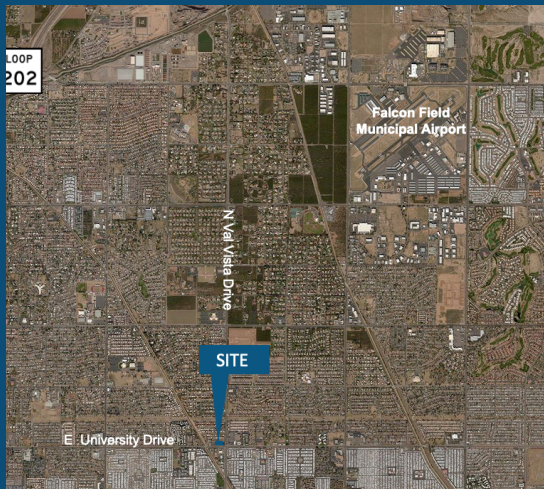
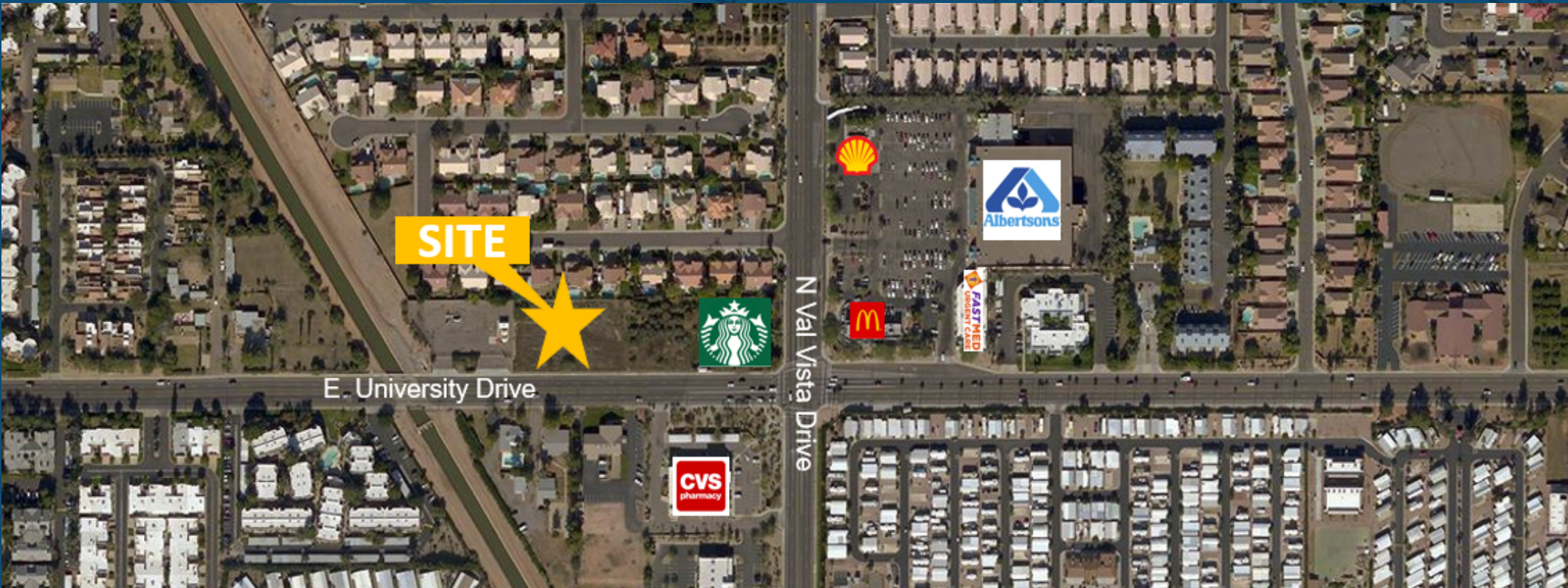


Mesa Land for Sale | Lot 1

406 N Val Vista Drive, Mesa, AZ 85213



- Land Available for Purchase
- +/- .75 Acres
- \$489,000.00
- One of few Undeveloped Corners in Mesa
- Frontage on Val Vista Drive and University Drive
- High Demographics - Avg. Household Income of \$72,230 (5 Miles)
- High Traffic Counts - 15,000 - 30,000 Vehicles Passing Daily
- Potential for Multiple Buildings of up to 10,000 SF each
- Zoned NC City of Mesa
- Easy Access to Loop 202 and US 60

www.menlocre.com/property

Tanner Milne, SIOR, CCIM, MBA
President

tanner@menlocre.com

Grafton Milne, SIOR, CCIM
Designated Broker

graffon@menlocre.com

P: 480.659.1777 • F: 480.535.5854
www.menlocre.com

Mesa Land For Sale | Lots Available

406 N Val Vista Drive, Mesa, AZ 85213



Mesa Land For Sale | Lots Available

406 N Val Vista Drive, Mesa, AZ 85213

Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	1,003	4,494	18,205
Median age	49.6	46.5	45.2
Median age (Male)	45.4	42.8	42.3
Median age (Female)	51.7	48.4	47.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	598	2,603	10,307
# of persons per HH	1.7	1.7	1.8
Average HH income	\$48,676	\$47,388	\$51,088
Average house value	\$158,990	\$151,709	\$160,156

* Demographic data derived from 2020 ACS - US Census