



# PASADENA PLAZA

West-Southwest Corner of Southern Ave and Mesa Dr  
Mesa, AZ 85210

Brian Gast  
602.682.8155  
brian.gast@velocityretail.com

Heather Prinsloo  
602.682.8108  
heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182  
parker.jones@velocityretail.com

Ryan Lane  
602.682.8164  
ryan.lane@velocityretail.com





**◆ NOW LEASING: ±9,120 SF FORMER AUTOMOTIVE SUITE & ±2,213 SF SHOP SPACE**

### Property Highlights

- Former automotive suite (±9,120 SF) featuring three bay doors facing Mesa Dr; ideal for tire, lube, brake, or similar automotive uses.
- ±2,213 SF inline shop available for retail or service users.
- High-traffic intersection with ±22,949 CPD on Southern Ave and ±34,319 CPD on Mesa Dr (±57,268 CPD combined).
- Anchored by Family Dollar alongside Flowmaster and Bagel Nosh.
- Strong consumer base with average household incomes over \$90K within 1 mile.

### Traffic Counts

Southern Ave	22,949 CPD
Mesa Dr	34,319 CPD
<b>Total</b>	<b>57,268 CPD</b>

### Demographics

	1 mi	3 mi	5 mi
Estimated Population	20,424	164,862	404,036
Estimated Households	6,487	62,866	158,797
Avg Household Income	\$90,130	\$93,182	\$106,407
Daytime Population	9,925	70,458	148,813

Source: SitesUSA

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## PASADENA PLAZA

SUITE	TENANT	SF
<b>1-4</b>	<b>AVAILABLE</b>	<b>9,120</b>
<b>5</b>	<b>Flowmaster</b>	<b>1,332</b>
<b>6</b>	<b>Bagel Nosh</b>	<b>2,764</b>
<b>7</b>	<b>AVAILABLE</b>	<b>2,213</b>
<b>8-11</b>	<b>Family Dollar</b>	<b>9,500</b>



**SOUTHERN AVE 22,949 CPD**

**FORMER  
AUTOMOTIVE SUITE  
AVAILABLE  
±9,120 SF**

**AVAILABLE  
±2,213 SF**



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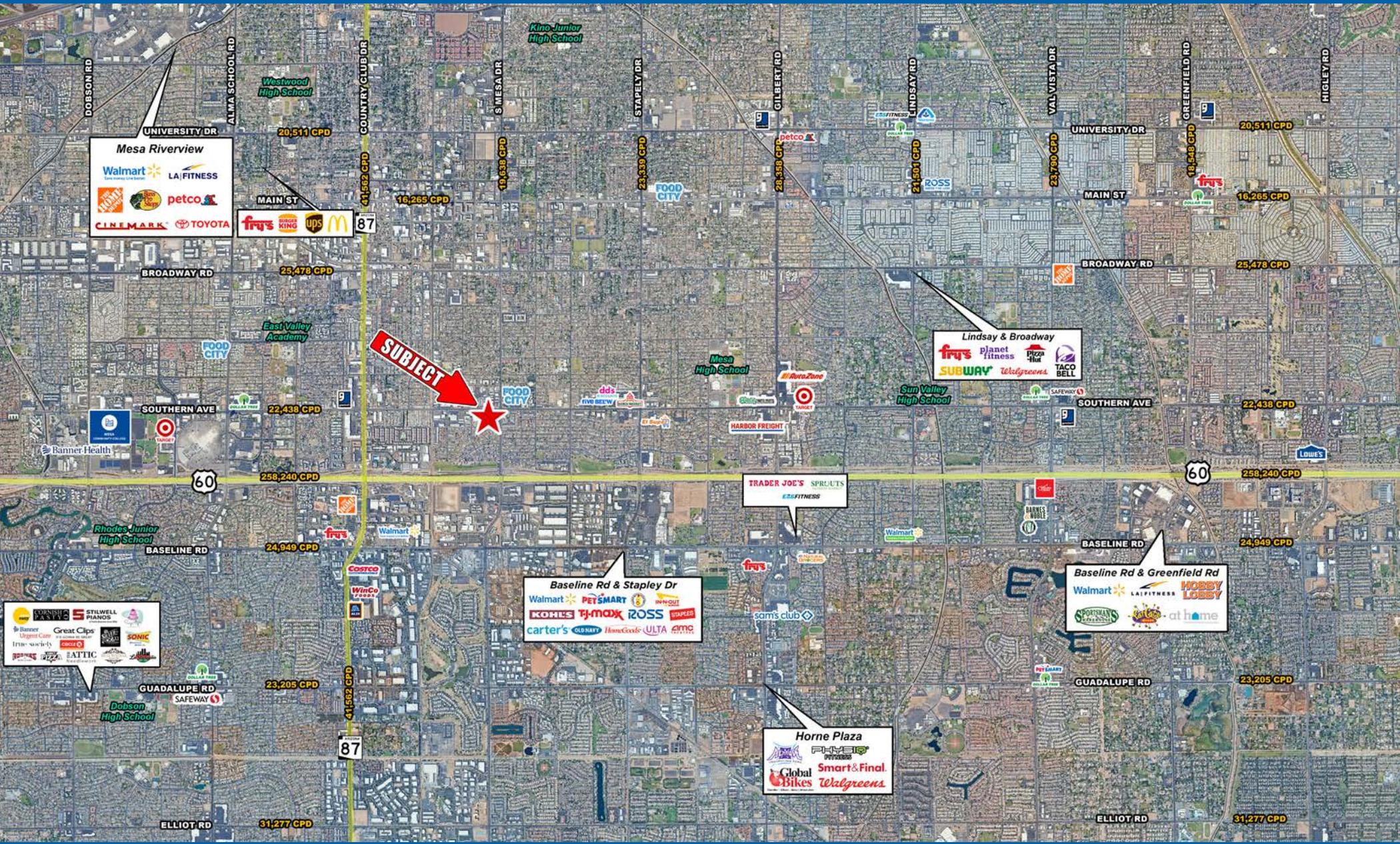


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# DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	20,424	164,862	404,036
	2026 TOTAL HOUSEHOLDS	6,487	62,866	158,797
	MEDIAN HOUSEHOLD INCOME	\$90,130	\$93,182	\$106,407
	2026 MEDIAN HOME VALUE	\$349,429	\$397,123	\$403,170
	2026 TOTAL EMPLOYEES	9,925	70,458	148,813
	2026 TOTAL BUSINESSES	1,044	8,778	20,647

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2415 E. CAMELBACK RD SUITE 400  
PHOENIX, AZ 85016  
velocityretail.com

## FOR LEASING INFORMATION:

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bg@velocityretail.com

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