

OWNER/USER

MEDICAL BUILDING

WITH INCOME IN PLACE FOR SALE

CALL FOR PRICING



4920 SOUTH ALMA SCHOOL ROAD
CHANDLER, ARIZONA 85248

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**AREA
OVERVIEW**



Opportunity to acquire $\pm 4,000$ SF free-standing Medical building with income in-place. Heartland Dental is the nations' largest dental support organization providing non-clinical administrative support services to 1,800 dentists in over 1,600 offices across 38 States. Heartland Dental has 2 remaining (5-year) options to extend their lease with scheduled rental increases showing their commitment to the site. The other half is a built-out optometry clinic (move-in-ready) for multiple medical users.



OUTPARCEL TO OCOTILLO CENTER | NEXT TO BUSY MCDONALD'S | NEARBY NATIONAL/CREDIT TENANTS

- The property is located as an outparcel to Ocotillo Center, a 100,000 Square foot retail center anchored by Safeway
- The property is on a contiguous pad with a busy McDonald's (Average 6,133 visits per month)
- The site sits across the street from a 90,000+ square foot retail center
- Other nearby national/credit tenants include Target, The Home Depot, Lowe's Home Improvement, LA Fitness, and more
- Strong surrounding tenant synergy increases consumer draw to the overall trade area and promotes crossover exposure for the site

