

MEDICAL ARTS PLAZA

312 N ALMA SCHOOL RD | CHANDLER, AZ 85224

100% LEASED INVESTMENT OPPORTUNITY



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

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02.7.23

MEDICAL OFFICE PLAZA AVAILABLE FOR SALE

Address	312 N Alma School Rd Chandler, AZ 85224
Building Size	±25,235 SF
Lot Size	±2.6 Acres
Year Built	1968 (Renovated 2004)
Tenancy	Multi-Tenant
Parking	6.32/1,000 SF 160 Spaces
Zoning	C-2, City of Chandler
Frontage	N Alma School Rd



INCOME PRODUCING INVESTMENT OPPORTUNITY

Commercial Properties, Inc., is pleased to offer for sale **Medical Arts Plaza** at 312 N Alma School Rd, in Chandler, Arizona. This multi-tenant, medical/office investment offers stable income in a prime location. The property is located less than 1.5 north of the Loop 202 San Tan Freeway and 2.2 miles east of the Arizona State Route 101 Freeway. The property features excellent frontage on Alma School Rd, a new roof and parking lot seal coat, and is minutes from Chandler Regional Medical Center.

SALE PRICE: \$4,389,304.59 (\$173.94 PSF)

NET OPERATING INCOME: \$296,278.06

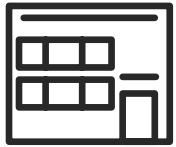
CAP RATE: 6.75% | 100% OCCUPIED



SITE PLAN

MEDICAL ARTS PLAZA

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SUITES
22 TOTAL



PARKING SPACES
160 TOTAL



CONSTRUCTION
MASONRY



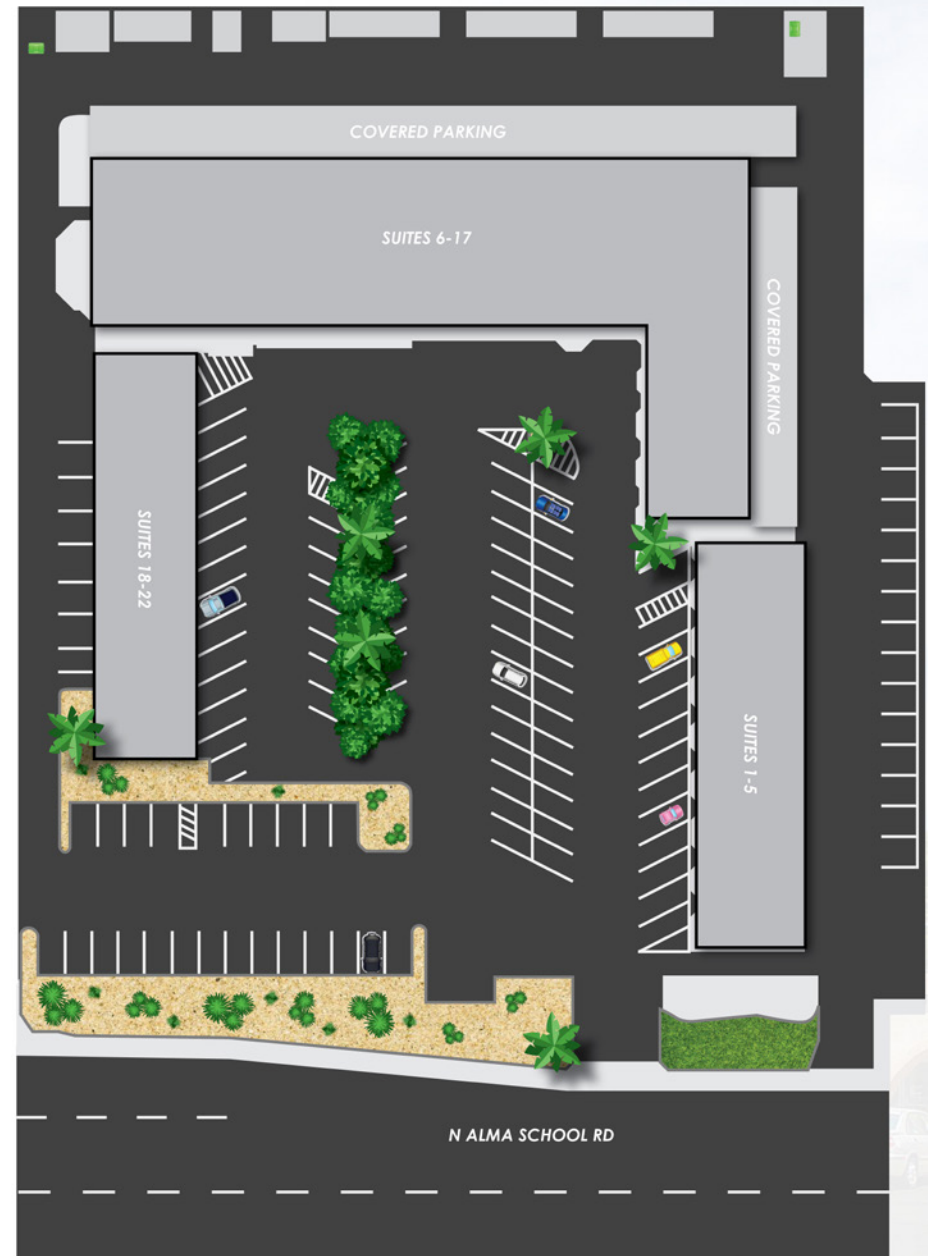
FRONTAGE
N ALMA SCHOOL RD



BRAND NEW
ROOF & PARKING LOT SEAL



SIGNAGE
MONUMENT & BUILDING





Superstition Vitality Center LLC

Suite 1 | ±993 SF

At SVC, we provide comprehensive primary care for children and adults of all ages, and assist with understanding and managing diseases. Some of the most common issues we treat are high blood pressure, high cholesterol, diabetes, asthma and COPD, skin irritation and rashes, hormonal imbalances, and infections. We also provide services for more urgent matters such as breathing treatments, suturing, and joint immobilization.

[\(CLICK HERE FOR MORE INFORMATION\)](#)



Brow Bliss LLC

Suite 2 | ±827 SF

Brow Bliss & Company specializes in natural brow services, natural lash services, customized facials, medical aesthetics including injectables and spray tanning.

[\(CLICK HERE FOR MORE INFORMATION\)](#)



Vasco Healthcare, Inc.

Suite 3 | ±1,263 SF

