

Project Name:	Chandler Marketplace – Formerly Albertsons
Project Address:	1200 N. Alma School Road, Chandler, Arizona
Property Description:	A retail anchor building consisting of 62,286 S.F. of retail space all positioned on a 6.87 acre site within a neighborhood shopping center.
Type of Construction:	V-B Fully Sprinkled
Occupancy:	M (Mercantile)
Applicable Building Codes:	2006 IBC (International Building Code), 2008 NEC, 2009 IPC, 2009 IMC, 2009 IECC, 2009 IFGC, 2006 IFC, 2009 IEBC
Site Area:	299,380 S.F. or 6.87 Acres
Actual Building Height:	26’ 8” to top of parapet; 33’ 6” to top of raised tower element
Allowable Building Height:	36’ 0”
Zoning:	C-1
Electrical:	2400 Amps

Building Area: (Herschman Architects Reference Site Plan, dated 7/23/07 – may not equal net leaseable)

Suite 1: 34,371 S.F.

Suite 2: 27,555 S.F.

Total: 62,286 S.F. (note that ALTA Survey provided by Bear Surveying, dated 8/27/07 shows a total square footage)

Parking Count:

Regular Spaces: 420

Spaces Designated ADA: 12

Total: 432

Parking Requirements: *(based on City of Chandler approved Development Plan and ADA)*

Current Requirement: 1 space per 250 S.F. of building area

Total Required: Unknown (need to confirm size of adjacent retail space)

ADA Required: 2%

Utilities:

Water: City of Chandler

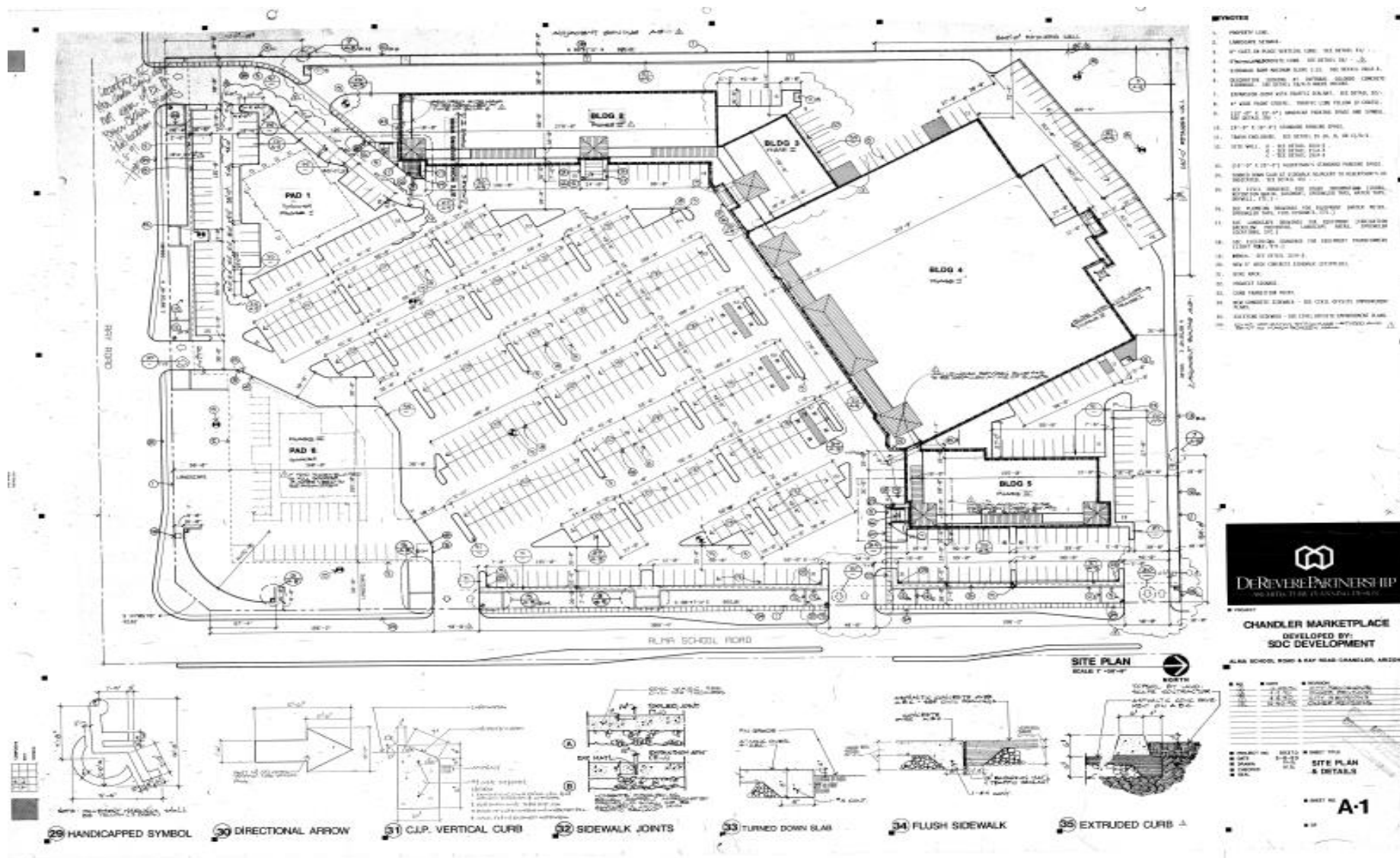
Sewer: City of Chandler

Electric: Salt River Project (SRP)

Gas: Southwest Gas

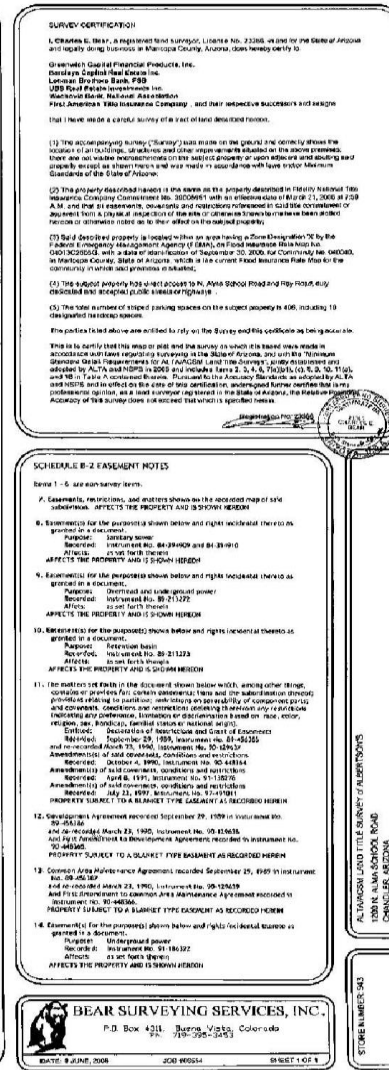
Phone: Qwest (current provider)







**Raymond T. Cashen**  
**(602) 393-4447 phone**  
**[www.cashenrealty.com](http://www.cashenrealty.com)**



**SITE PLAN**  
SCALE: NOT TO SCALE  
**NOTE: SHEET ISSUED FOR REFERENCE ONLY**

[illegible]