LOCATION



CHANDLER,
ARIZONA

MARICOPA
COUNTY

PHOENIX MSA

ACCESS



S. ALMA
SCHOOL ROAD:
1 ACCESS POINT

TRAFFIC COUNTS



S. ALMA
SCHOOL ROAD:
12,600 VPD

W. CHANDLER
HEIGHTS ROAD:
5,200 VPD

IMPROVEMENTS



3,694 SF OF
RENTABLE AREA

306 SF OF UTILITY
ROOM

~~4,000 SF OF TOTAL~~
BUILDING AREA

PARKING



THERE ARE
APPROXIMATELY 35
PARKING SPACES ON
THE OWNED PARCEL

THE PARKING RATIO IS
APPROXIMATELY 9.61
STALLS PER 1,000 SF
OF LEASABLE AREA

PARCEL



PARCEL NUMBER:
303-48-757

ACRES: 0.61

SQUARE FEET: 26,273

CONSTRUCTION



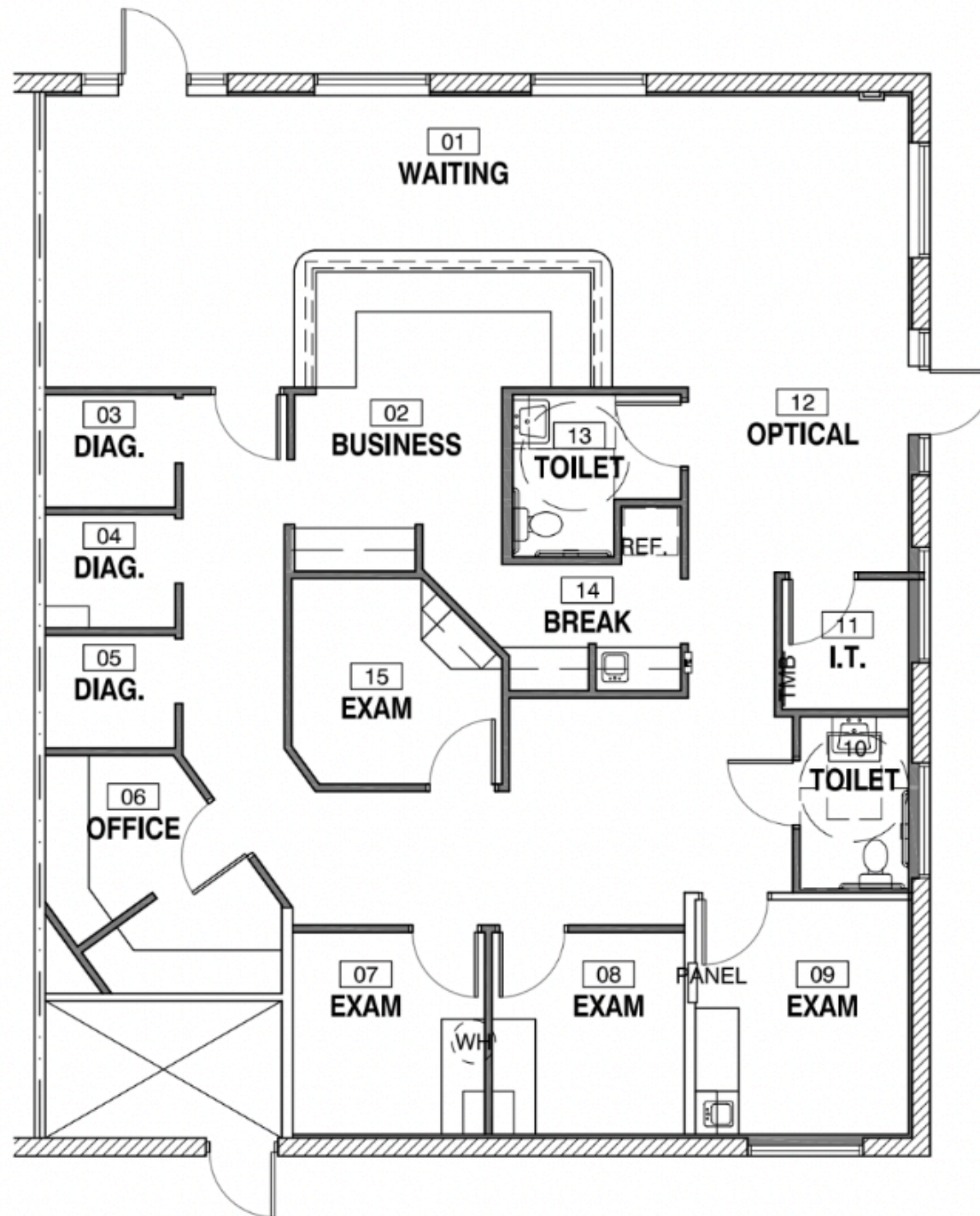
YEAR BUILT: 2002

ZONING



PAD: PLANNED AREA
DEVELOPMENT

05 | FLOOR PLAN







SAFeway



S. ALMA SCHOOL ROAD
VPD: 12,600



ENTERTAINMENT

Downtown Chandler

The fourth largest City in Arizona, located in one of the fastest growing innovation and technology centers in the nation. Chandler is a vibrant, diverse, fiscally responsible community with a supportive business climate that attracts global industry leaders, exciting startups, talented workers and their families. In addition to being a great place to live, play and work our local hotels, resorts, golf courses, restaurants and ample shopping opportunities make Chandler one of Arizona's great vacation spots. Explore some of what Chandler has to offer you!

Chandler Fashion Square

Shopping enthusiasts will enjoy a visit to the second largest mall in the metropolitan Phoenix area. In addition to the more than 180 different stores, restaurants and the 20-screen Harkins movie theater the mall also features a seasonal splash pad in their Outdoor Village. Other mall amenities include complimentary wheelchair rentals, assistance with carrying out packages, free WiFi, valet service and a Text Concierge service where visitors are invited to text their questions directly for speedy assistance.



Phoenix Premium Outlets

Welcome to shopping at its absolute finest. Simon® Malls offer the ideal mix of renowned style icons and the hottest retailers. And with a collection of the world's finest designer labels and leading brands at savings of 25% to 65% every day, savvy shoppers won't want to miss the Premium Outlets®.

86 STORES FEATURING

LACOSTE, Starbucks Coffee, Coach Outlet, Polo Ralph Lauren, Michael Kors Outlet, Armani Exchange Outlet, Hurley, Brooks Brothers Factory Store, Lucky Brand Jeans, and Marc Jacobs.

ECONOMY AND GROWTH

Chandler's proactive leadership, corporate-friendly environment, world-class labor force and market reach have made it an attractive location for businesses of all sizes and industries. Away from work, our community is committed to developing a sense of place that draws new visitors and enriches the lives of our residents.

Regarded as one of the most financially stable cities in the United States, evidenced by our AAA bond rating from each major bond rating agency. This fiscal health stems from City leadership's understanding of the importance of a strong local economy. The City has worked for decades to build a location for business success and to create a sense of place that is appealing to large and small businesses alike. The following are some of the advantages of doing business in Chandler:

- *Pro-business local government that is responsive to the needs of the business community*
- *City staff capable of assisting businesses of all sizes, from startups to multinational corporations*
- *Programs and services to support businesses locating and expanding in Chandler*
- *Sound, long-term fiscal policies to ensure Chandler is a safe place for private sector investment*
- *Lowest city sales tax rate among the metro area's major cities at 1.5 percent*
- *Minimalist state regulatory environment and among the lowest corporate income tax rates at 4.9 percent*

Highest Employers

Fortune 1000 ranking listed right

CVS Health	4
Alphabet - Waymo subsidiary	8
Cardinal Health	15
Walgreens	18
Verizon	23
General Motors	25
Bank of America	36
Wells Fargo	41
Intel	46
Allstate	66
Liberty Mutual	78

Greater Phoenix

Cost of Living Index

Composite Score	103.5
Groceries	99.2
Housing	117.0
Utilities	106.5
Transportation	104.6
Healthcare	92.7
Misc. Goods & Services	94.8

Source: Cost of Living Index (Q2 2021)

