



las tiendas village

PREMIER RETAIL
MARKETPLACE

NEC Alma School Rd & Queen Creek Rd
Chandler, AZ 85286



nuveen



a shopping oasis

Situated in one of **Chandler's most desirable and high-growth areas** with strong demographics and excellent visibility (\$163K Avg HHI).

Since January 2020, there have been **2,287 single family homes and 3,082 multi-family units** added in Chandler. Another 121 single family homes and 1,138 multi-family units have been permitted and are presently under construction.

Source: chandleraz.gov (2024)

Convenient access from both Alma School and Queen Creek Roads with signalized entry and ample surface parking.

Surrounded by established residential neighborhoods and top-rated schools.

Dynamic mix of **national and local retail, dining, and service tenants.**

Excellent traffic counts with $\pm 62,000$ vehicles per day (VPD) at the intersection.

Source: ADOT



MUCH MORE THAN A SHOPPING CENTER

A FAMILY-FRIENDLY DESTINATION

Where Chandler gathers to shop, dine, and connect.

PREMIER CHANDLER INTERSECTION

Vibrant mix of national and local retailers.

ANCHORED BY BEST IN

CLASS TENANTS

Sprouts, Marshalls, HomeGoods, and Five Below drive consistent daily traffic.

SPROUTS

Marshalls

Lou Malnati's
PIZZERIA

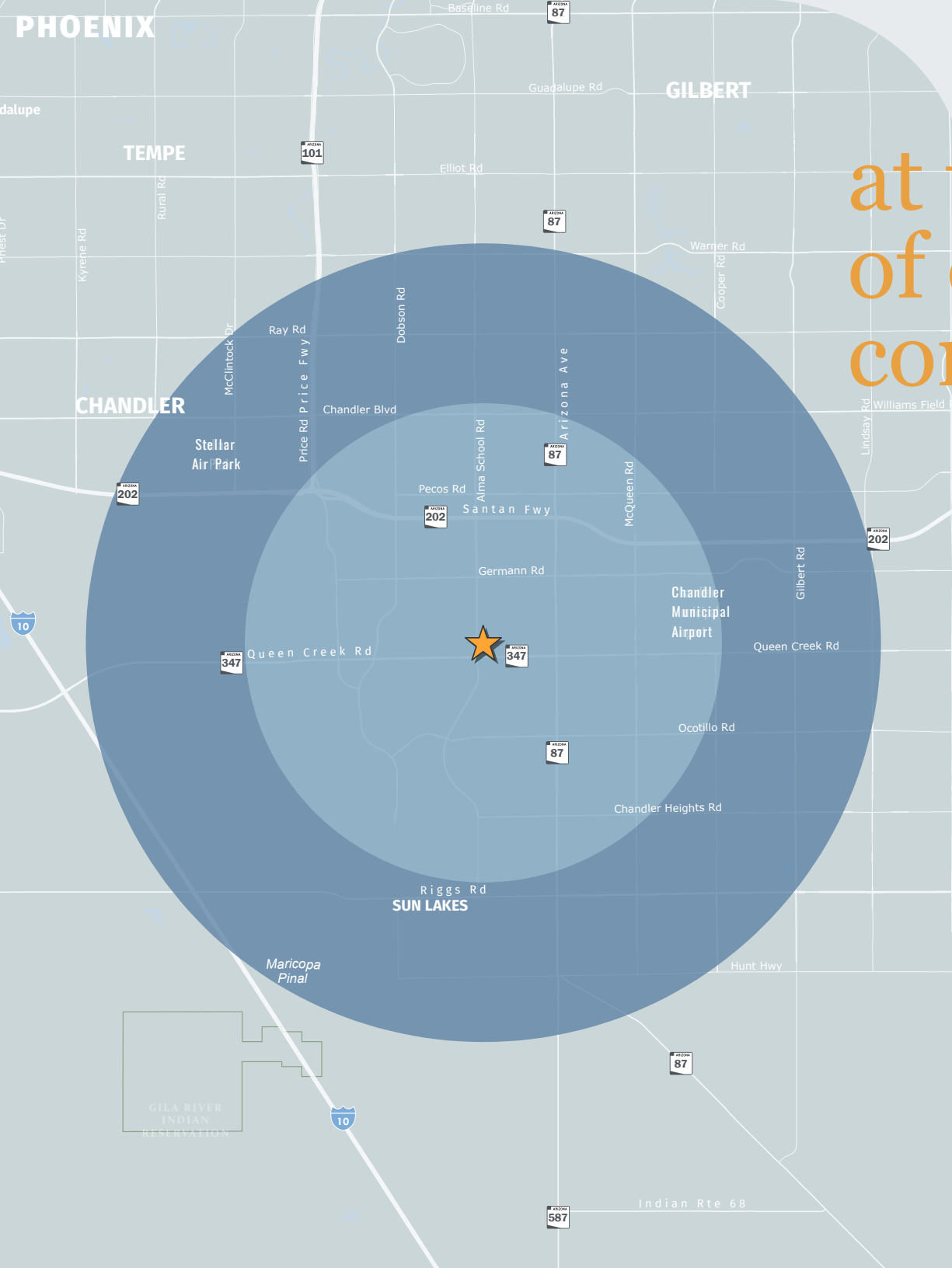
Home
Goods

five
BELOW



COLD STONE
CREAMERY

nuveen



at the crossroads of community & convenience

It's time to thrive, a region marked by substantial growth and potential. Home to over $\pm 108,000$ households, this area has experienced a significant population surge, indicating not just an increase in numbers, but also a flourishing community.

Source: ESRI (2025)

237K

Residents within 5 miles

