

For Lease
Fiesta Crossing (Office)
 Second-story Office Spaces Available



1660 S Alma School Rd
 Mesa, Arizona 85201

Property Features

- Second-story office space ready for immediate occupancy in mixed-use Office/Retail property
- Elevator service
- Efficient and effective floor plans
- TIs available based on term, etc.
- Abundant natural light with views
- Easy access to many retail, educational, cultural, health services, and other amenities, including on-site retail/restaurants



Availabilities	Size	Max. Cont.	Rate (Net Jan.)
201	2,723 SF		\$21.00 PSF
208	1,260 SF	1,890 SF	\$21.00 PSF
209	630 SF		\$21.00 PSF

Traffic Counts	VPD
S Alma School Rd	40,795
US-60	36,745

For Lease: \$21.00 PSF (Net Janitorial)



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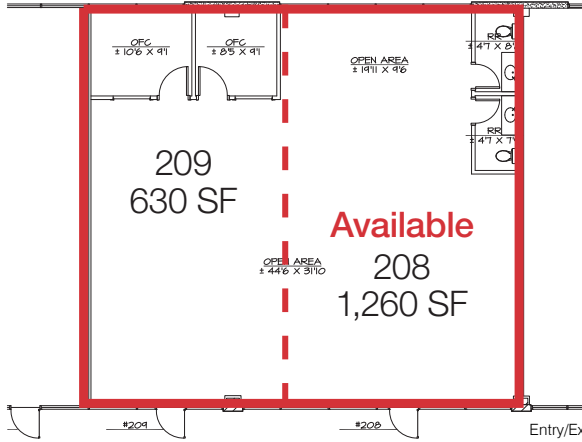
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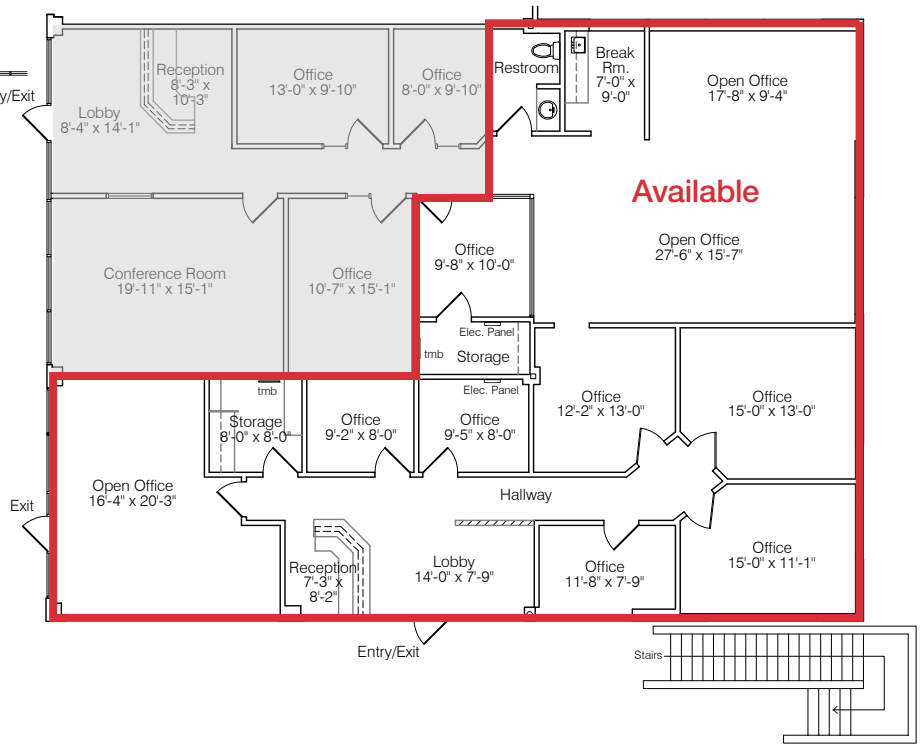
Availabilities

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Suite 208 & 209



Suite 201



Suite	Size	Rate	Notes
201	2,723 SF	\$21.00 PSF Net Janitorial	End-cap with monument signage
208	1,260 SF	\$21.00 PSF Net Janitorial	1,890 SF Max. Contiguous
209	630 SF	\$21.00 PSF Net Janitorial	

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Exterior

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- Part of a mixed-use Office/Retail property