Drawn By:	Mr
Project No:	100

**FORMER ALBERTSONS**

**the SULLIVAN CORPORATION**  
16249 STONEY CREEK WAY  
NOBLESVILLE, IN 46061  
Tel. 812-776-3770



The Thoroughhead of the Nation

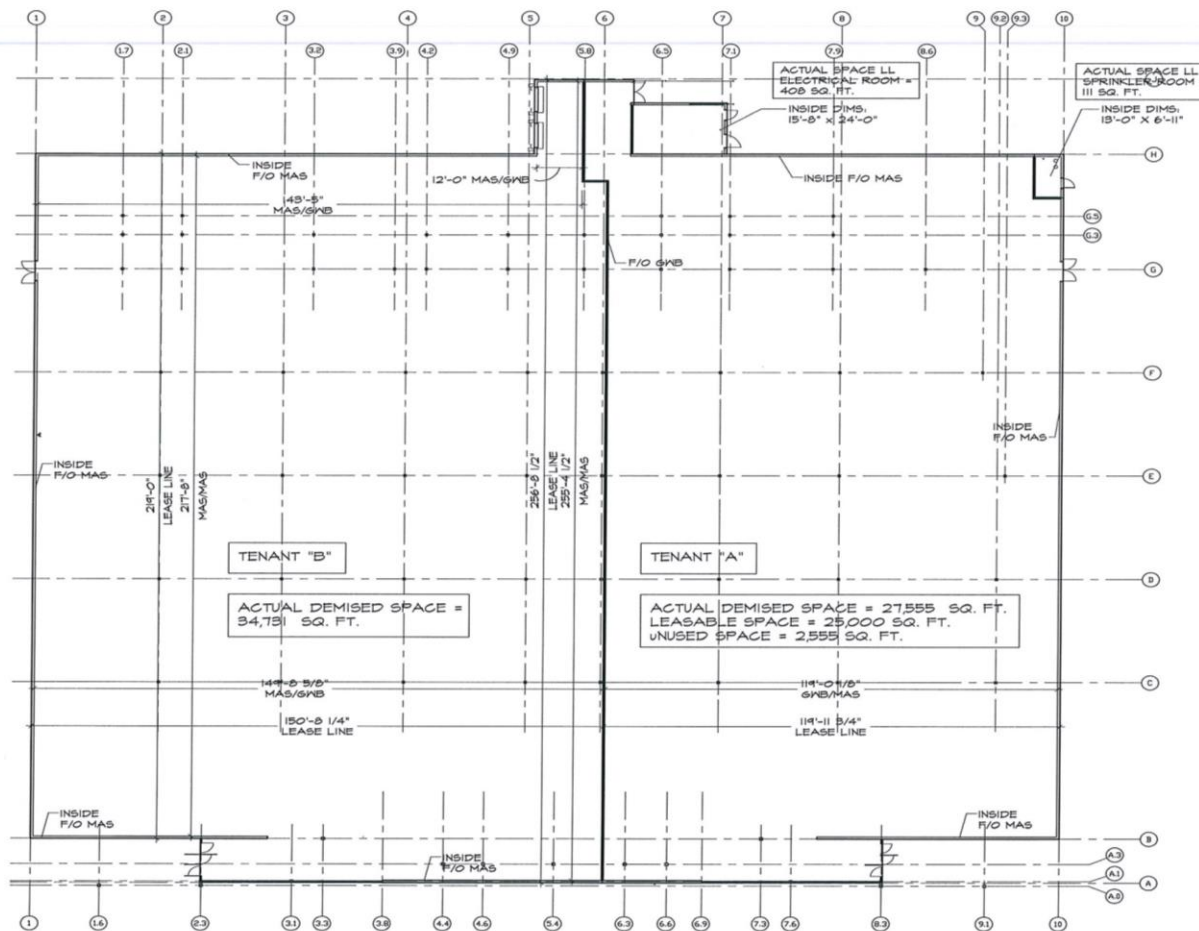
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**SP.01**





**FORMER ALBERTSONS TENANT  
 SPACE SUBDIVISION  
 CHANDLER, AZ  
 STORE #943 - TENANTS "A" & "B"**

NOTE: ALL DIMENSIONS SHOWN ARE  
 INTERIOR CLEAR DIMENSIONS. THE SQUARE  
 FOOTAGE CALCULATIONS ARE TO OUTSIDE  
 OF EXTERIOR WALLS AND TO THE  
 CENTERLINE OF SHARED DEMISING WALLS.

I CERTIFY THAT THE DIMENSIONS AND  
 CALCULATIONS SHOWN ARE TRUE AND  
 ACCURATE AS OF THE DATE SHOWN.

BY  DATE 7/23/02

  
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Major Street Signage





Looking North





Main Entry





Interior





Interior





Interior





Interior





Interior









Loading Dock





Loading Dock









Looking North



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