Source: ESRI (2025)

\$165K

Average household income within 3 miles

Source: ESRI (2025)

239K

Average daytime population within 5 miles

Source: ESRI (2025)

\$433.8B

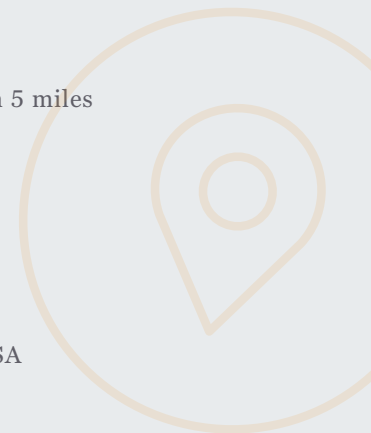
Growing Phoenix MSA GDP

Source: usafacts.org (2024)

5.2M+

Growing population in Phoenix MSA

Source: ESRI (2025)



site plan



- | | | |
|--|--|--|
| A-1 6,320 SF
Available - Divisible | C-6 1,400 SF
Cold Stone Creamery | PAD C-1 2,301 SF
Einstein Brothers Bagels |
| A-8 2,000 SF
Available | C-7 2,798 SF
FSS: Yoga, Pilates & Tone | PAD C-3 985 SF
GNC |
| A-9 1,680 SF
Available | D-1 2,657 SF
Chipotle | PAD C-4 2,500 SF
Hand & Stone Massage |
| A-10 1,200 SF
Prestige Nails & Spa | D-3 1,878 SF
Beauty Lounge Bar | PAD C-6 900 SF
Sit Still Kids |
| A-11 1,200 SF
Available | D-4 2,614 SF
Thai Chili To Go | PAD C-8 2,200 SF
The Great Greek Mediterranean Grill |
| A-12 3,600 SF
MUV Martial Arts | D-6 1,307 SF
The Joint | PAD E 6,003 SF
Macayo's |
| A-15 1,993 SF
Lou Malnati's | D-8 2,600 SF
Restore Cryotherapy | PAD F 5,200 SF
Black Bear Diner |
| C-1 2,802 SF
Sally Beauty | E 8,500 SF
Five Below | PAD G 6,000 SF
US Bank |
| C-3 1,400 SF
Well Groomed Pets | F 4,223 SF
Hon Machi Grill | MAJOR A 34,326 SF
Marshalls |
| C-4 1,260 SF
Sugar Sugar | PAD A 2,637 SF
Starbucks | MAJOR B 30,682 SF
Sprouts |
| C-5 1,400 SF
World of Sourdough | PAD B 4,441 SF
Barro's Pizza | MAJOR C 23,735 SF
HomeGoods |
| | | MAJOR D 20,074 SF
Alta Climbing |

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the one-stop spot for all things fabulous

GATHER, RELAX, & ENJOY



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GENERAL INQUIRIES

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