Our ambulatory infusion suites offer a reliable and convenient setting to receive specialty infusion or injectable therapy. Our mission is to provide a site of care for patients to receive high-quality care from our skilled physicians, nurses, and clinical pharmacists in a comfortable, private, and cost-effective environment.

[\(CLICK HERE FOR MORE INFORMATION\)](#)



Plant Health, LLC

Suite 4 | ±607 SF

We are a company that offers many diverse bio-based products and services guided by the desire to help growers, in the nursery industry and agricultural industries producing food and fiber, to grow healthy plants more efficiently and in a sustainable manner. We offer consulting, contract research, and products of mycorrhizal fungi and other beneficial microbes that can aid in the growth of plants. At the core of our products are mycorrhizal fungi and their microbial associates.

[\(CLICK HERE FOR MORE INFORMATION\)](#)



Escape: Chandler LLC

Suites 6 & 9 | ±2,910 SF

ESCAPE:chandler is a Chandler family-owned escape room entertainment option serving all of Chandler, Tempe, Mesa, and Gilbert, Arizona as well as the rest of the east valley. We developed a love of playing escape room games as a family, and thought it was just not right that Chandler didn't have one of it's own, so here we are! After much blood (wow, we use a lot of sharp objects building these rooms!), sweat (it's Arizona, after all!), and ruined manicures (the sacrificial lamb of building an escape room), here we are!

[\(CLICK HERE FOR MORE INFORMATION\)](#)



Eric Cerre, NMD PLLC

Suite 7 | ±900 SF

Have you been suffering with chronic pain and are taking the pain medication Buprinorphine? Or, are you taking a medication that isn't working to control your pain? We can help you with our Buprinorphine For Pain program. Visit our website for details. Call our office to schedule an appointment today.

[\[CLICK HERE FOR MORE INFORMATION\]](#)



Hopkins Family Chiropractic

Suite 8 | ±670 SF

At Hopkins Family Chiropractic, we are committed to helping you return to a natural state of good health. Whether you've suffered from a sports, work, or auto injury, have TMJ, or are experiencing annoying aches and pains, we're here to help. Our office accepts patients of all ages, and we treat a wide variety of conditions using the best combination of traditional chiropractic techniques and natural health care. We also accept many different insurance plans so you'll be sure to get the treatment you need at a price you can afford.

