

# AVAILABLE FOR LEASE

**Steve Fisher**

steve@fishercommercial.com

**602-522-9100**

Fisher Commercial

2575 E. Camelback Rd. #450

Phoenix, AZ



2950 S. Alma School Rd. Mesa, AZ

## South of SWC Guadalupe & Alma School Rds.

- Lowest Lease Rates in the Area
- Great Visibility
- Good Ingress / Egress
- 2 miles from the 101 Loop
- 1-1/2 miles from the I-60 Freeway
- Notable Tenants Include Nello's Pizza & Aloha Kitchen
- Small Spaces Available
- Zoning C-2—City of Mesa

### Average HH Income

\$70,488 - 5 mile radius

\$72,315 - 3 mile radius

\$77,571 - 1 mile radius

### Population

469,462 - 5 mile radius

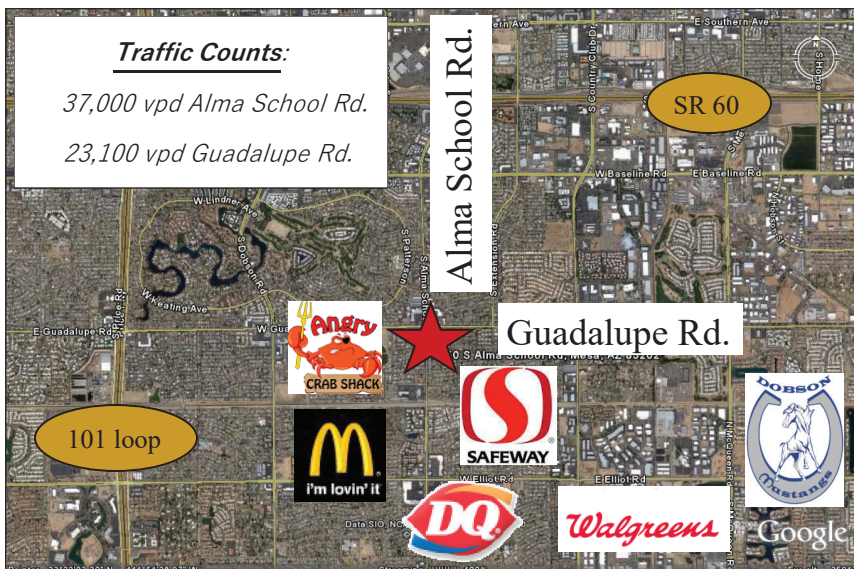
158,258 - 3 mile radius

18,522 - 1 mile radius

### Traffic Counts:

37,000 vpd Alma School Rd.

23,100 vpd Guadalupe Rd.



2950 S. Alma School Rd.

|            |
|------------|
| Suite #1-2 |
| Suite #3   |
| Suite #4   |
| Suite #5   |
| Suite #6   |
| Suite #7   |
| Suite #8   |



PARKING



|              |
|--------------|
| Suite #9-10  |
| Suite #11    |
| Suite #12-13 |
| Suite #14    |
| Suite #15-18 |

---

Alma School Rd.

---

**Suite #****Tenant****SF**

#15-18

Nello's Pizza

3,500

#14

**AVAILABLE****691**

#12-13

Aloha Kitchen

1,750

#11

Counseling

1178

#9-10

Shoe Store

1300

#8

Mortgage co.

750

#7

Eyebrow threading

750

#6

Tattoo

978

#5

Smoke shop

710

#4

Church

1,040

#3

Creations Hair

750

#1-2

Dog Grooming

1,750

TOTAL