

4913 S. ALMA SCHOOL ROAD | CHANDLER, AZ



FOR SALE/LEASE

7,500 SF OFFICE SPACE

4913 S. ALMA SCHOOL RD.
CHANDLER | AZ

FOR MORE INFORMATION, PLEASE CONTACT US:

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EXECUTIVE VP / PRINCIPAL

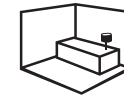
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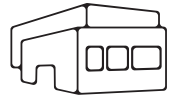
LOCATION HIGHLIGHTS



PROMENADE AT
FULTON RANCH
CONDOMINIUMS



7,500 SF
OFFICE SPACE



MULTI-TENANT
CAPABLE

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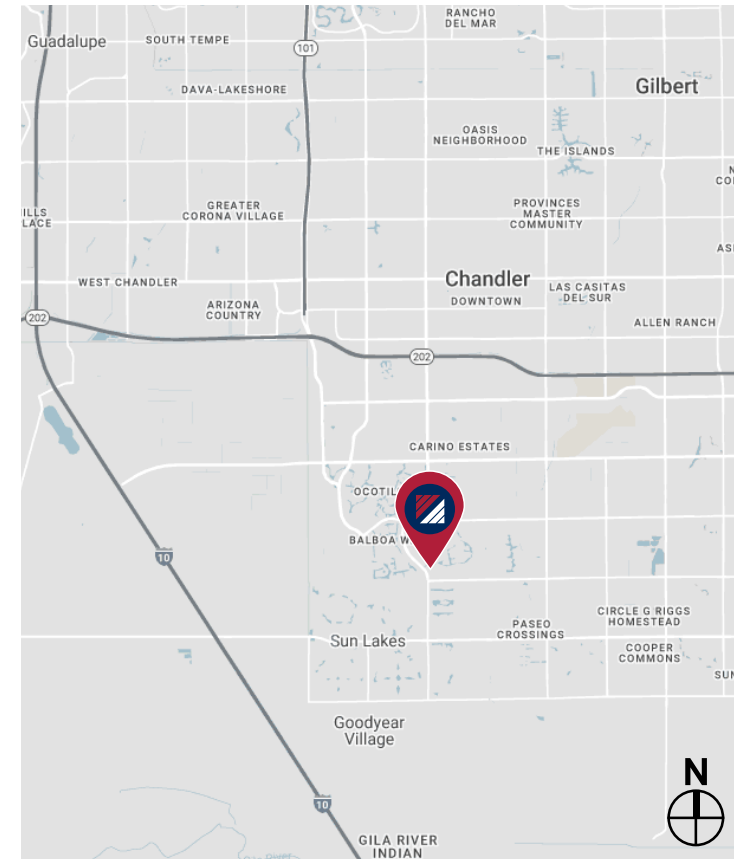
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PROPERTY FEATURES

- Promenade at Fulton Ranch Condominiums
- 7,500 SF (2) Tenant Office Condo: 5,509 SF and 1,991 SF (plus 602 SF shared restrooms and breakroom, 378 SF entry corridor)
- Multi-Tenant Capable
- PAD Zoning
- Close Proximity to 10 Freeway
- Lease Rate: Contact Brokers
- Sale Price: \$2,300,000
- Lease Rate: \$25/NNN



