

FOR SALE, LEASE OR BUILD TO SUIT



**LONGMORE &  
SOUTHERN AVE**

Mesa, AZ





# property summary

BUILDABLE UP TO ±5,400 SF

PRICING

CALL FOR PRICING

PARCEL SIZE ±28,537 SF

ZONING

LC (C-2)

## PROPERTY HIGHLIGHTS

- » A 240 high-end mix-use apartments with restaurants, services, and retail in the heart of Mesa's Fiesta District.
- » Fiesta Village with comprise of over 20,000 SF of retail/restaurant space and is centrally located within one-mile of Mesa Community College, Banner Hospital, and Fiesta Sports Complex
- » Conveniently located off the US 60 freeway
- » Neighboring Mesa Community College ( 16,000 students )
- » [Click Here](#) to see more about *Fiesta Redefined*

## TRAFFIC COUNT

### Longmore

N: ±8,129 VPD (NB/SB)

S: ±4,476 VPD (NB/SB)

ADOT 2024

### Southern Ave

E: ±18,597 VPD (EB/WB)

W: ±24,465 VPD (EB/WB)

## LOCATED NEARBY



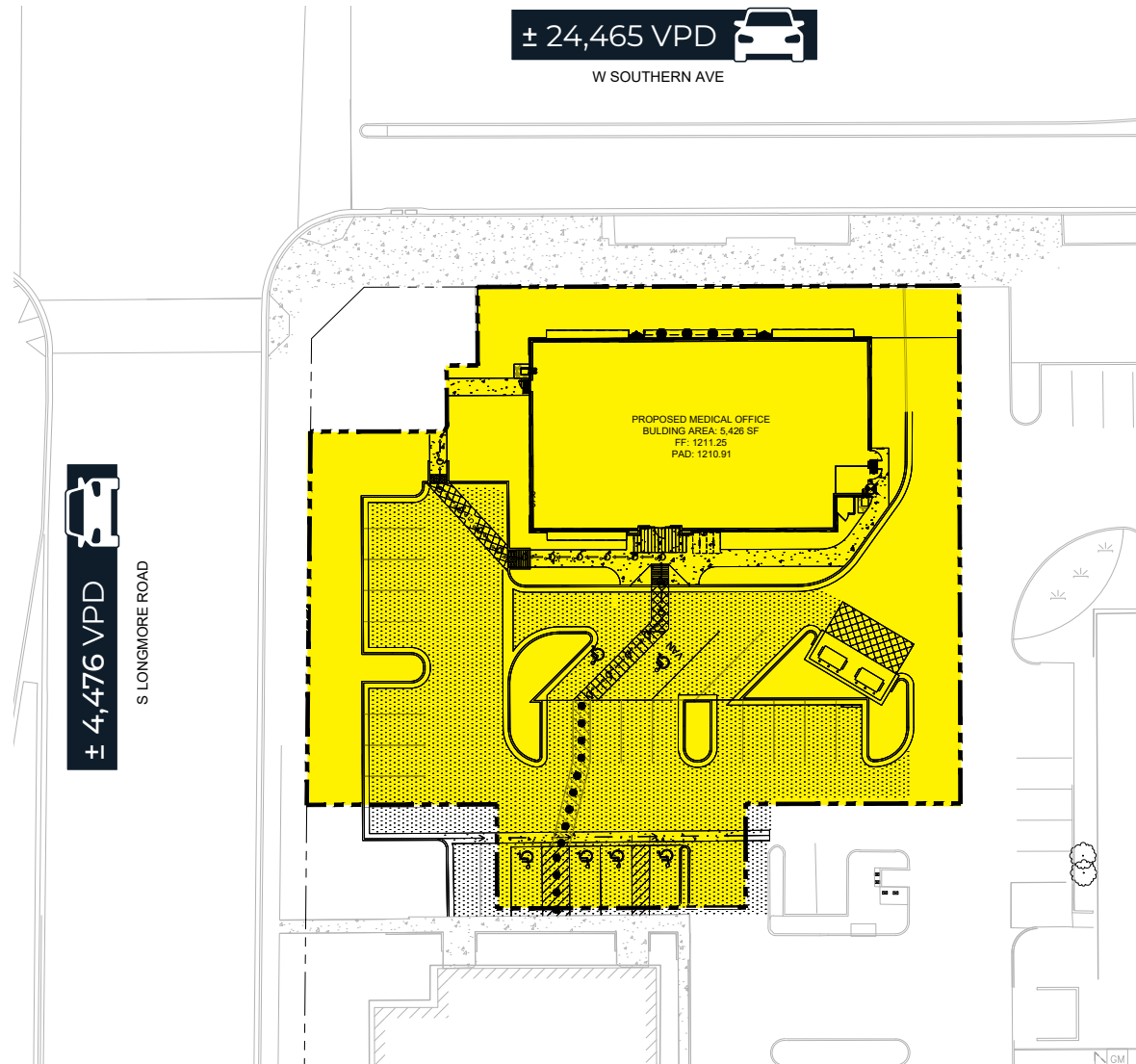
SEC

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# site plan



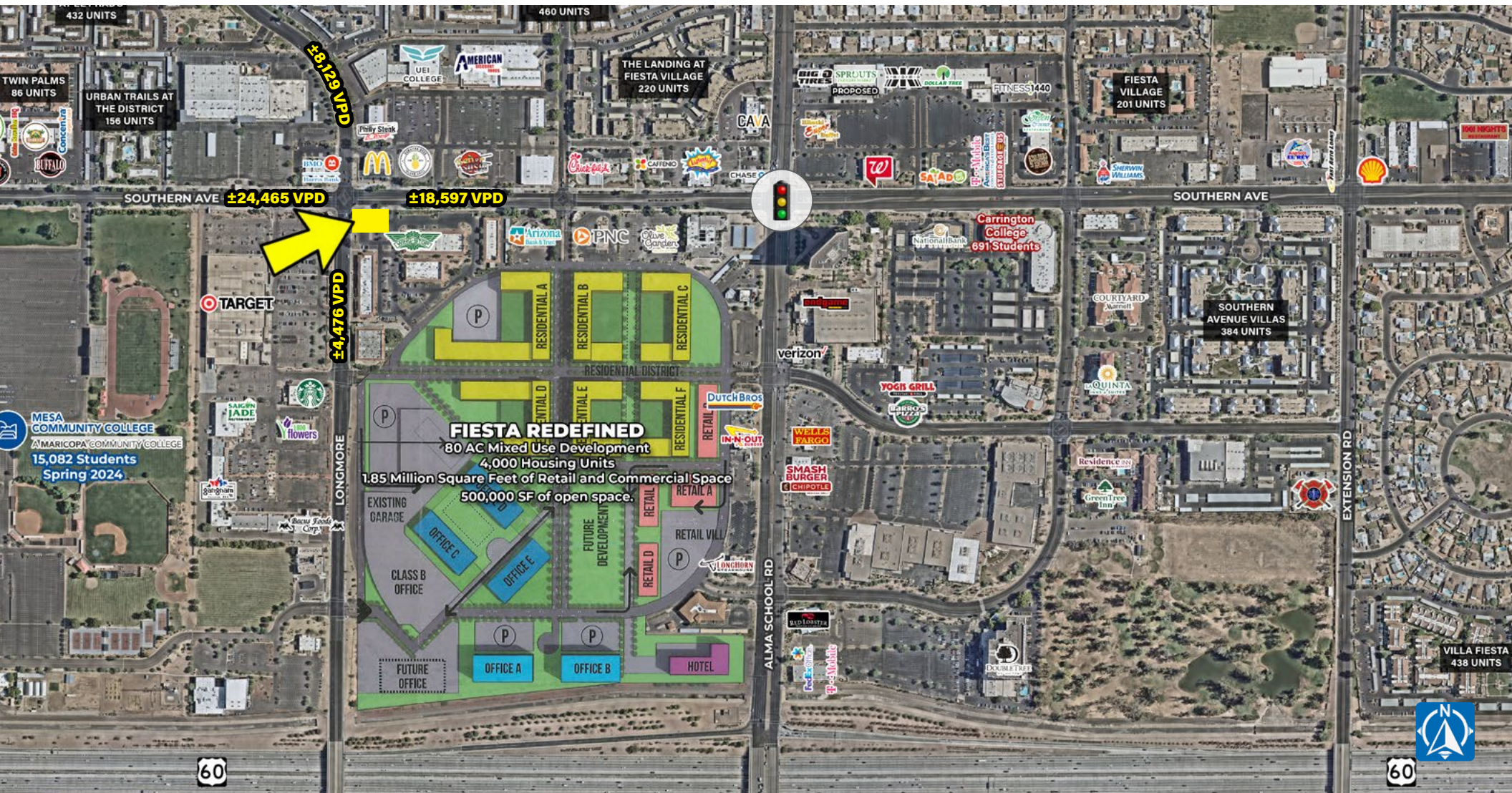
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# aerial



