



FOR LEASE | RETAIL

Pratt's Pets Retail Building

856 S Alma School Rd | Mesa, AZ 85210

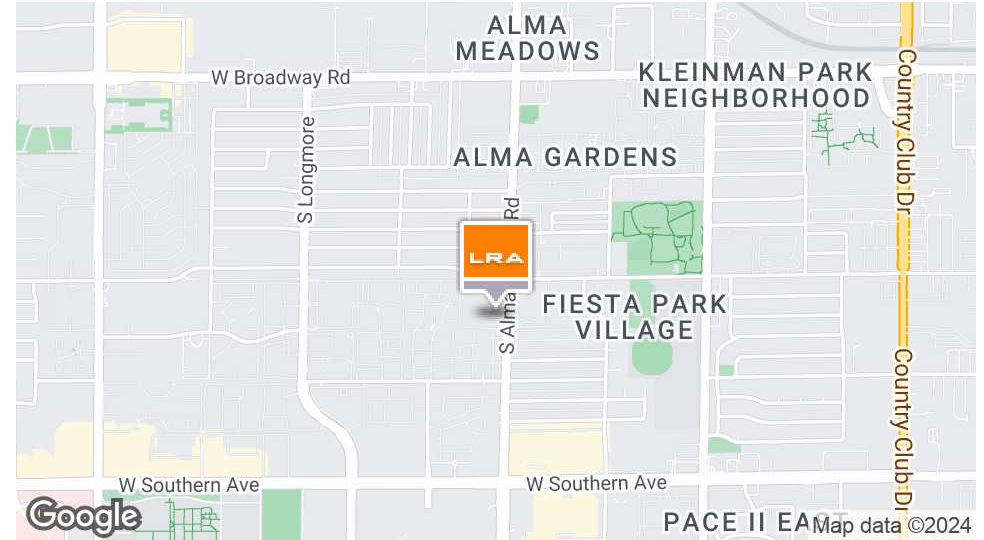
PRESENTED BY:

Bryan Watkins Associate Broker | 480.734.7878 | bryan@lraphx.com



Pratt's Pets Retail Building

856 S Alma School Rd | Mesa, AZ 85210



OFFERING SUMMARY

Sale Price:	\$1,800,000
Lease Rate:	\$13.00 SF/yr (NNN)
Building Size:	11,801 SF
Available SF:	11,840 SF
Lot Size:	42,643 SF
Year Built:	1985
Zoning:	C-G
Market:	Phoenix
Submarket:	Red Mountain/Mesa

PROPERTY OVERVIEW

Large 11,840 sf building available for a single tenant use.

PROPERTY HIGHLIGHTS

- Busy Alma School Rd corridor
- Building Size 11,840 sf
- Neighborhood Shopping Center parking
- Former Chuck E Cheese location

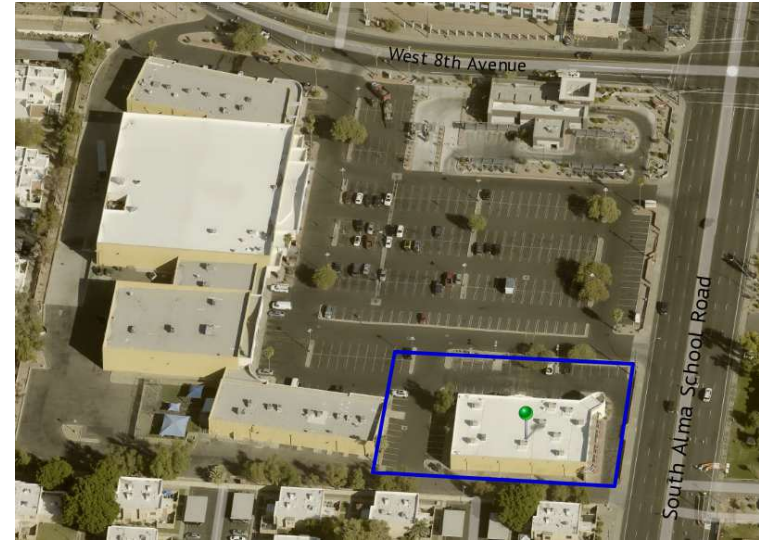
Pratt's Pets Retail Building

856 S Alma School Rd | Mesa, AZ 85210

☆ 856 S Alma School Rd, Mesa, AZ 85210-2001

Maricopa Assessor Parcel # 134-28-001-C

[Report a Tax Error](#)

