



FOR SALE | RETAIL

Pratt's Pets Retail Building

856 S Alma School Rd | Mesa, AZ 85210

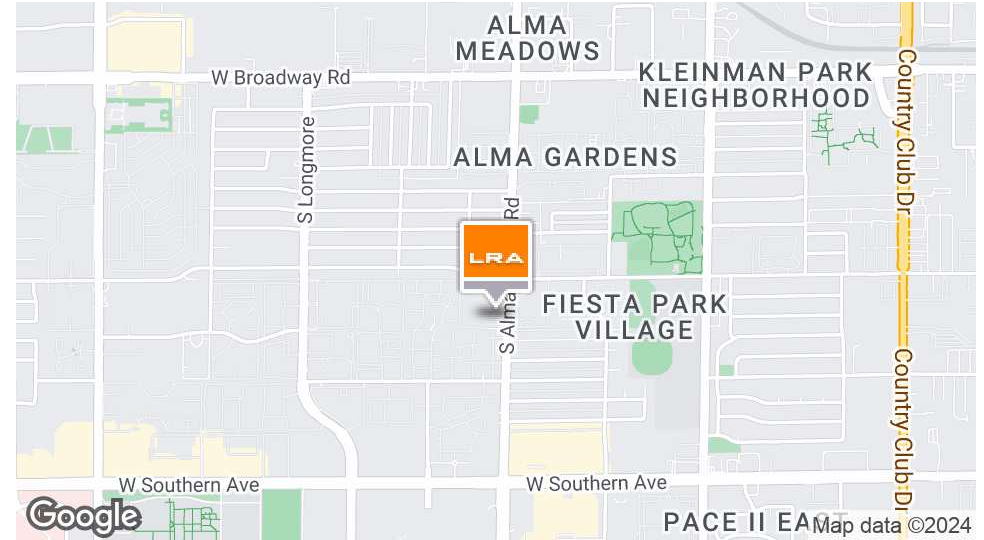
PRESENTED BY:

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



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OFFERING SUMMARY

Sale Price:	\$1,800,000
Building Size:	11,801 SF
Lot Size:	42,643 SF
Price / SF:	\$152.53
Year Built:	1985
Zoning:	C-G
Market:	Phoenix
Submarket:	Red Mountain/Mesa

PROPERTY OVERVIEW

Large, 11.8ksf+/- Retail building For Lease or For Sale

PROPERTY HIGHLIGHTS

- Busy Alma School Rd corridor
- Size 11,840 sf
- Neighborhood Shopping Center parking
- Former Chuck E Cheese location
- Large, 11.8ksf+/- Retail building For Lease or For Sale

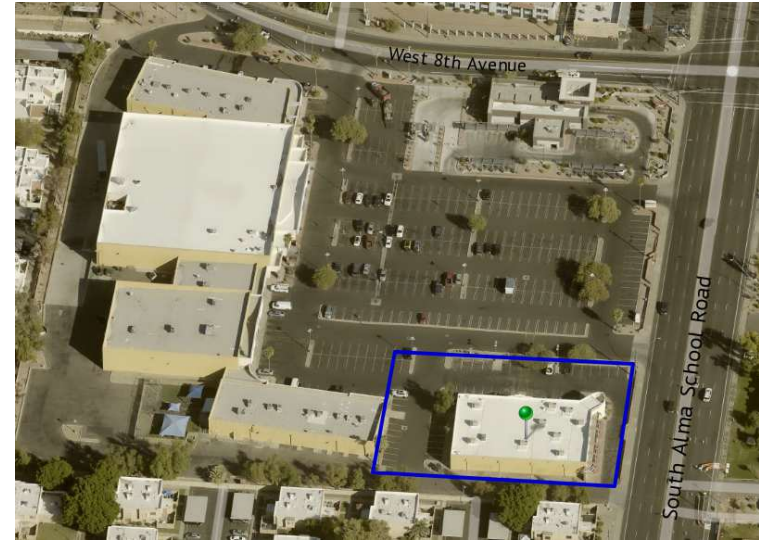
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☆ 856 S Alma School Rd, Mesa, AZ 85210-2001

