6	Burrito Express	1,950
985 - 7	Cash 1	1,400
985 - 8	Water & Ice	1,050
947	Liquidation Land	11,600
955	Montessori	3,440
963	Boxing Gym	8,063
973 - 2	Nature's Health	3,942
973 - 1	Great Clips	1,090
971	Available	4,965
2010	Fry's Food	NAP
935	IHOP	NAP



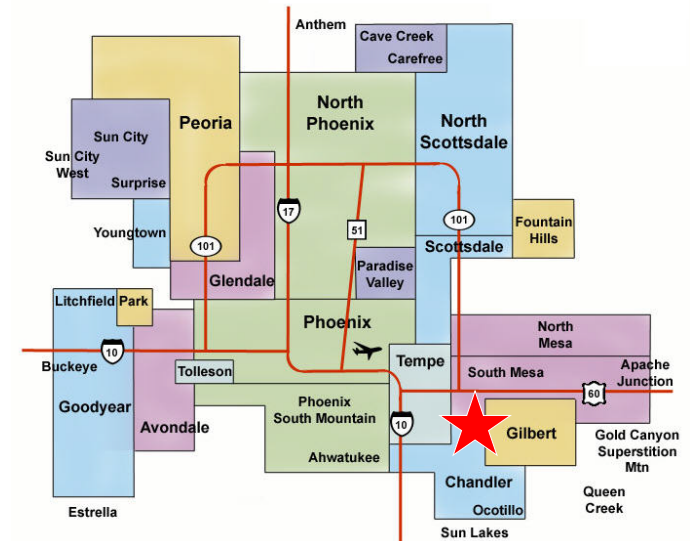
FOR LEASE

ALMA ELLIOT SQUARE

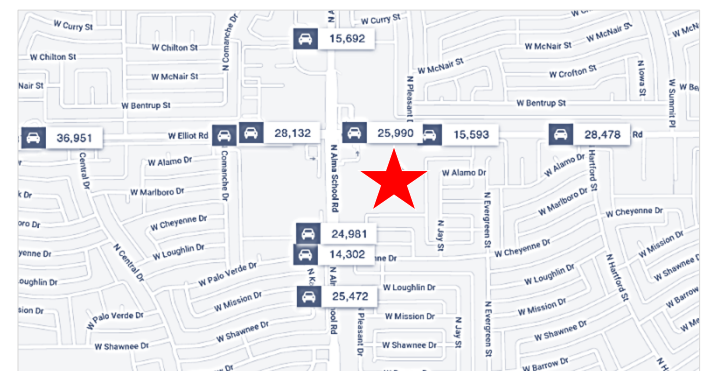
935 – 985 W. ELLIOT ROAD, CHANDLER AZ 85225
SEC ALMA SCHOOL ROAD / W. ELLIOT ROAD

PROPERTY INFO

- Rent Negotiable
- NNN = \$6.24/SF/YR
- Freestanding building available at 4,965 SF
- Former pizza restaurant available at 1,800 SF
- Monument signage available
- Grocery anchored shopping center
- Proximity to Hwy 60 and Loop 101
- Ample parking, easy ingress/egress



Demographics >>	1 mile	3 miles	15 Min. Drive
Population	17,751	130,946	617,346
Households	7,106	51,278	229,827
Median Age	38.70	38.10	34.60
Median HH Income	\$76,721	\$76,958	\$69,139
Daytime Employees	4,582	67,208	322,409
Population Growth '23 - '28	▼ -0.08%	▲ 0.21%	▲ 6.31%
Household Growth '23 - '28	▲ 0.06%	▲ 0.35%	▲ 6.22%



