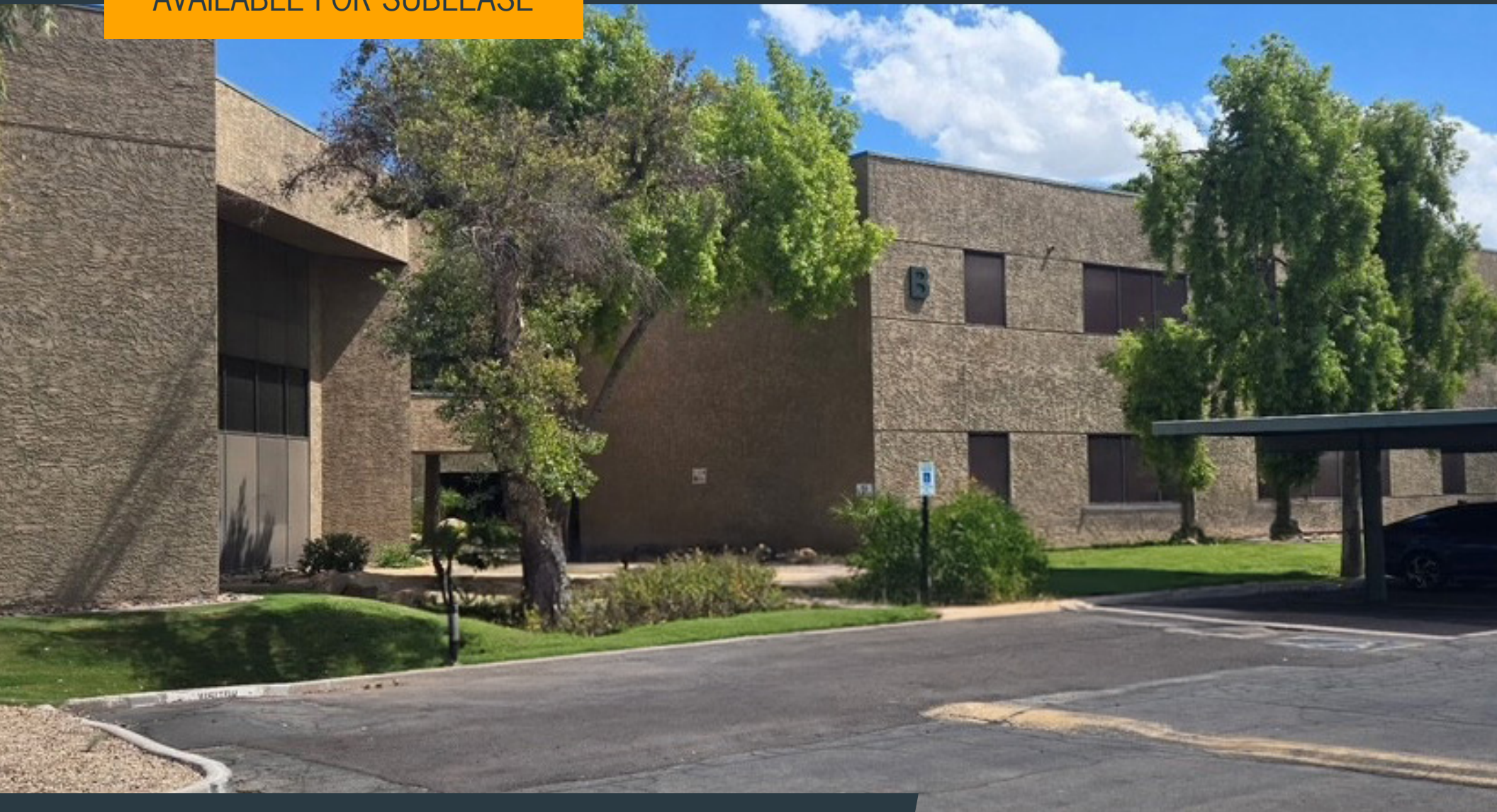


SMALL OFFICE

AVAILABLE FOR SUBLEASE

1930 S ALMA SCHOOL RD, SUITE B-210 | MESA, AZ 85210



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

SARGE GLENN

D 480.214.1126

M 480.390.3515

SGLENN@CPIAZ.COM

