

THE SHOPPES AT CLEMENTE RANCH

2020-2040 S. Alma School Road | Chandler, AZ 85286



CAPITAL ASSET MANAGEMENT
2701 E. Camelback Rd. • Suite 170 • Phoenix, AZ 85016



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PROPERTY HIGHLIGHTS

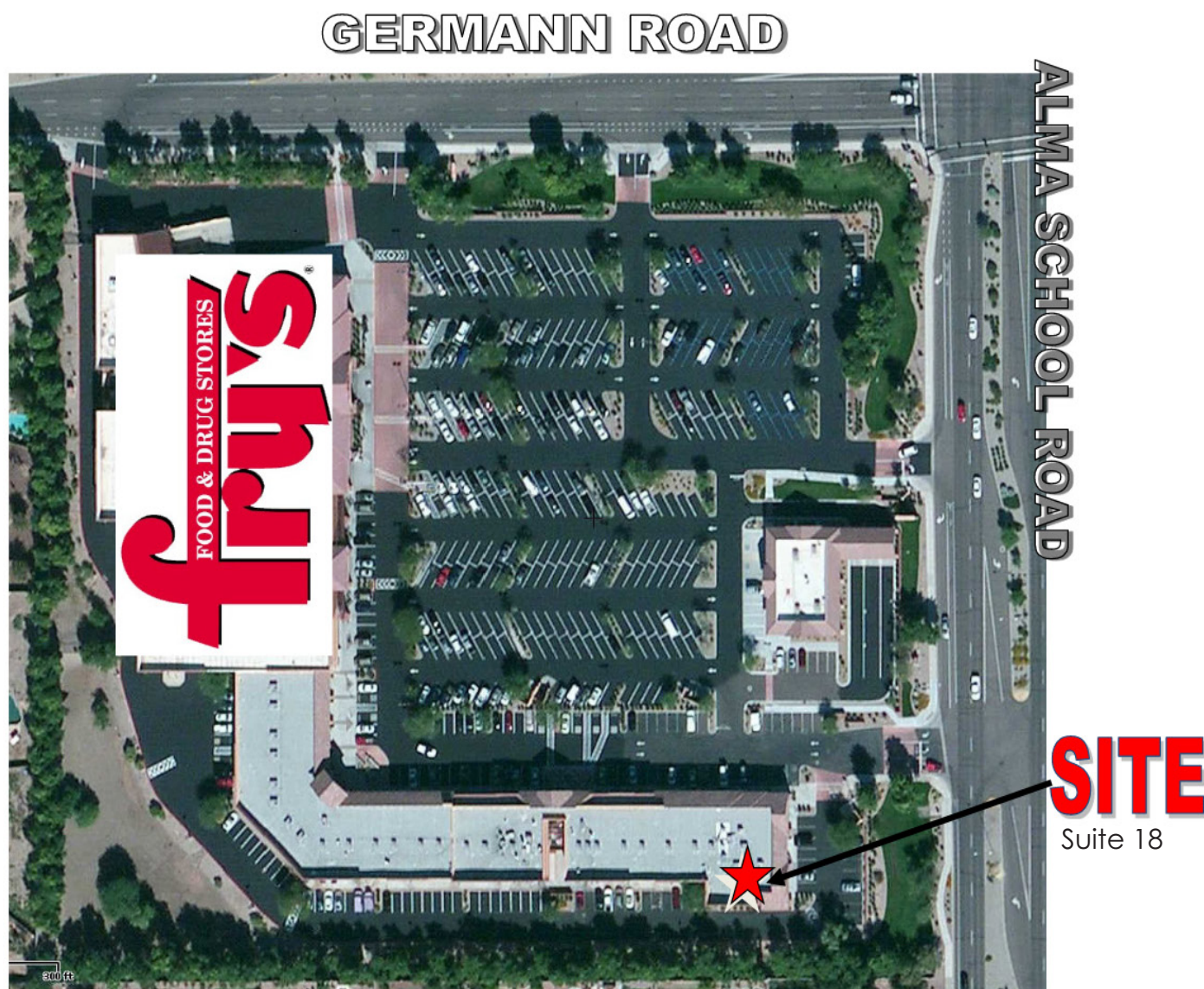
- 2,400 SF Available - Suite 18
- Located 1 mile south of the Loop 202 San Tan Freeway and Less than 1 mile west of SR – 87
- Anchored by Fry's Food & Drug Store
- Affluent Trade Area
- Within close proximity to the Intel Ocotillo Campus
- Co-Tenants include The UPS Store, Edward Jones and Supercuts

TRAFFIC COUNTS

N Alma School Road: 18,970 VPD E Germann Road: 19,336 VPD
S Alma School Road: 17,480 VPD W Germann Road: 10,189 VPD

NEIGHBORING TENANTS





DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,882	86,856	227,162
Average Age	33.6	33.0	36.0
Average Age (Male)	33.5	32.5	35.3
Average Age (Female)	33.5	33.5	36.6



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$96,637	\$86,859	\$83,402
Average House Value	\$334,318	\$348,584	\$332,253



HH UNITS	1 MILE	3 MILES	5 MILES
Total Households	4,473	32,103	86,931
# of Persons per HH	2.7	2.7	2.6



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Daytime Pop	6,442	61,402	145,867
Workers	2,812	39,969	81,283
Residents	28.9	23.6	25.1



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households	6,523	37,342	102,043
2028 Households	7,420	42,182	113,102

