

# THE PROMENADE AT FULTON RANCH

4955 - 4995 S ALMA SCHOOL RD.  
CHANDLER, AZ 85248

RETAIL PROPERTY FOR LEASE

**INGRID TUCKER**

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## PROPERTY DESCRIPTION

The Promenade at Fulton Ranch is an outdoor neighborhood center, located on the NEC of Alma School Road & Chandler Heights Road. The center is adjacent to Fulton Ranch, a 520-acre, high-end, lake-based lifestyle village. Within a 5-mile radius from the plaza is Price Road Corridor, Intel Campus, Bear Creek Golf Complex and the 90-acre Snedigar Recreation Center & Sportsplex, Spice Up Your Home, First Watch, Massage Envy, Spooner PT and Brooklyn V's Pizza are some of the retailers that support the Chandler community!

## PROPERTY HIGHLIGHTS

- Affluent area with an average household income of \$181,294 within a 1-mile radius.
- Located 1 mile from Hamilton High School and Aquatic Center.
- Attractive architecture, high-end exterior finishes and lush landscaping create a welcoming environment for daily foot traffic.

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## OFFERING SUMMARY

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Available SF:     | 1,156 SF - 9,661 SF                                            |
| Building Size:    | 99,122 SF                                                      |
| Vehicles Per Day: | Alma School Road - 35,105 VPD<br>Chandler Heights - 18,816 VPD |
| Major Tenants:    | Spice Up Your Home, First Watch, Massage Envy                  |

## DEMOGRAPHICS

|                   | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Average HH Income | \$181,294 | \$157,006 | \$151,566 |
| Total Population  | 10,404    | 71,528    | 155,321   |
| Total Households  | 3,902     | 29,621    | 56,943    |



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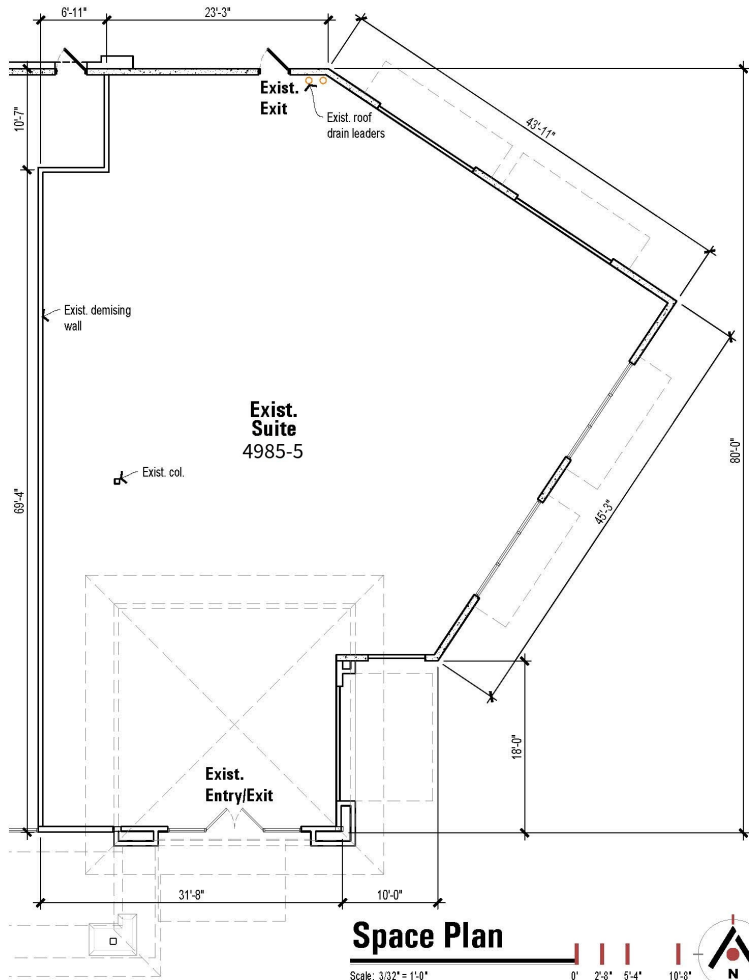
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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