SEC

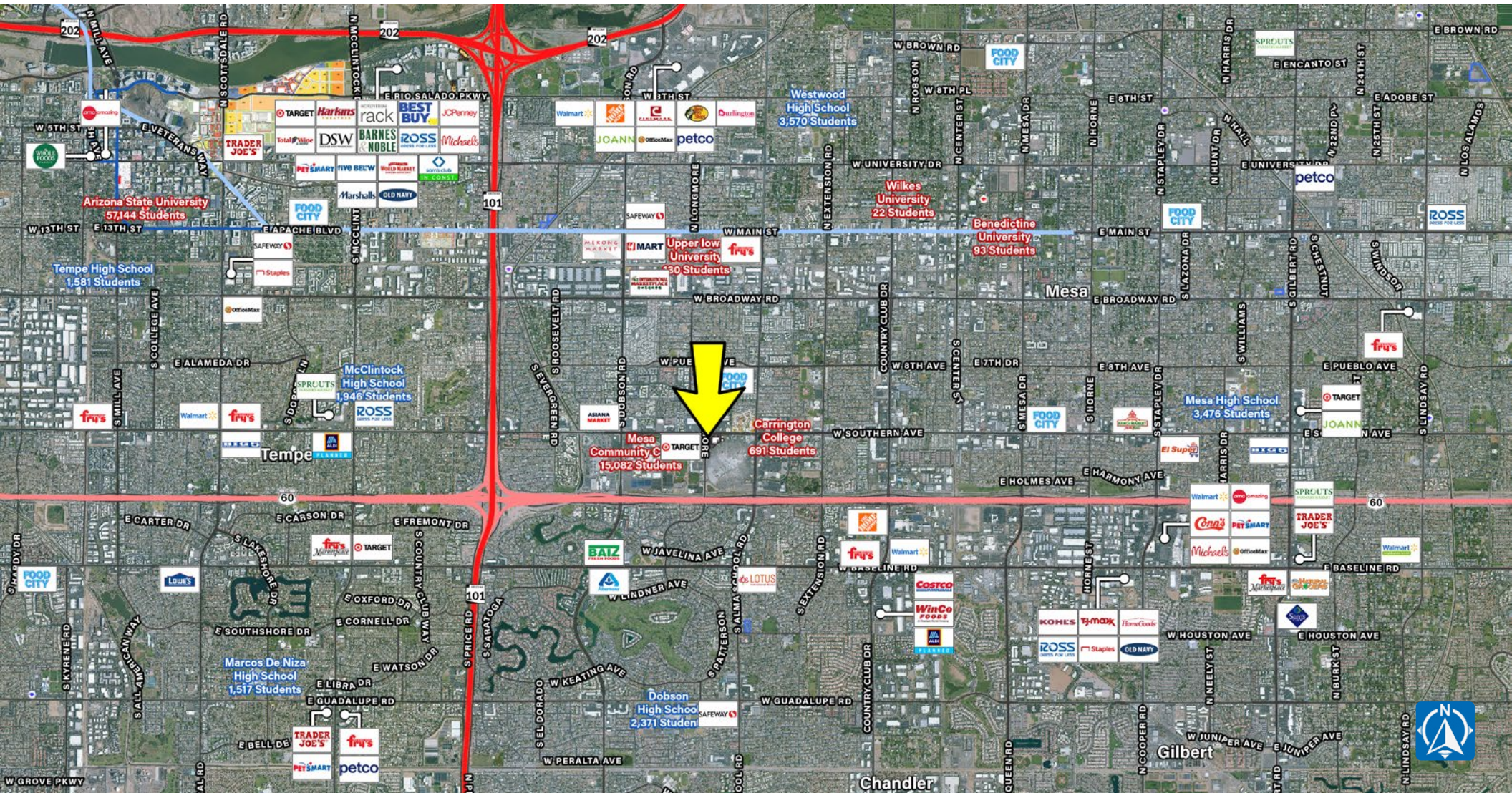
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# aerial