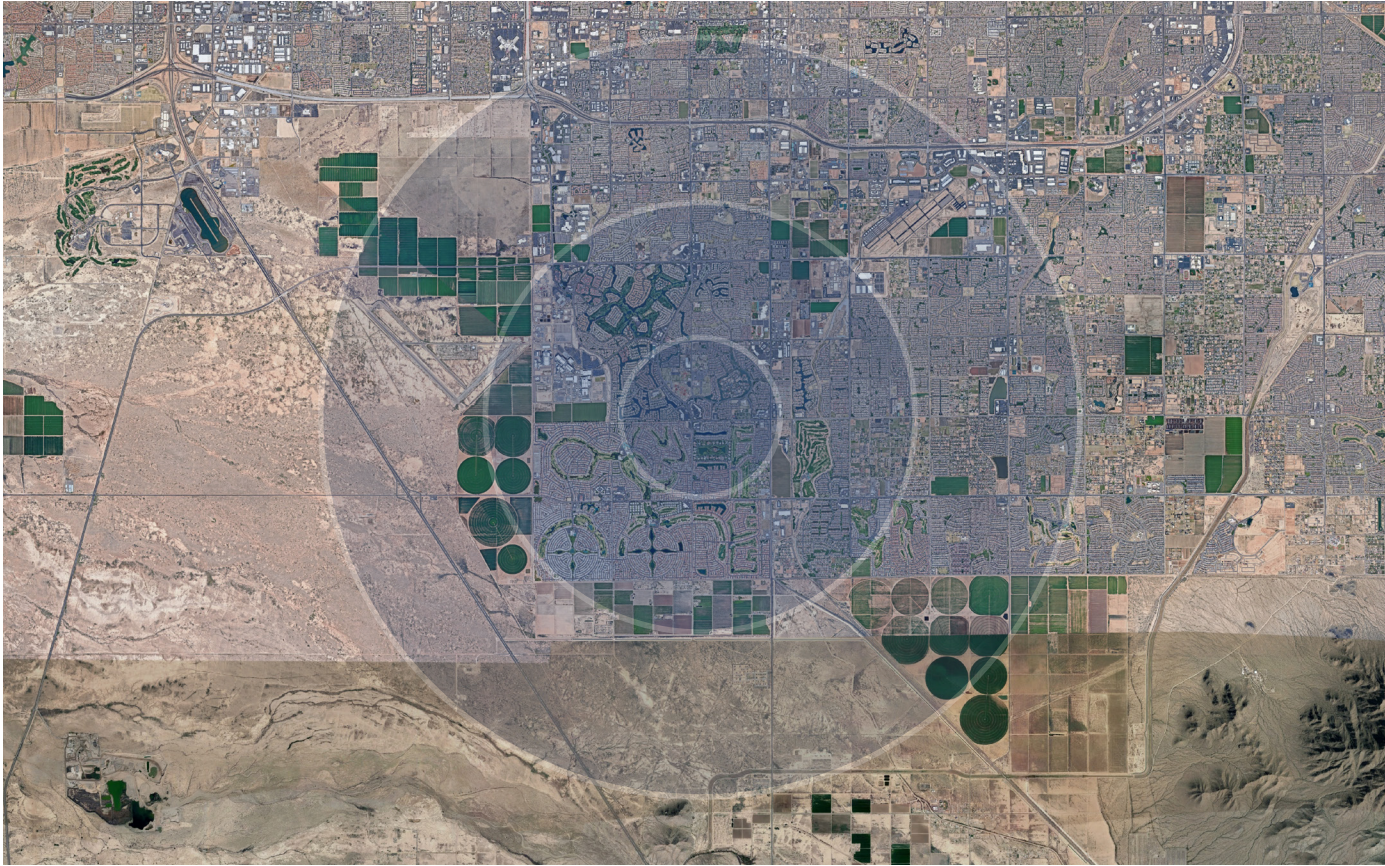
Median Household Income **\$96,948**

Per Capita Income **\$46,963**

Data Source: ESRI Business Analyst (2022)

Nationwide Community Rankings (2020-22)

2nd Most Prosperous Large Cities
(Economic Innovation Group 2020)
5th Best City for Women in Tech
(SmartAsset 2022)
6th Most Livable City in the U.S.
(SmartAsset 2020)
7th Best Cities to Buy a Family Home
(SmartAsset 2021)
8th Best Untapped Cities for Startups (Fundera 2020)
15th Best City for Women Entrepreneurs (Fundera 2020)
16th Best Place to Find a Job
(WalletHub 2022)
23rd Safest Cities in America
(WalletHub 2021)



11 | DEMOGRAPHICS

DAYTIME
POPULATION
204,072

* 5 mile radius



MEDIAN AGE
40.0

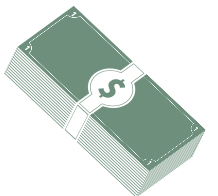
* 5 mile radius



2022 Summary (SitesUSA)	One Mile	Three Mile	Five Mile
Daytime Population:	10,611	89,844	204,072
Residential Population:	8,341	69,700	150,802
Average Household Income:	\$147,067	\$135,178	\$121,198
Average Household Size:	2.3	2.4	2.6
Median Age:	50	44.8	40.0
Housing Units:	4,286	31,719	64,186
Total Households:	3,635	28,436	58,096
Total Businesses:	380	2,477	5,568

AVERAGE HOUSEHOLD
INCOME
\$147,067

* 1 mile radius





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by **ORION Investment Real Estate** in compliance with all applicable fair housing and equal opportunity laws.



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