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

09 11 25

SMALL OFFICE AVAILABLE FOR SUBLEASE

Address 1930 S Alma School Rd, Suite B-210
Mesa, AZ 85210

Suite Size ±937 SF

Year Built 1981

Parking Ratio 4/1,000

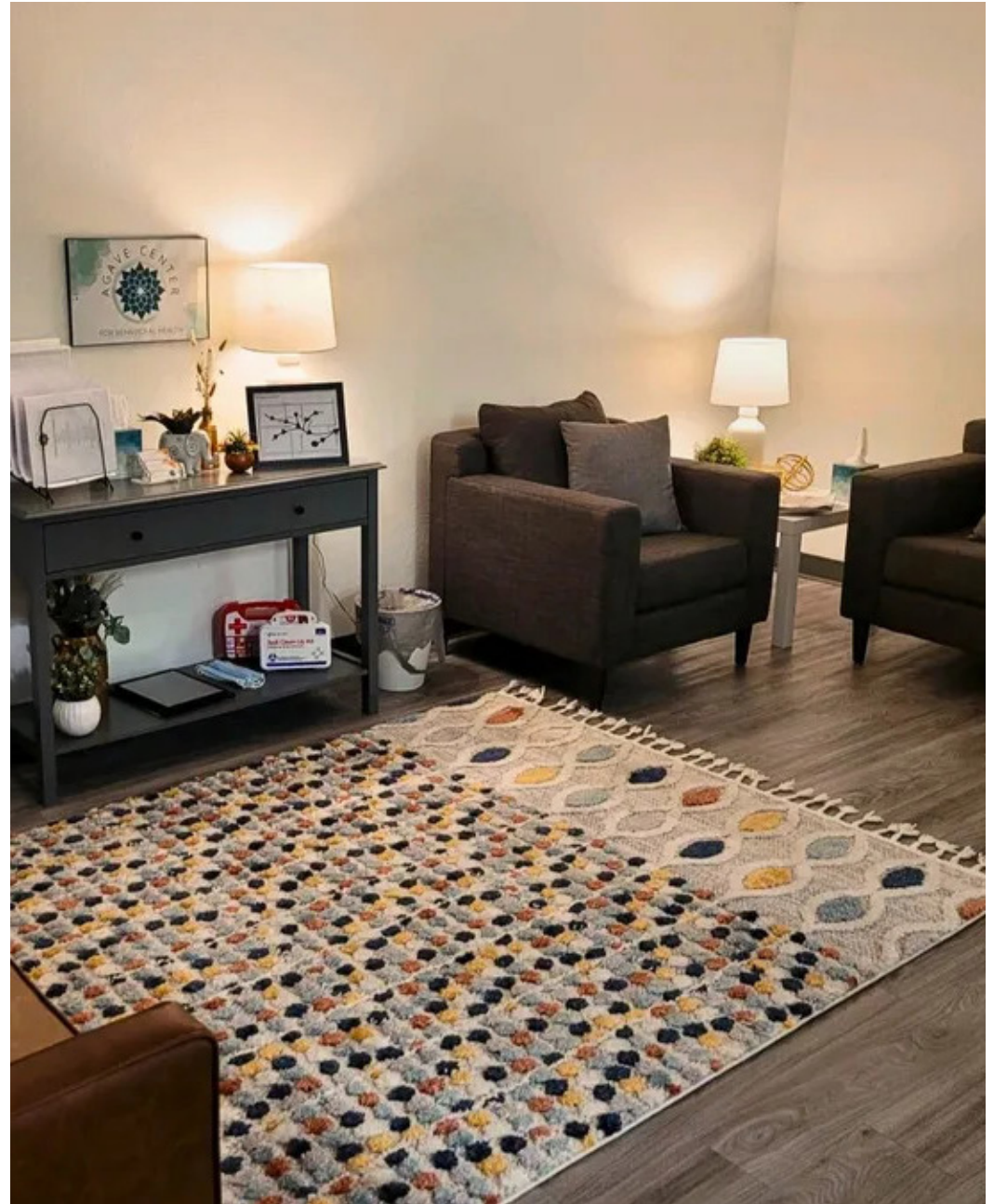
