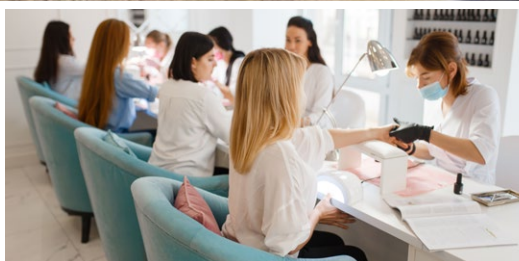
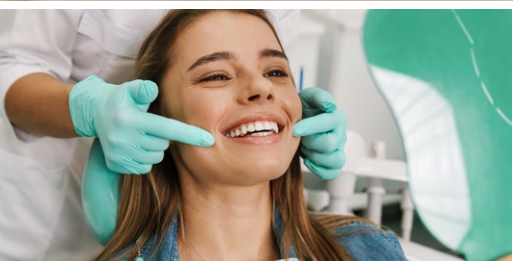




THE FALLS AT OCOTILLO



SWC

ALMA SCHOOL RD & QUEEN CREEK RD

Chandler, Arizona

PCA
PHOENIX COMMERCIAL ADVISORS

property highlights

AVAILABLE:	±2,362 SF ±7,296 SF (demisable ±2,362 SF & ±5,000 SF)
PROPERTY SIZE:	±70,112 SF
ZONING:	PAD
PRICING:	CALL FOR PRICING

property highlights

- Located less than 2 miles from the Loop 202 freeway.
- Average household incomes exceed \$150K within 3 miles
- Main and main retail intersection in the heart of Ocotillo

neighboring tenants



traffic count

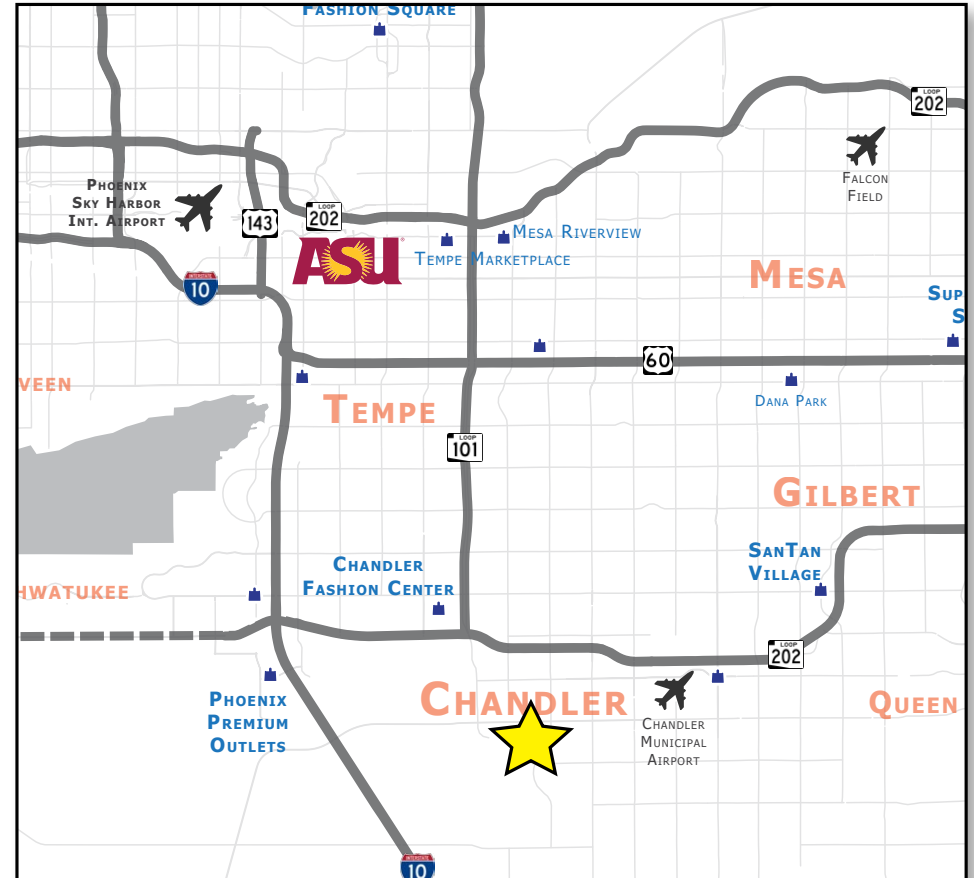
ADOT 2024

Alma School Rd

N ±27,396 VPD (NB & SB)
S ±29,608 VPD (NB & SB)

Queen Creek Rd

E ±17,464 VPD (EB & WB)
W ±18,876 VPD (EB & WB)



site plan overview



LEASED



AVAILABLE

TENANT

SIZE

Casual Pint

AVAILABLE

±2,362 SF

Coming Soon State Farm Insurance

Walk in Wills

Keegan's

Pei Wei

Press Coffee Roaster

Three Dogs Bakery

Tacos N More

Nekter

MedMetrics

ForeFathers

Fred Astaire

Green Corner

Edward Jones

AVAILABLE (demisable)