**7,500 SF
Office Space**



**Multi-Tenant
Capable**



**PAD
Zoning**



**Close
Proximity
10 Freeway**

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PROPERTY PHOTOS



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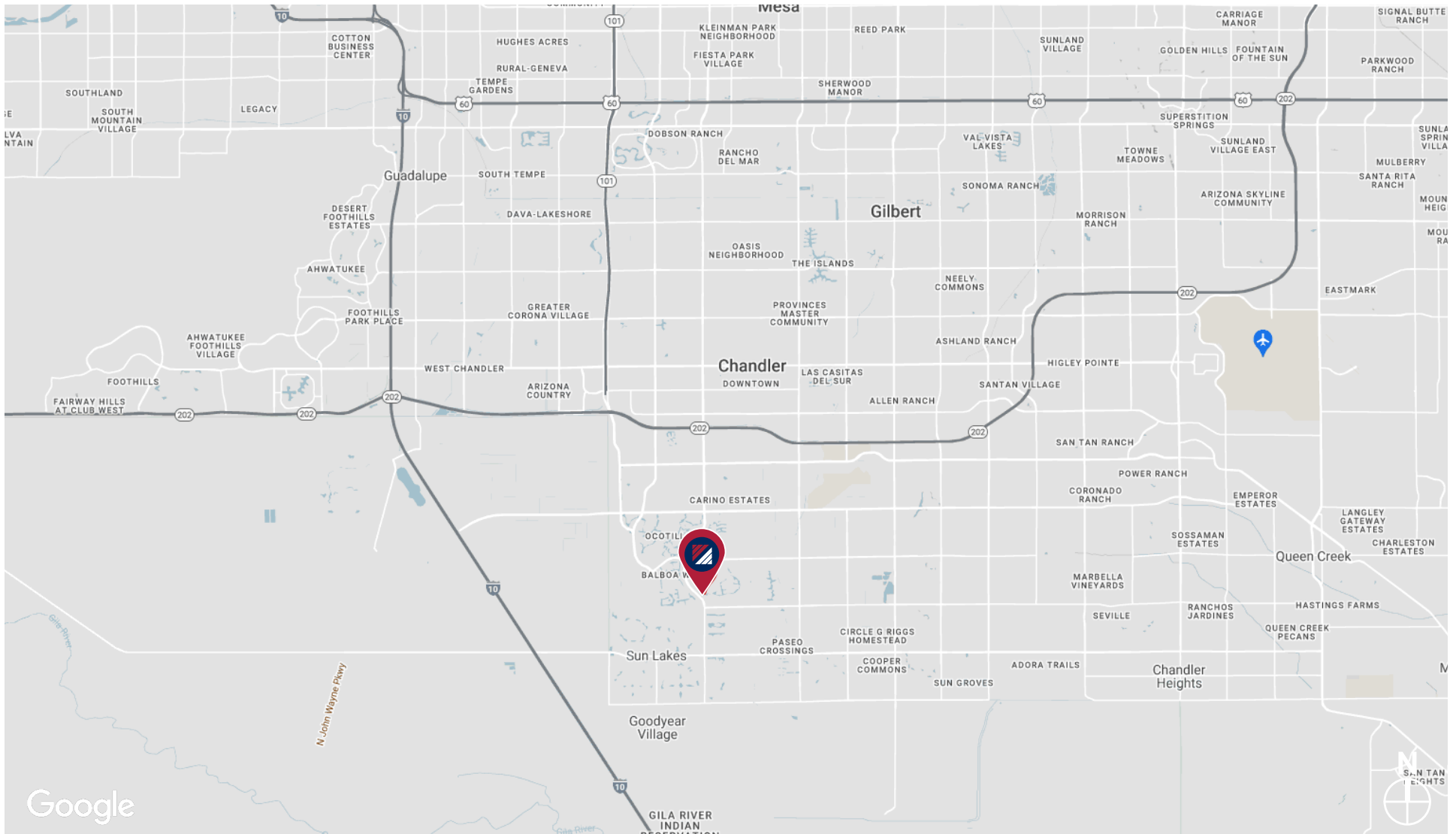
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LOCATION MAP



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AMENITIES & DEMOGRAPHICS



TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
S Alma School Rd	S Basha Rd SE	22,081	2015	0.17 mi
S Alma School Rd	E Chandler Heights Rd S	12,514	2022	0.23 mi
E Chandler Heights Rd	S Alma School Rd W	5,165	2022	0.26 mi
E Chandler Heights Rd	S Alma School Rd E	1,285	2022	0.26 mi
W Chandler Heights Rd	S Pleasant Dr E	8,660	2022	0.29 mi
S Alma School Rd	W Nolan Way S	11,421	2022	0.32 mi
S Alma School Rd	W Lake Dr SE	23,572	2022	0.45 mi
W Chandler Heights Rd	Tumbleweed Ln W	10,762	2022	0.51 mi
E Chandler Heights Rd	Tumbleweed Ln W	8,519	2022	0.51 mi
S Alma School Rd	Oakwood Hills Dr N	15,951	2022	0.56 mi

	DEMOGRAPHICS		
	3 Mile	5 Miles	10 Miles
2010 Population	56,470	122,143	500,974
2023 Population	72,882	158,707	599,385
2028 Population Projection	75,144	163,770	611,989
2010 Households	23,203	46,899	186,142
2023 Households	29,297	60,533	223,301
2028 Household Projection	30,126	62,414	228,083
Total Specified Consumer Spending (\$)	\$1.2B	\$2.4B	\$8.6B
Avg Household Income	\$128,319	\$126,031	\$117,290
Median Household Income	\$100,923	\$99,856	\$95,105

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