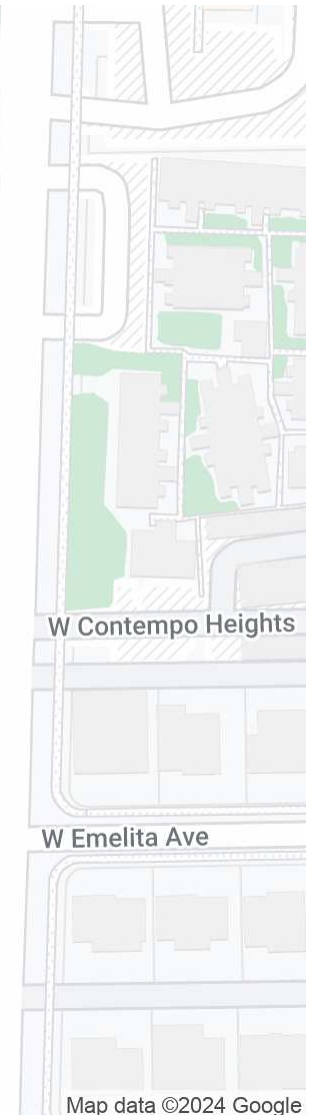
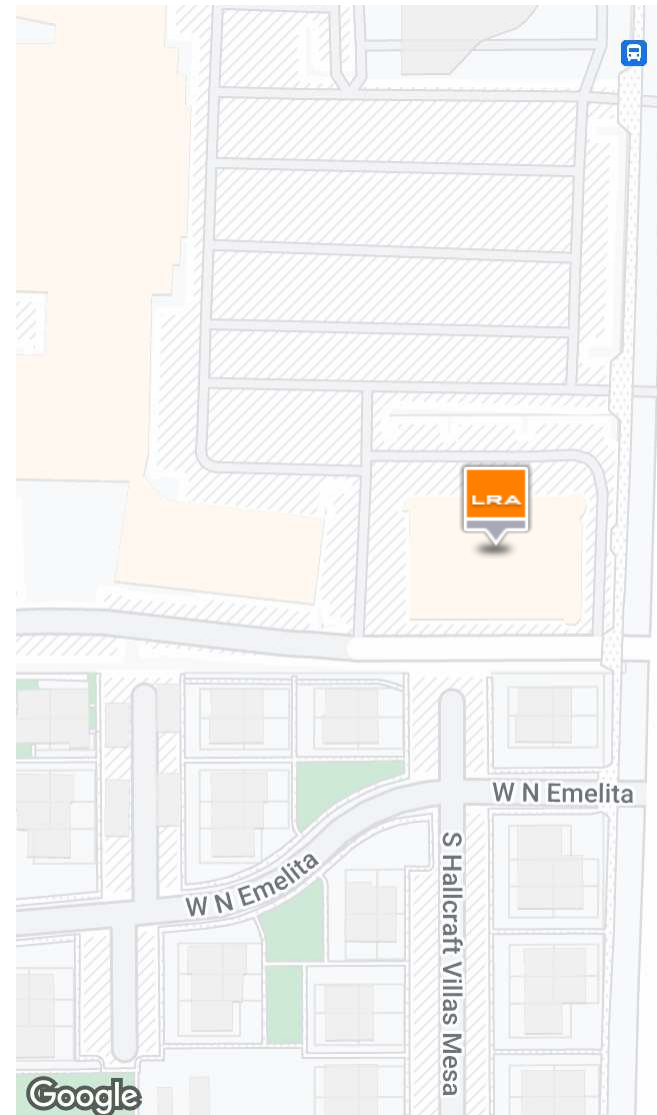
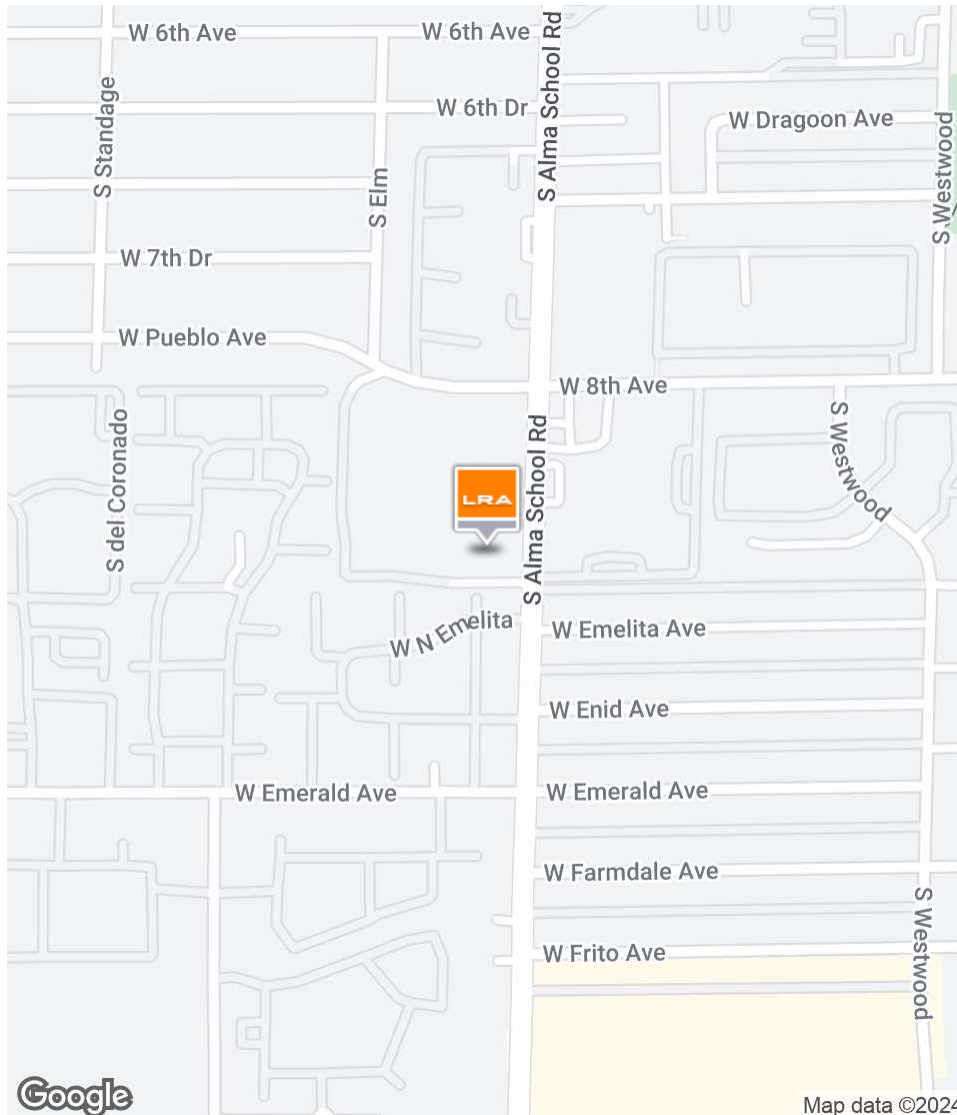


LRA

FOR LEASE | RETAIL

Pratt's Pets Retail Building

856 S Alma School Rd | Mesa, AZ 85210



Pratt's Pets Retail Building

856 S Alma School Rd | Mesa, AZ 85210

POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,248	9,126	26,068
Average Age	35	34	35
Average Age (Male)	34	33	34
Average Age (Female)	36	35	35

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,431	3,948	11,071
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$62,570	\$61,481	\$62,470
Average House Value	\$352,286	\$404,534	\$326,369

Demographics data derived from AlphaMap