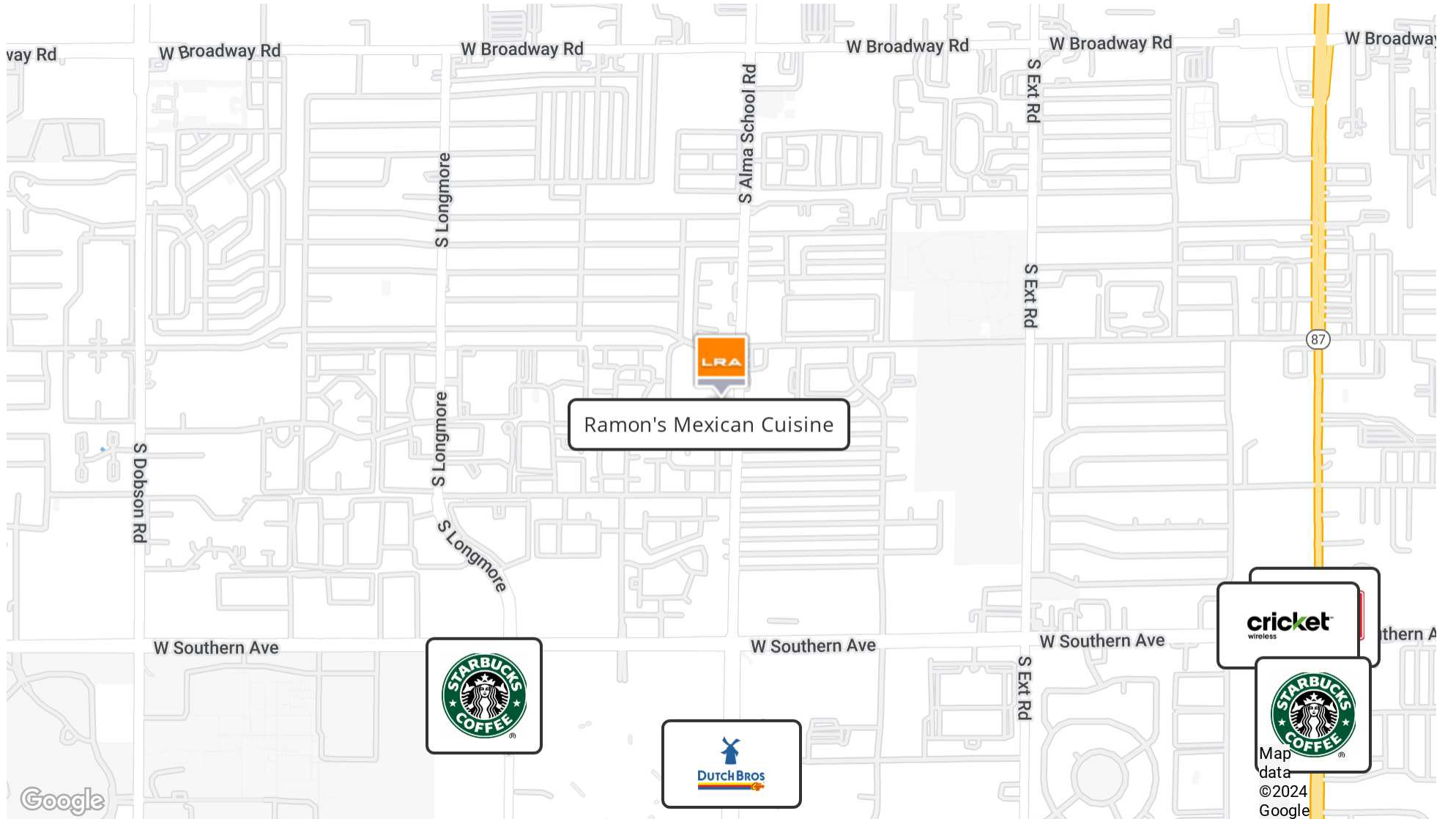
Maricopa Assessor Parcel # 134-28-001-C

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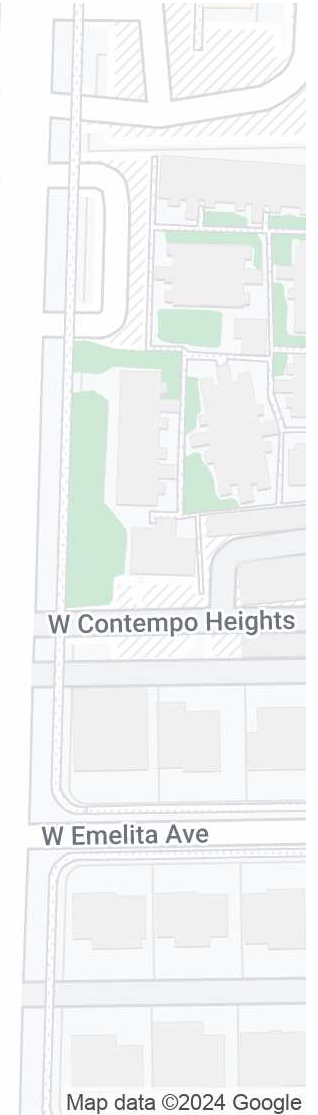