- Monument signage available



- Located directly off of US-60

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Exterior

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- Easy access to many retail, educational, cultural, health services, and other amenities



- Good natural light with views



- Parking ratio of 5.11:1,000



- Near on-site retail/restaurant

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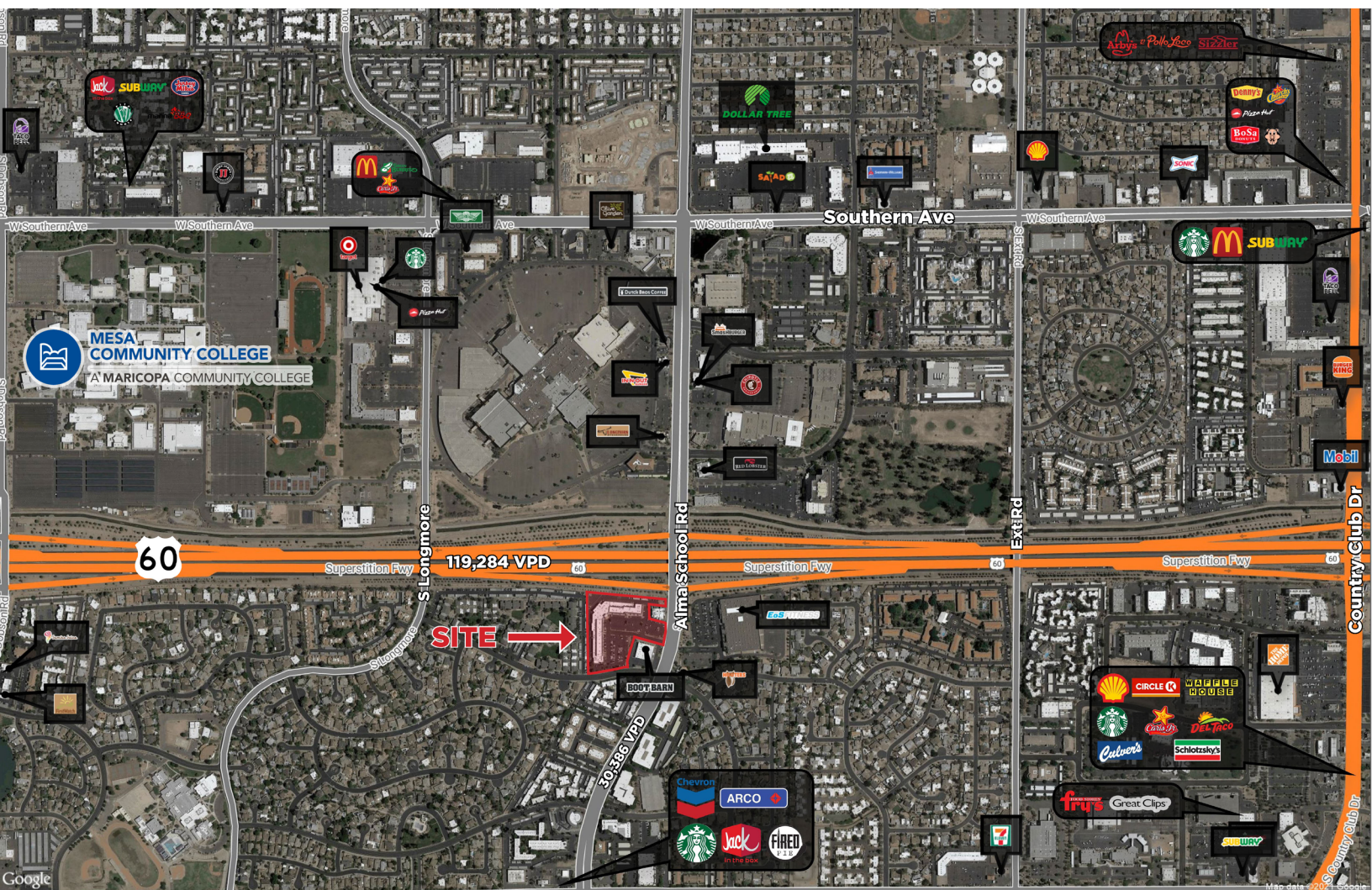
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Aerial Map

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Demographics

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Demographics

	1 Mile	3 Miles	5 Miles
Population	20,230	153,067	422,411
Average Age	33.2	33.6	32.5
# of Households	9,300	63,944	174,428
Average Household Income	\$56,436	\$57,542	\$62,010

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