

MEDICAL ARTS PLAZA

312 N ALMA SCHOOL RD | CHANDLER, AZ 85224

MEDICAL OFFICE SPACE AVAILABLE FOR LEASE



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

FOR MORE INFORMATION PLEASE CONTACT **JEREMY STOUT**
M 480.382.9123
JSTOUT@CPIAZ.COM

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. 10/24/24

MEDICAL OFFICE SPACE AVAILABLE FOR LEASE

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 15

±1,089 SF | \$19.95 MG

Layout Includes:

- Reception
- Conference Room
- 3 Offices
- 1 Restroom
- 1 Bull Pen
- 1 Storage Closet

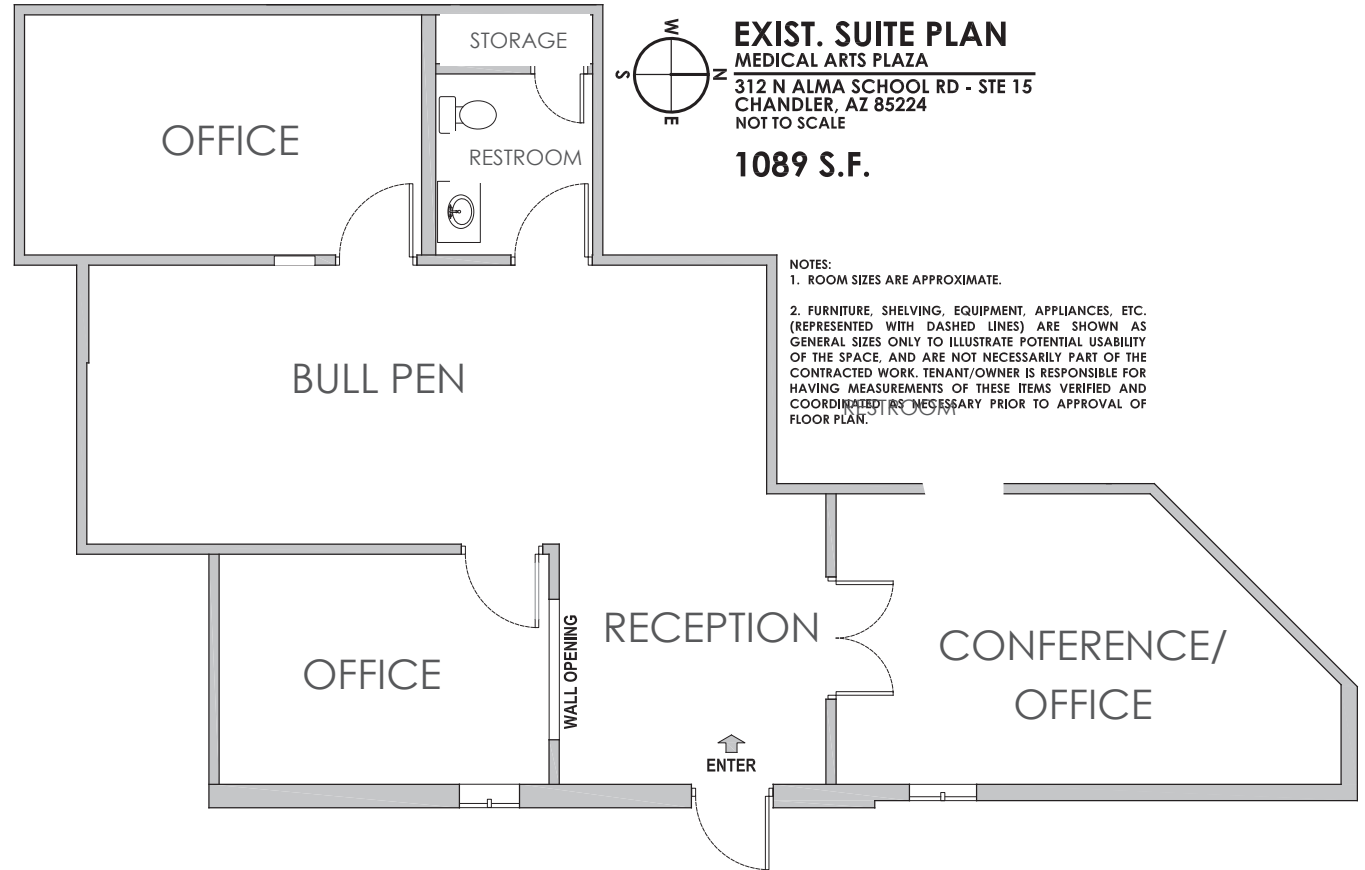


SUITE 15

±1,089 SF | \$19.95 MG

Layout Includes:

- Reception
- Conference Room
- 3 Offices
- 1 Restroom
- 1 Bull Pen
- 1 Storage Closet



AERIAL VIEW (SOUTHWEST)

MEDICAL ARTS PLAZA

312 N ALMA SCHOOL RD | CHANDLER, AZ 85224



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiplaz.com

**FOR MORE
INFORMATION
PLEASE CONTACT**

JEREMY STOUT
M 480.382.9123
JSTOUT@CPIAZ.COM

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.