Zoning C-2, City of Mesa

Sublease Rate \$1,150/Month

Sublease Expiration 01/31/2028

Elevator Second Story

Buildout Reception, 3 Offices, Storage Room

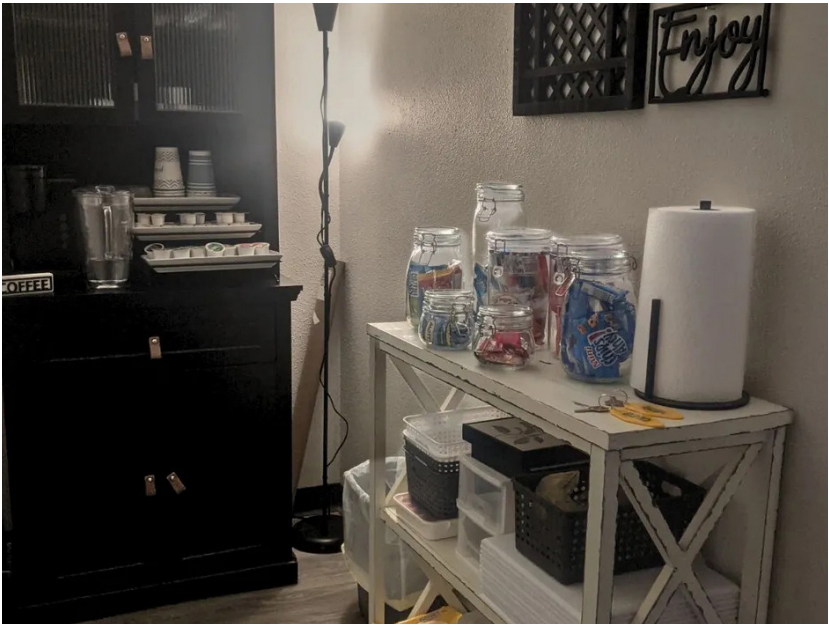
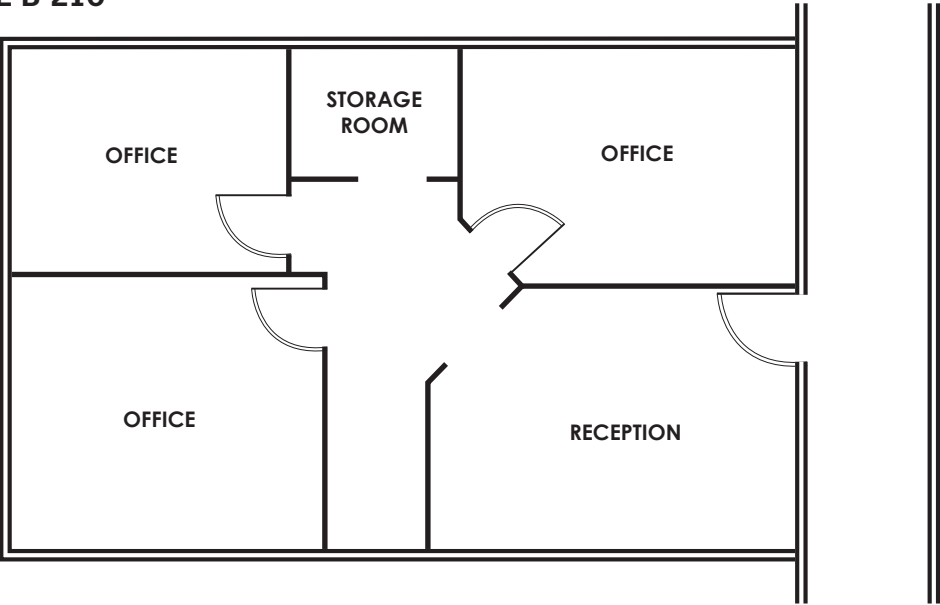


