

# THE SHOPPES AT CLEMENTE RANCH

2020-2040 S. ALMA SCHOOL ROAD, CHANDLER, ARIZONA



1,200 SF & 2,400 SF AVAILABLE



DENA ZELL  
602.386.5691  
dzell@camcre.com

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





# PROPERTY SUMMARY

**AVAILABLE** 1,200 - 2,400 SF

## PROPERTY HIGHLIGHTS

- Located 1 mile south of the Loop 202 SanTan Freeway and Less than 1 mile west of SR - 87
- Anchored by Fry's Food & Drug Store
- Affluent Trade Area
- Within close proximity to the Intel Ocotillo Campus
- Co-Tenants include The UPS Store, Edward Jones and Supercuts

## TENANTS



## TRAFFIC COUNTS

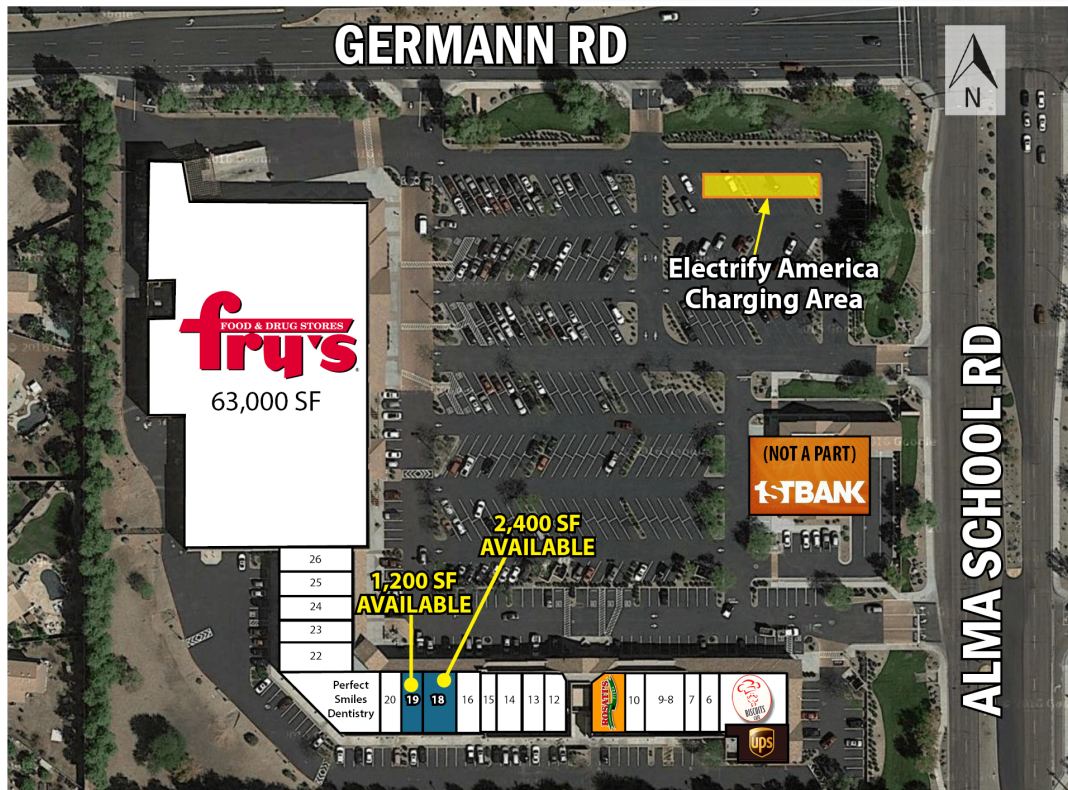
<b>N</b> Alma School Rd: 18,970 VPD	<b>E</b> Germann Rd: 19,336 VPD
<b>S</b> Alma School Rd: 17,480 VPD	<b>W</b> Germann Rd: 10,189 VPD



# SITE PLAN

Suite	Tenant	SF
1	The UPS Store	1,625
3-5	Biscuits Cafe	3,495
6	Guy and Gal Salon	1,360
7	Data Doctors	980
8-9	Hotworx	2,240
10	Eye and Ear	900
11	Rosati's Pizza	1,502
12	Mr. Brews Taphouse	1,202
13	Beijing Restaurant	1,200
14	Polba Tea	1,440

Suite	Tenant	SF
15	Vapeland	980
16	Supercuts	1,225
18	AVAILABLE	2,400
19	AVAILABLE	1,200
20	Cactus Flower	1,440
21	Perfect Smile Dentistry	2,999
22	Nail Salon	2,123
23	Refocus Modern Eyecare	1,400
24	Prosperity Foot Spa	1,400
25	Pet Clinic	1,400
26	Dippity Do Dog	1,447



# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,882	86,856	227,162
Average Age	33.6	33.0	36.0
Average Age (Male)	33.5	32.5	35.3
Average Age (Female)	33.5	33.5	36.6



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$96,637	\$86,859	\$83,402
Average House Value	\$334,318	\$348,584	\$332,253



HH UNITS	1 MILE	3 MILES	5 MILES
Total Households	4,473	32,103	86,931
# of Persons per HH	2.7	2.7	2.6



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Daytime Pop	6,442	61,402	145,867
Workers	2,812	39,969	81,283
Residents	28.9	23.6	25.1



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households	6,523	37,342	102,043
2028 Households	7,420	42,182	113,102