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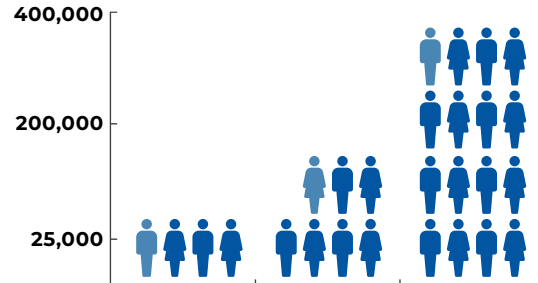


PhoenixCommercialAdvisors.com



# demographics

2025 ESRI



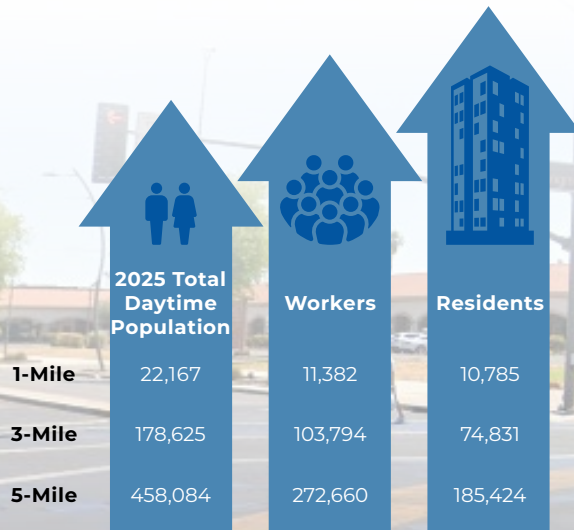
	1-Mile	3-Mile	5-Mile
2025 Total Population	24,772	166,656	405,735
2030 Total Population	25,165	172,261	418,882



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$55,487	\$69,951	\$31,593
3-Mile	\$69,431	\$90,791	\$37,757
5-Mile	\$75,979	\$98,777	\$39,742



	1-Mile	3-Mile	5-Mile
2025 Households	11,182	69,078	163,006
2030 Households	11,488	72,570	171,122



	2025 Total Daytime Population	Workers	Residents
1-Mile	22,167	11,382	10,785
3-Mile	178,625	103,794	74,831
5-Mile	458,084	272,660	185,424

## 2025 Housing Units



## Owner Occupied

31.4% 44.9% 49.5%

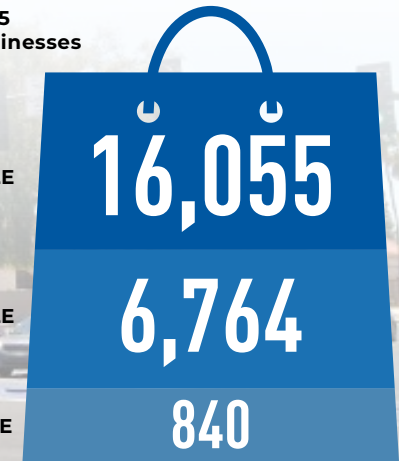
1-Mile 3-Mile 5-Mile

## Renter Occupied

68.6% 55.1% 50.5%

1-Mile 3-Mile 5-Mile

## 2025 Businesses



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exclusively listed by

**NICK DEDONA**

(602) 734-7208

[ndedona@pcaemail.com](mailto:ndedona@pcaemail.com)

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3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016  
P. (602) 957-9800 F. (602) 957-0889  
[phoenixcommercialadvisors.com](http://phoenixcommercialadvisors.com)