[\[CLICK HERE FOR MORE INFORMATION\]](#)



Infuseable Healthcare

Suite 10 | ±2,218 SF

InfuseAble Care was founded by Mark Kharoufeh RN, BSN, MBA and Rick Yerondopoulos PharmD in Scottsdale, AZ. With a combined 45 years of clinical operations experience, our passion for a high quality, personalized environment with amenities that accommodate the patient has driven us to establish InfuseAble Care as the premier center for patients and practitioners.

[\[CLICK HERE FOR MORE INFORMATION\]](#)



Ascend Telemedicine, LLC

Suite 11 | ±1,102 SF

Ascend Healthcare works with external partners to provide integrated psychiatric and behavioral healthcare to patients across the country. We build fully integrated psychiatric medication management, substance use disorder treatment, counseling services, peer support and care coordination for seamless patient care.

[\[CLICK HERE FOR MORE INFORMATION\]](#)



ABA Schoolhouse

Suite 12 | ±1,796 SF

We are getting things set up at our new Chandler, AZ ABA clinic! We provide 1:1 therapy to kids with autism up to age 6. Our program provides an opportunity for our learners to prepare for education services in a school setting.

[\[CLICK HERE FOR MORE INFORMATION\]](#)



Blue Lion Insurance, LLC

Suite 15 | ±1,092 SF

Blue Lion Insurance Brokers is an independent insurance agency specializing primarily in auto, home and commercial insurance. Being an independent agency means we work with multiple insurance companies. Those companies are all fighting for your business so our job is to connect you with the company who is going to fit you best when it comes to claims, coverage and price. We will be your agent so when you have a billing question or need to make a change you call us. We will be there for you during the good times and the bad.

[\[CLICK HERE FOR MORE INFORMATION\]](#)



Suite 16 Grooming Salon, LLC

Suite 16 | ±560 SF

My name is Carla Townsend. I have been grooming for over 25 years. I believe in a calm, safe grooming environment where your pet will be loved and cared for as if they are my own. I use the highest quality equipment and products to ensure the best possible groom for your pet. Grooming your pet is an honor and a privilege.

[\[CLICK HERE FOR MORE INFORMATION\]](#)



Phoenix Natural Family Medicine

Suite 17 | ±1,252 SF

Helping people of all ages with comprehensive Naturopathic medical care - choose the best healing traditions and medical science to heal your whole family! Dr. Sarah Preston Hesler and Dr. Sean Hesler, both Naturopathic Physicians are the owners of Phoenix Natural Family Medicine. They are excited to offer their services to you for treating pain, cognitive health, women's health and pediatrics. Whether it is injection therapies, acupuncture, homeopathy, botanical medicine, physical medicine, or nutritional counseling you are interested in, they have solutions for you!

[\[CLICK HERE FOR MORE INFORMATION\]](#)



Core Motus, LLC

Suite 18 | ±900 SF

We are a premier massage studio offering a variety of massage therapies customized to fit the individual needs of our clients. We have over 20 years combined experience to ensure that you are in expert hands. Core Motus was founded on the belief that at the core of each person is the innate ability to heal and find balance.

[\[CLICK HERE FOR MORE INFORMATION\]](#)



Shayann Scott Therapeutics, LLC

Suite 21 | ±910 SF

Shay-Ann has over 25 years of Bodywork experience and clinical education. She specializes in a variety of massage and bodywork modalities that will facilitate relaxation, restore function and maximize recovery. She is trained in a broad range of physical therapeutic techniques, and implements a customized, integrative approach to every session. Shay-Ann's goal is to provide her clients with a focused clinical massage that is thorough, relaxing, soothing, and effective.