PHOTOS & FLOOR PLAN

MESA COMMERCE CENTER
1930 S ALMA SCHOOL RD, SUITE B-210 | MESA, AZ 85210



SUITE B-210



AERIAL VIEW

MESA COMMERCE CENTER

1930 S ALMA SCHOOL RD, SUITE B-210 | MESA, AZ 85210



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

SARGE GLENN

D 480.214.1126

M 480.390.3515

SGLENN@CPIAZ.COM

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

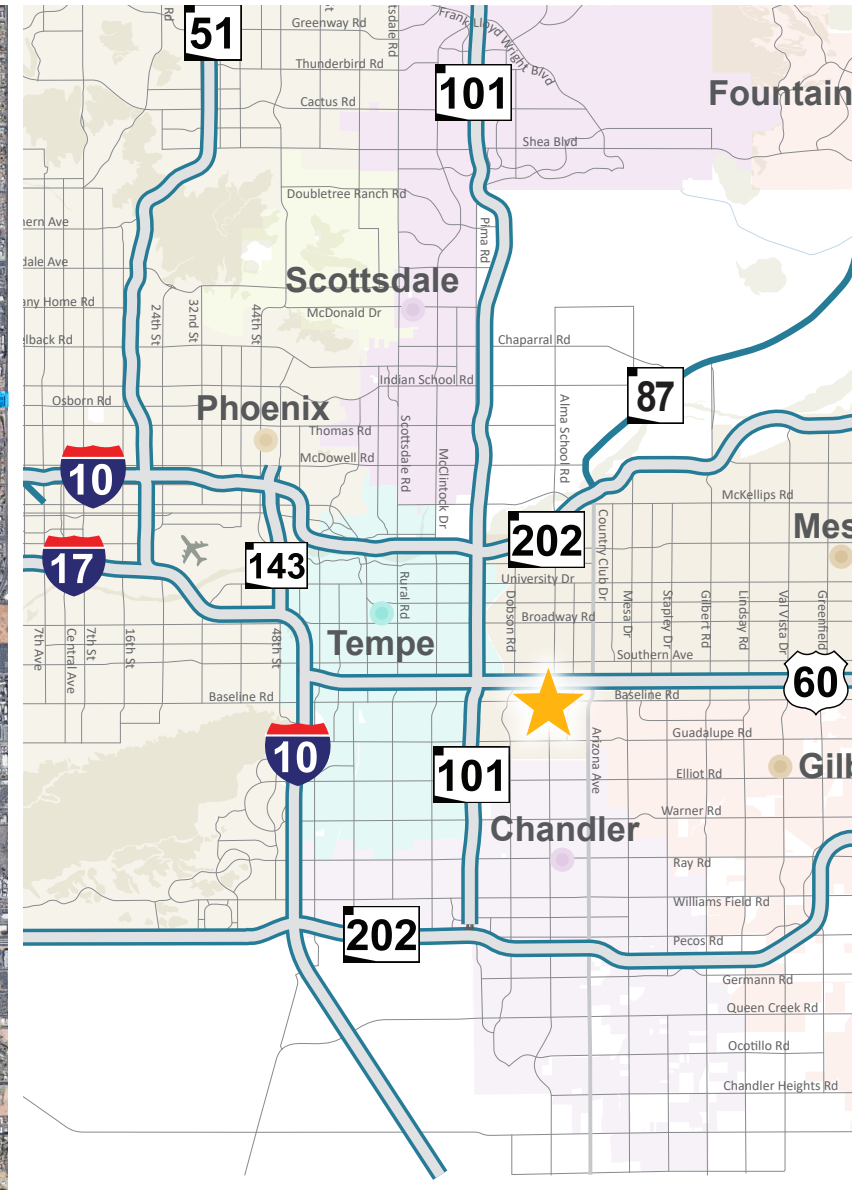
09 11 25

AREA MAP



MESA COMMERCE CENTER

1930 S ALMA SCHOOL RD, SUITE B-210 | MESA, AZ 85210



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

SARGE GLENN

D 480.214.1126

M 480.390.3515

SGLENN@CPIAZ.COM

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

09 11 25

DEMOGRAPHIC SUMMARY

1930 S Alma School Rd, Mesa, Arizona, 85210

Ring band of 0 - 1 miles

KEY FACTS

15,975

Population



6,827

Households

36.4

Median Age

\$65,749

Median Disposable Income

EDUCATION

4.8%

No High School Diploma



17.0%

High School Graduate



36.7%

Some College/ Associate's Degree



41.6%

Bachelor's/Grad/ Prof Degree

INCOME



\$79,806

Median Household Income



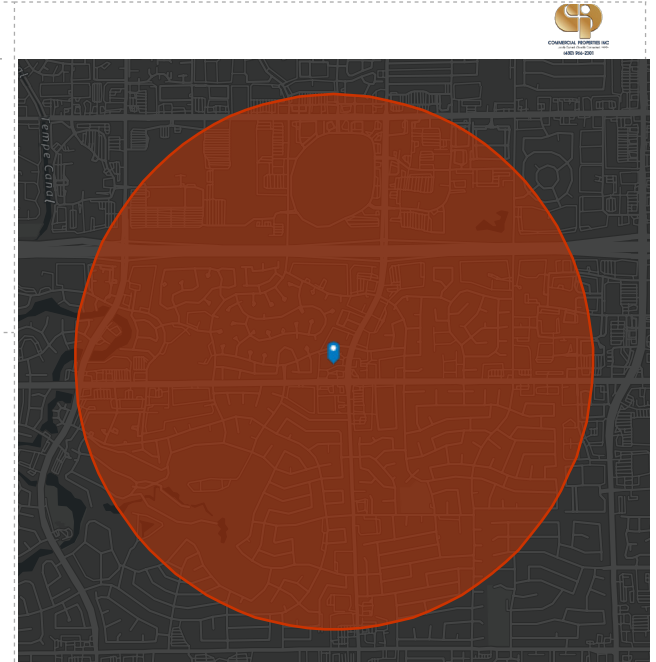
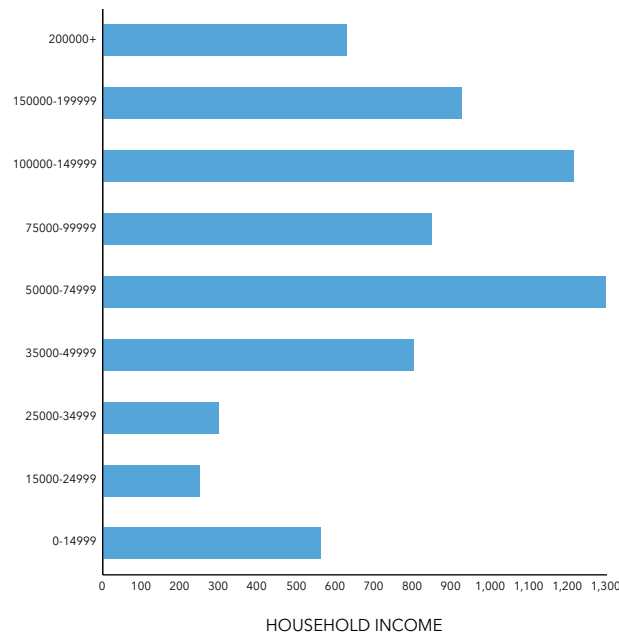
\$44,708

Per Capita Income



\$138,950

Median Net Worth



EMPLOYMENT



White Collar

70.7%



Blue Collar

17.6%



Services

14.0%

2.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

SARGE GLENN

D 480.214.1126

M 480.390.3515

SGLENN@CPIAZ.COM

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