AERIAL VIEW (NORTHEAST)

MEDICAL ARTS PLAZA
312 N ALMA SCHOOL RD | CHANDLER, AZ 85224



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

**FOR MORE
INFORMATION
PLEASE CONTACT**

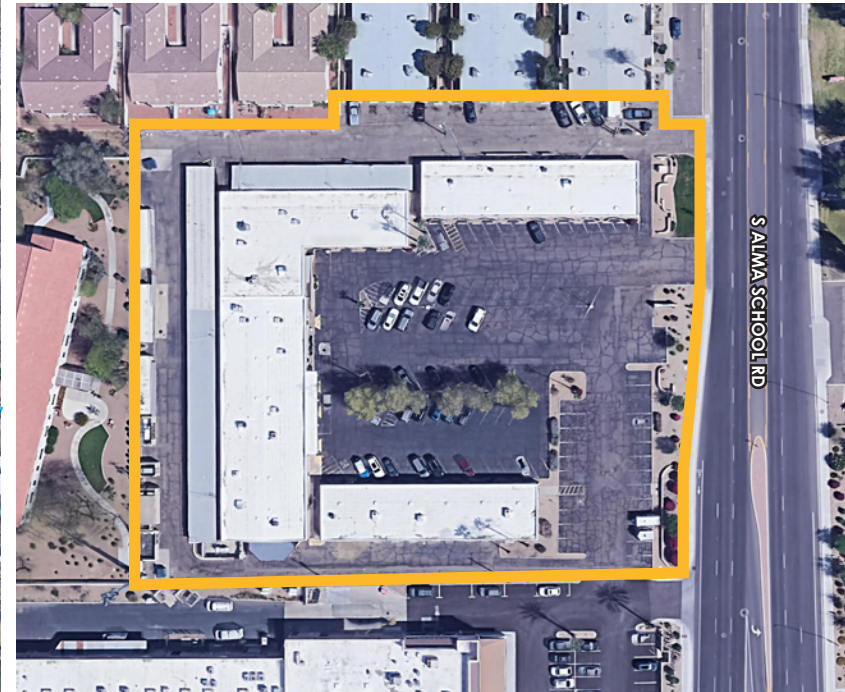
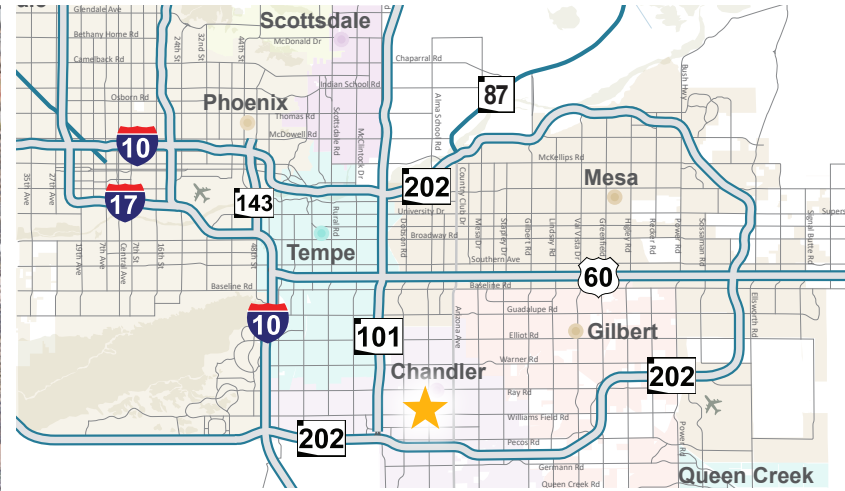
JEREMY STOUT
M 480.382.9123
JSTOUT@CPIAZ.COM

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.

AREA MAP

MEDICAL ARTS PLAZA

312 N ALMA SCHOOL RD | CHANDLER, AZ 85224



COMMERCIAL PROPERTIES INC.
 Locally Owned. Globally Connected. CORFAC INTERNATIONAL
 TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
 SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