[\[CLICK HERE FOR MORE INFORMATION\]](#)

INTERIOR PHOTOS

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



AERIAL VIEW (SOUTHWEST)

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AERIAL VIEW (NORTHEAST)

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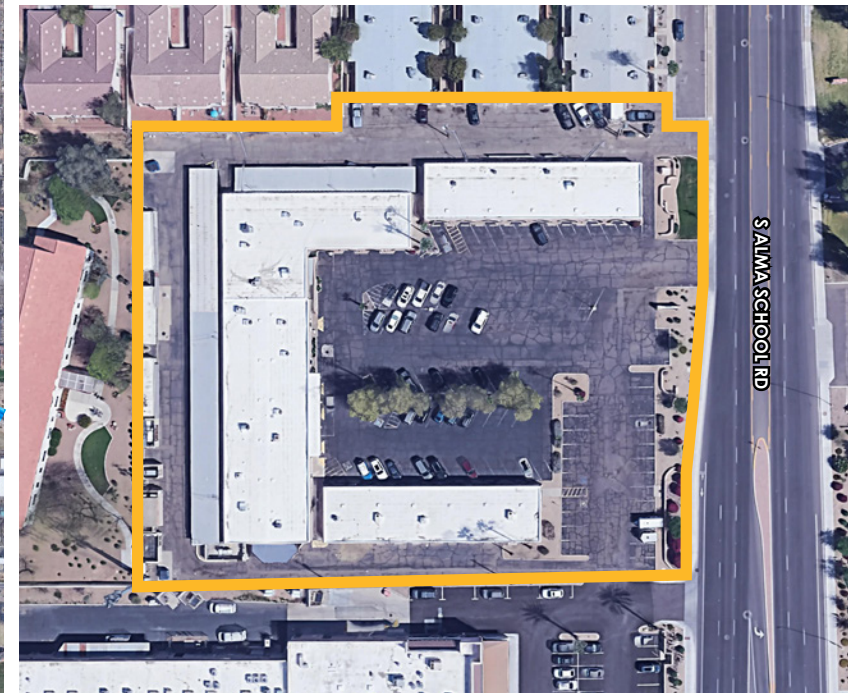
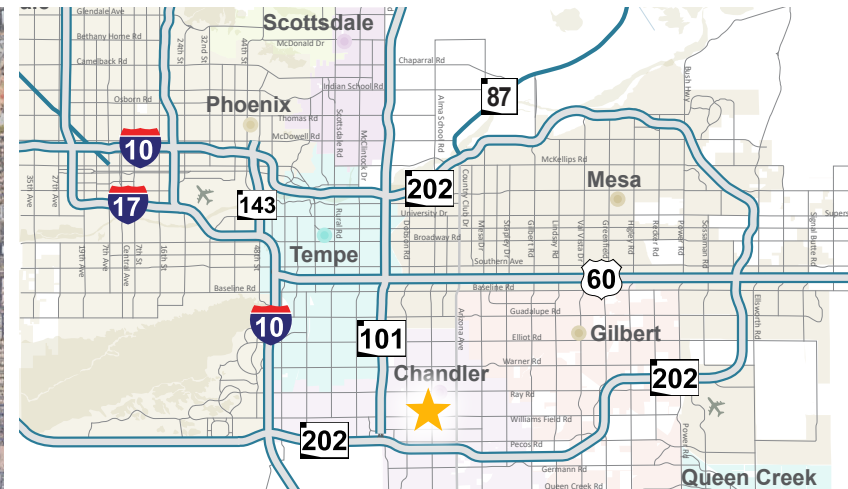
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AREA MAP

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SIX ENCOMPASSING CITIES

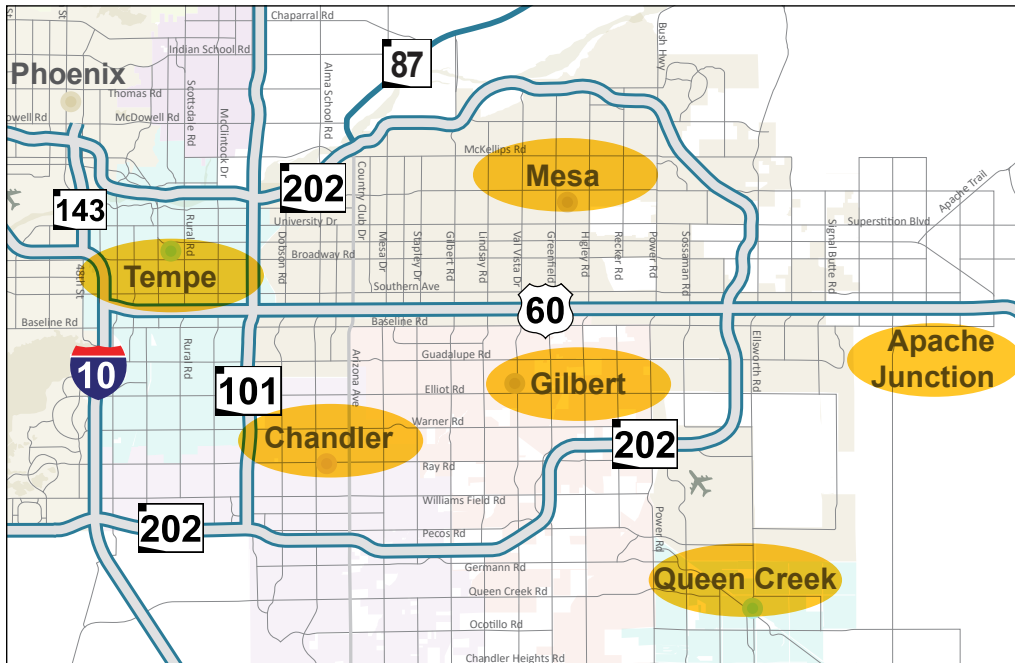
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The six cities and towns – Chandler, Gilbert, Mesa, Tempe, Queen Creek and Apache Junction – known as the PHX East Valley accounted for nearly half of the total job growth in all of Maricopa County last year, according to data from CBRE Research, Arizona 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.