09 11 25

SIX ENCOMPASSING CITIES

MESA COMMERCE CENTER

1930 S ALMA SCHOOL RD, SUITE B-210 | MESA, AZ 85210

The six cities and towns – Chandler, Gilbert, Mesa, Tempe, Queen Creek and Apache Junction – known as the PHX East Valley accounted for nearly half of the total job growth in all of Maricopa County last year, according to data from CBRE Research, Arizona Commerce Authority and Greater Phoenix Economic Council. All told, the burgeoning region added 13,500 of the

28,000 new jobs in 2018. Among the industries with the biggest job gains in the region last year were manufacturing, technology and financial services.

In Mesa, AQST Space Systems relocated its headquarters to Falcon Field Airport from Puerto Rico, and Piper Plastics, a global provider of high-performance polymer materials, precision molded and machined plastic components and assemblies, is building a 90,000-square-foot North American Research and Development Tech Center there.

The region also continues to foster innovation in a variety of technology-enabled enterprises. This includes EdgeCore Internet Real Estate's planned 1.25-million-square-foot campus, in Mesa, plus a \$63.5-million satellite campus to Arizona State University. Located in Mesa's downtown core, the campus will feature programs using augmented and virtual reality, artificial intelligence, and 3D design that are critical to medical, aerospace, manufacturing and entertainment firms.