FOR LEASE

ALMA ELLIOT SQUARE

935 – 995 W. ELLIOT ROAD, CHANDLER AZ 85225
SEC ALMA SCHOOL ROAD / W. ELLIOT ROAD

PHOTOS



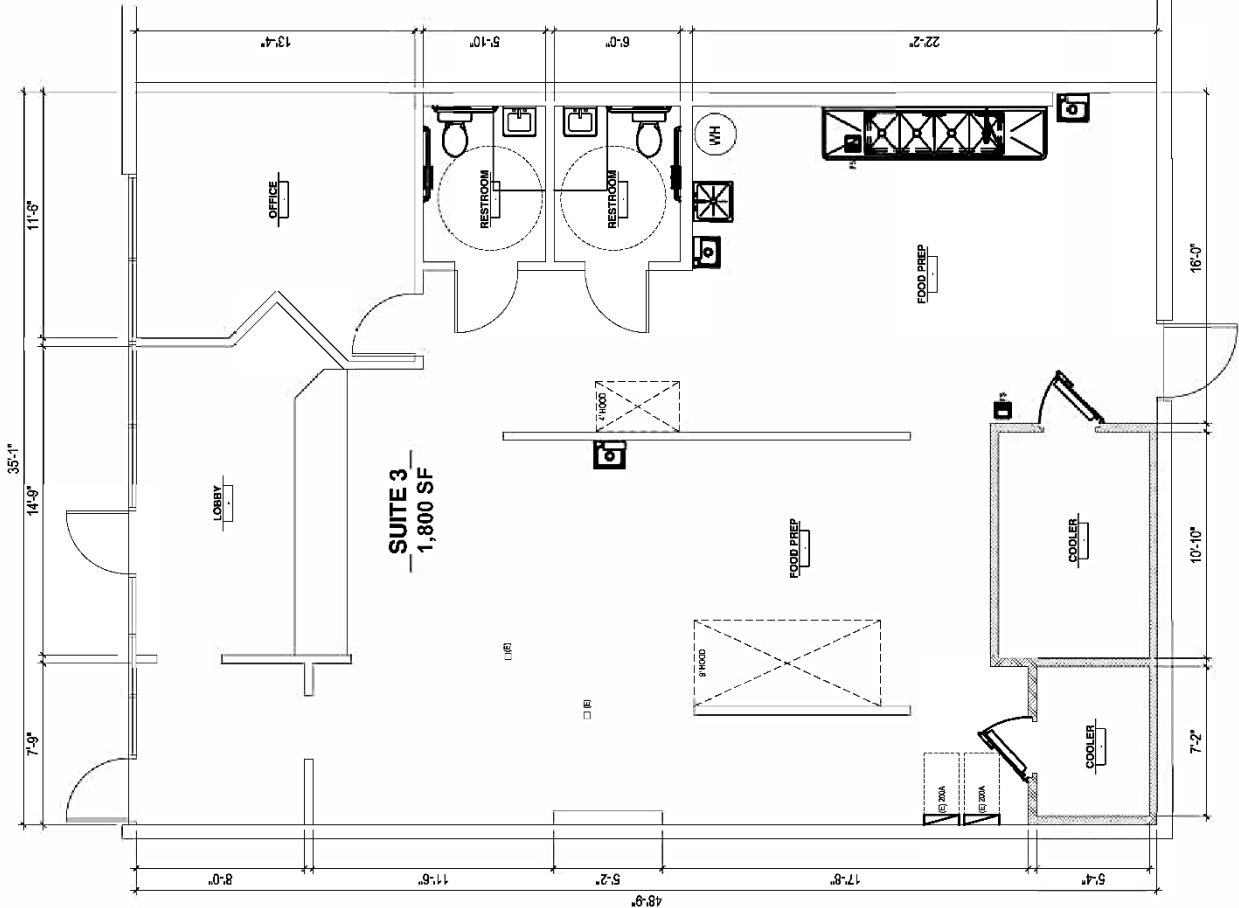
FOR LEASE

ALMA ELLIOT SQUARE

935 – 995 W. ELLIOT ROAD, CHANDLER AZ 85225
SEC ALMA SCHOOL ROAD / W. ELLIOT ROAD

985 #3 – 1,800 SF

Former Pizza Restaurant



FOR LEASE

ALMA ELLIOT SQUARE

935 – 985 W. ELLIOT ROAD, CHANDLER AZ 85225
SEC ALMA SCHOOL ROAD / W. ELLIOT ROAD

#971 – 4,965 SF

Freestanding Building