GROWTH IN THE EAST VALLEY

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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

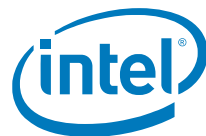
TEKsystems helps companies build all-star teams that are as ambitious as the all-star companies they work for.

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

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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



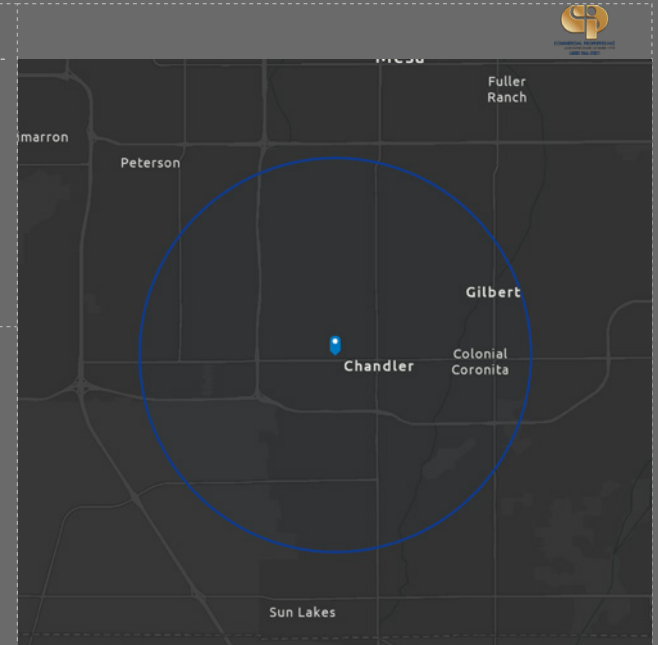
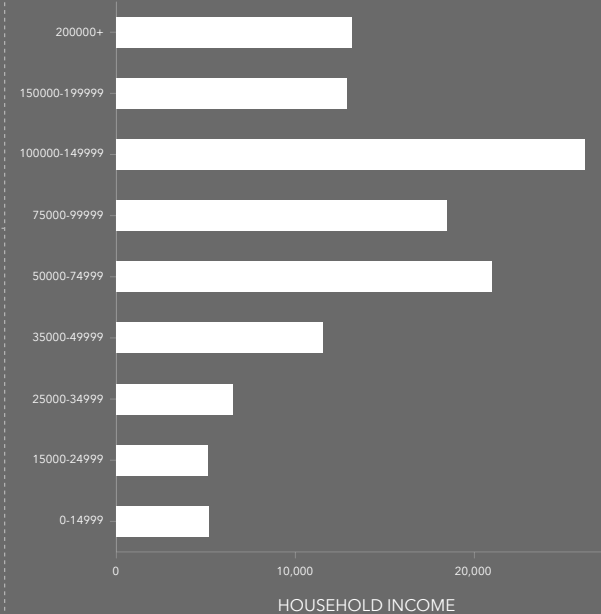
\$41,566

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.

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INVESTMENT OFFERING

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Offering Memorandum Disclaimer

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This Investment Offering may include certain statements and estimates by "CPI" with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, "CPI" and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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