FOR MORE INFORMATION PLEASE CONTACT
JEREMY STOUT
 M 480.382.9123
 JSTOUT@CPIAZ.COM

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. 10.24.24

SIX ENCOMPASSING CITIES

MEDICAL ARTS PLAZA

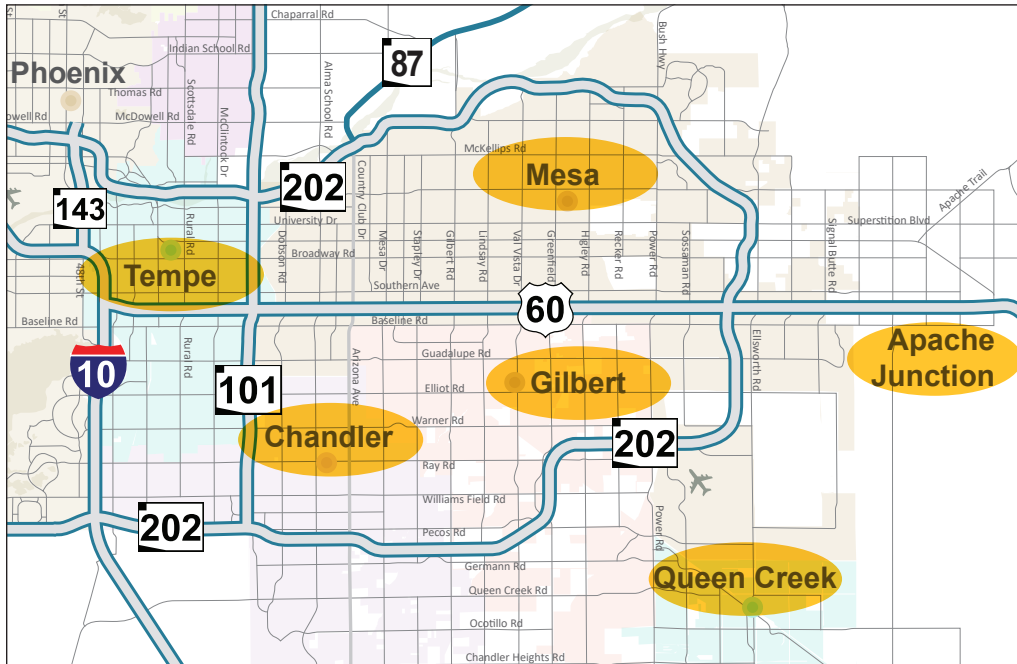
312 N ALMA SCHOOL RD | CHANDLER, AZ 85224

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.



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

MEDICAL ARTS PLAZA
312 N ALMA SCHOOL RD | CHANDLER, AZ 85224

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



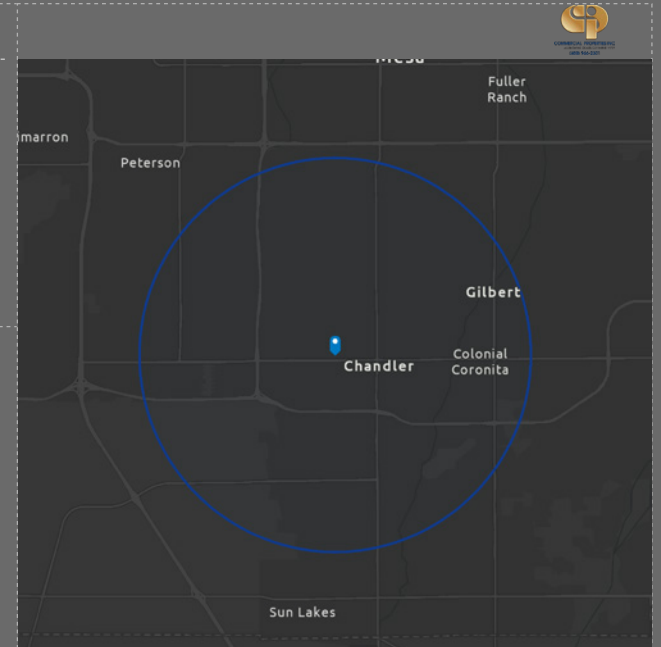
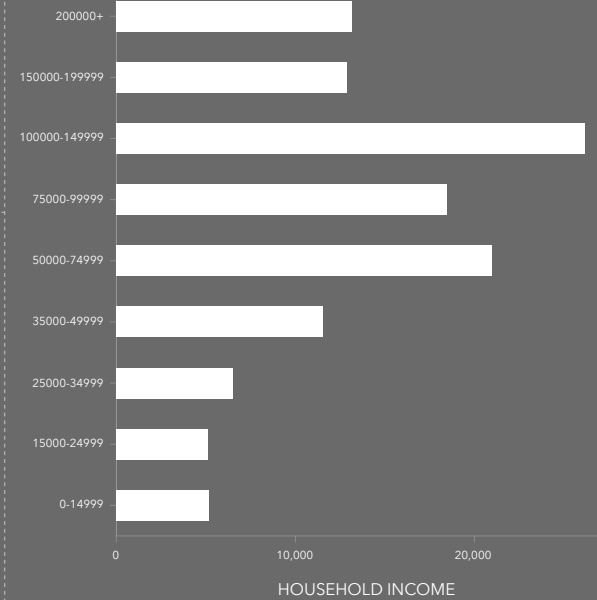
\$41,566

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.

© 2022 Esri



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

FOR MORE INFORMATION PLEASE CONTACT

JEREMY STOUT
M 480.382.9123
JSTOUT@CPIAZ.COM

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. 10/24/24