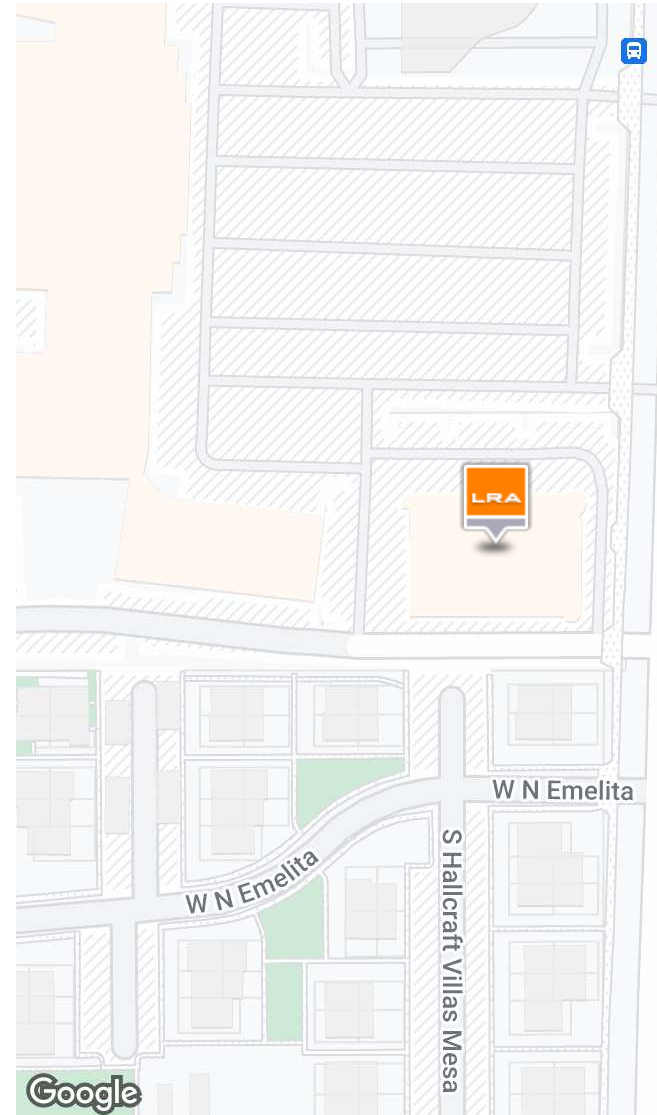
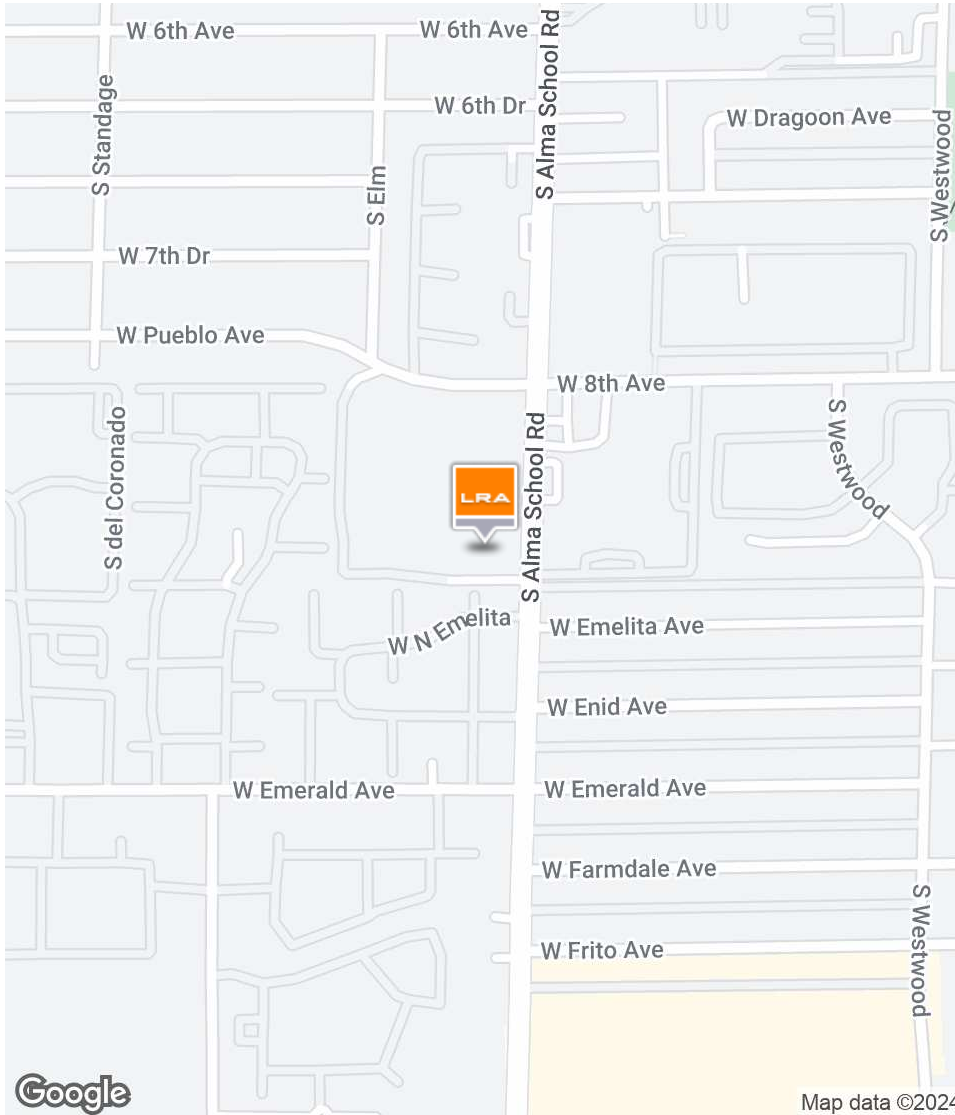


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POPULATION

	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