±2,296 SF
±5,000 SF

Advance Neck & Back Care

Chamberlain

Chandler Dental Health

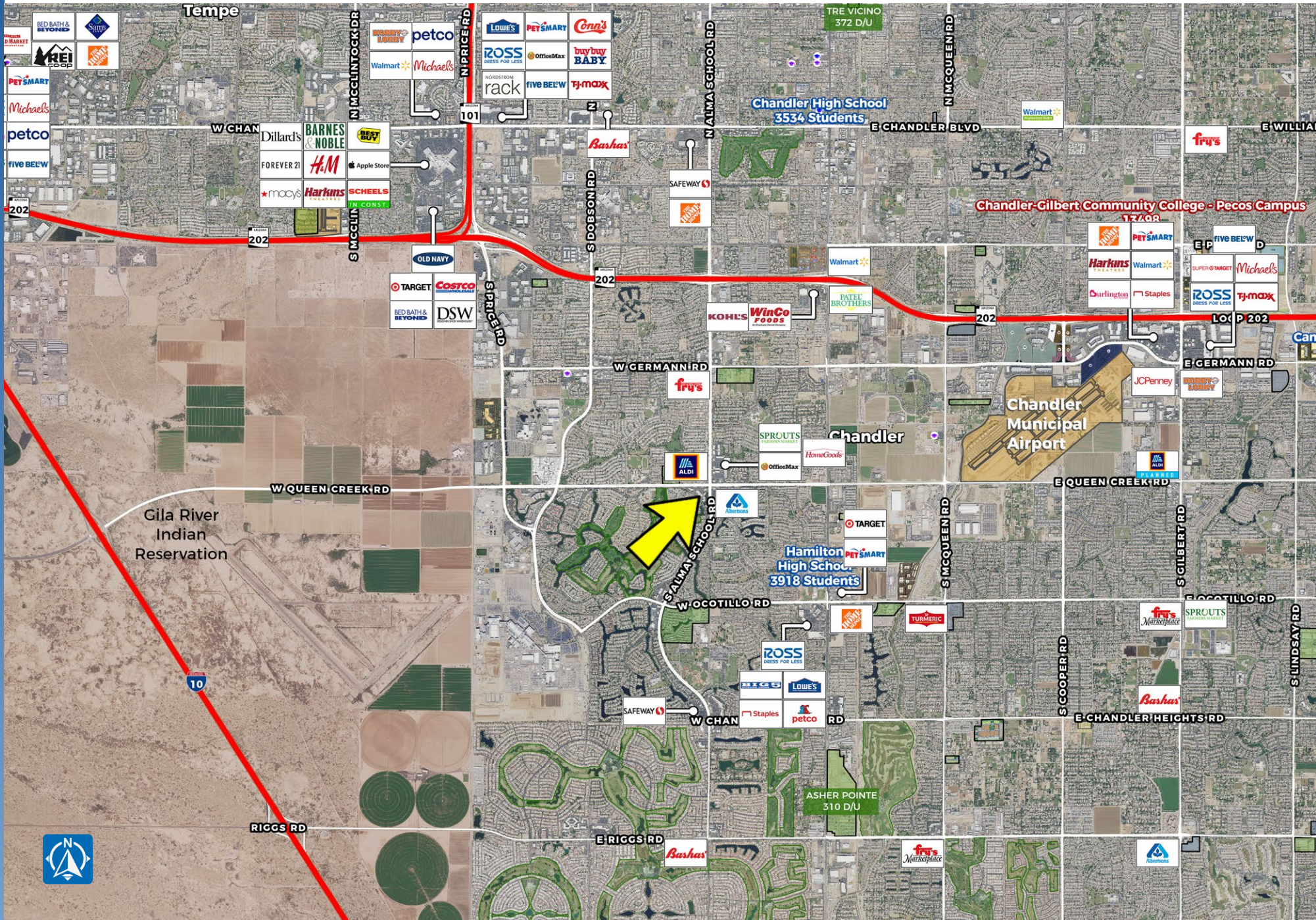
El Bella Salon & Day Spa

Stone & Vine

Clean Colonic - Lower Level

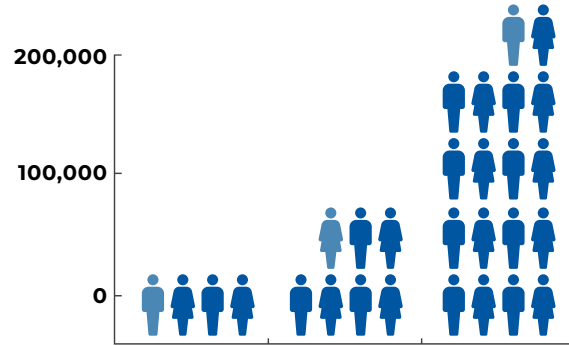


wide aerial



demographics

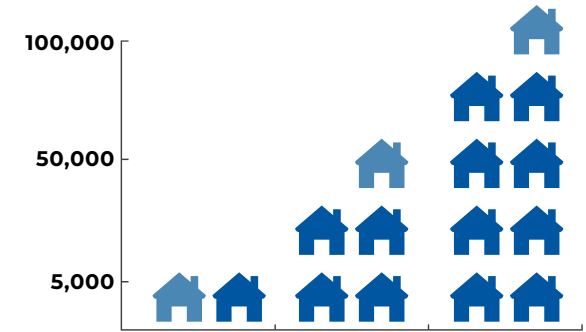
ESRI 2025



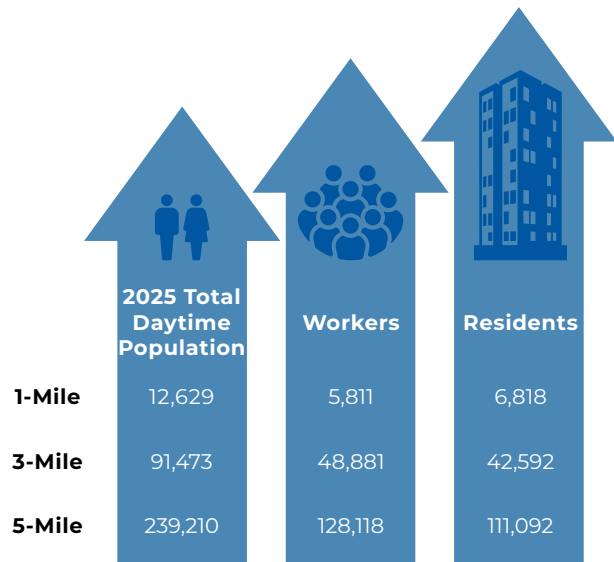
	1-Mile	3-Mile	5-Mile
2025 Total Population	15,623	93,680	237,781
2030 Total Population	16,668	97,974	242,478



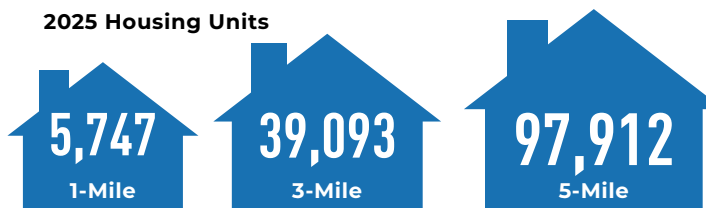
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$132,622	\$184,472	\$67,665
3-Mile	\$122,545	\$165,205	\$64,635