# THE PROMENADE AT FULTON RANCH

4985-5, 4995-4 & 4995-5 S ALMA SCHOOL RD., CHANDLER, AZ 85248



Space Plan

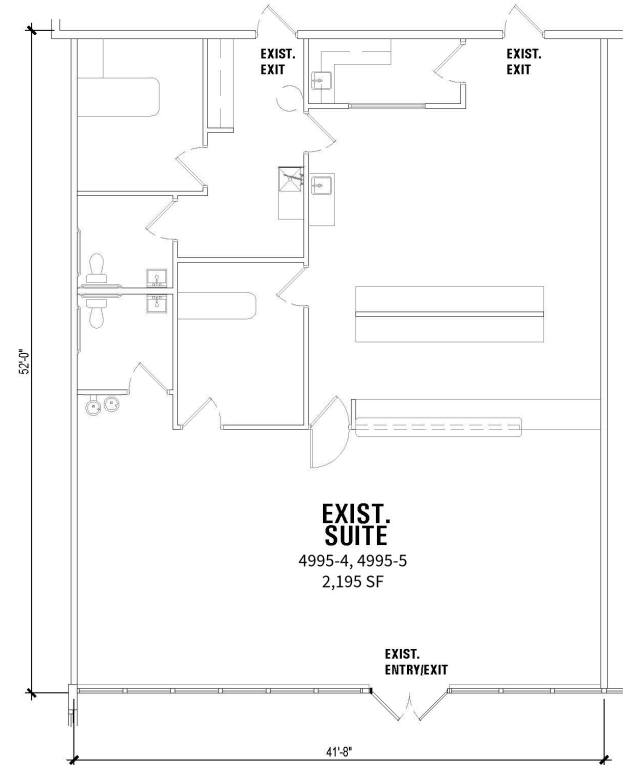
Scale: 3/32" = 1'-0"



Promenade at Fulton Ranch

4985 S. Alma School Road, Chandler, Arizona 85248

Project Number: 1508  
Date: 18 May 2018



SPACE PLAN

Scale: 1/8" = 1'-0"



PROMENADE AT FULTON RANCH

4995 SOUTH ALMA SCHOOL ROAD, CHANDLER, ARIZONA 85248

Project Number: 1518  
Date: 29 MAR 2021



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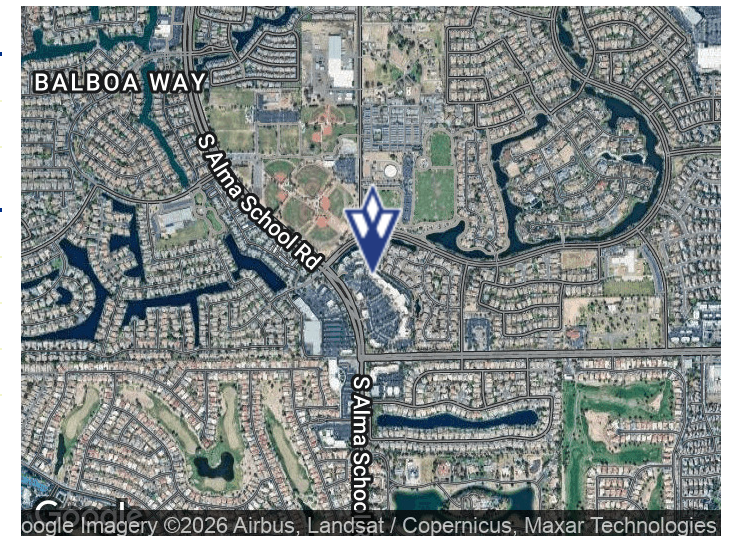
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| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 10,404    | 71,528    | 155,321   |
| Median age          | 50.3      | 447.4     | 41.9      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 3,902     | 29,621    | 56,943    |
| # of persons per HH | 2.79      | 2.90      | 3.05      |
| Average HH income   | \$181,294 | \$157,006 | \$151,566 |
| Average house value | \$625,140 | \$553,197 | \$552,274 |

\* Demographic data derived from 2020 ACS - US Census



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