5-Mile	\$111,452	\$148,680	\$57,652



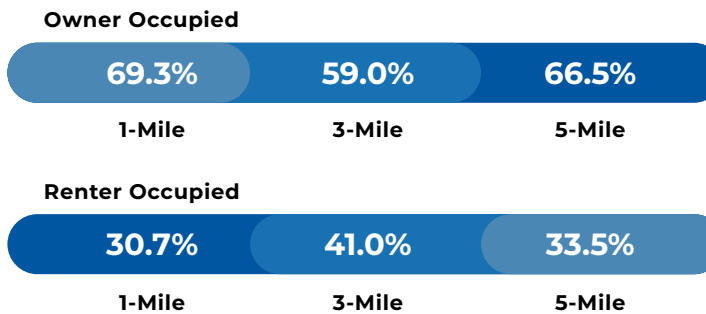
	1-Mile	3-Mile	5-Mile
2025 Households	5,479	36,596	92,049
2030 Households	5,965	38,719	94,850



	2025 Total Daytime Population	Workers	Residents
1-Mile	12,629	5,811	6,818
3-Mile	91,473	48,881	42,592
5-Mile	239,210	128,118	111,092



2025 Housing Units



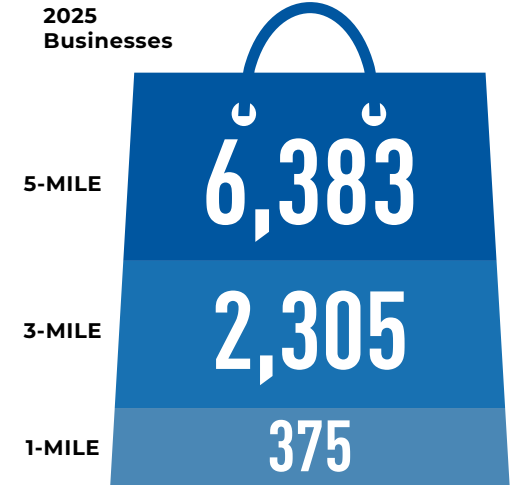
Owner Occupied

69.3%	59.0%	66.5%
1-Mile	3-Mile	5-Mile

Renter Occupied

30.7%	41.0%	33.5%
1-Mile	3-Mile	5-Mile

2025 Businesses



6,383	5-MILE
2,305	3-MILE
375	1-MILE



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