

FIESTA SQUARE

1710-1720 W. Southern Ave., Mesa, AZ 85202
N/NEC Southern Ave & Dobson Rd

4,222 SF AVAILABLE

*Demisable to 1,360SF & 2,862SF

AVAILABLE



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The available $\pm 4,222$ SF (Suites C 4–6) can be demised to accommodate a $\pm 1,360$ SF & 2,862 SF user or leased as a larger contiguous footprint. The space is currently in modified vanilla shell condition, offering a clean, open layout ready for tenant-specific improvements.

The open shell allows for efficient demising with flexibility in storefront placement and internal circulation. This creates an opportunity for tenants to design a fully customized layout

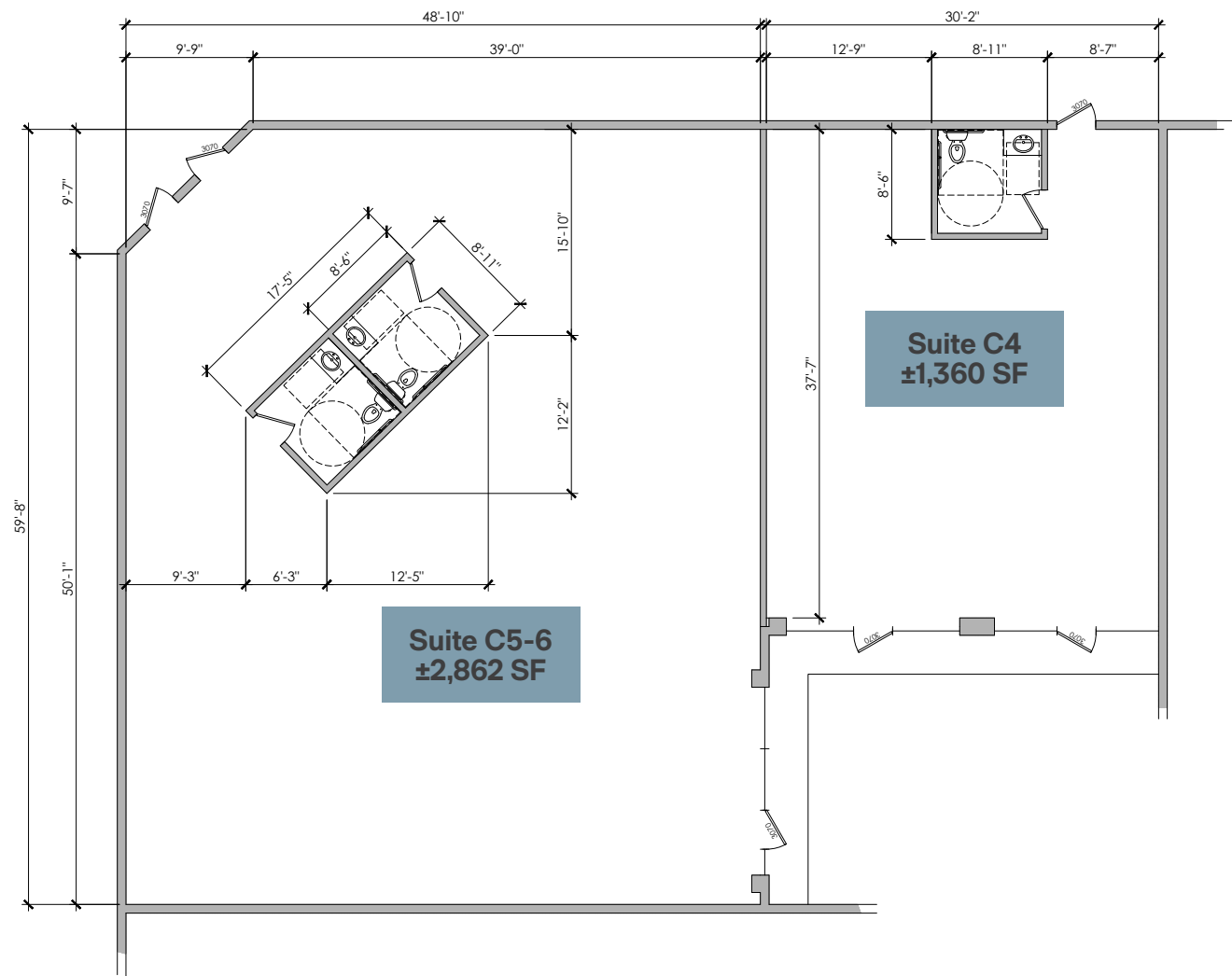
POTENTIAL LAYOUT CONFIGURATIONS:

- **$\pm 1,360$ SF Suite C4:** Ideal for boutique medical, retail, or service-oriented users
- **$\pm 2,862$ SF Suite C5-6:** Mid-size user with flexibility for treatment rooms, offices, or showroom
- **$\pm 4,222$ SF Full Space:** Accommodates larger medical, fitness, or specialty retail concept

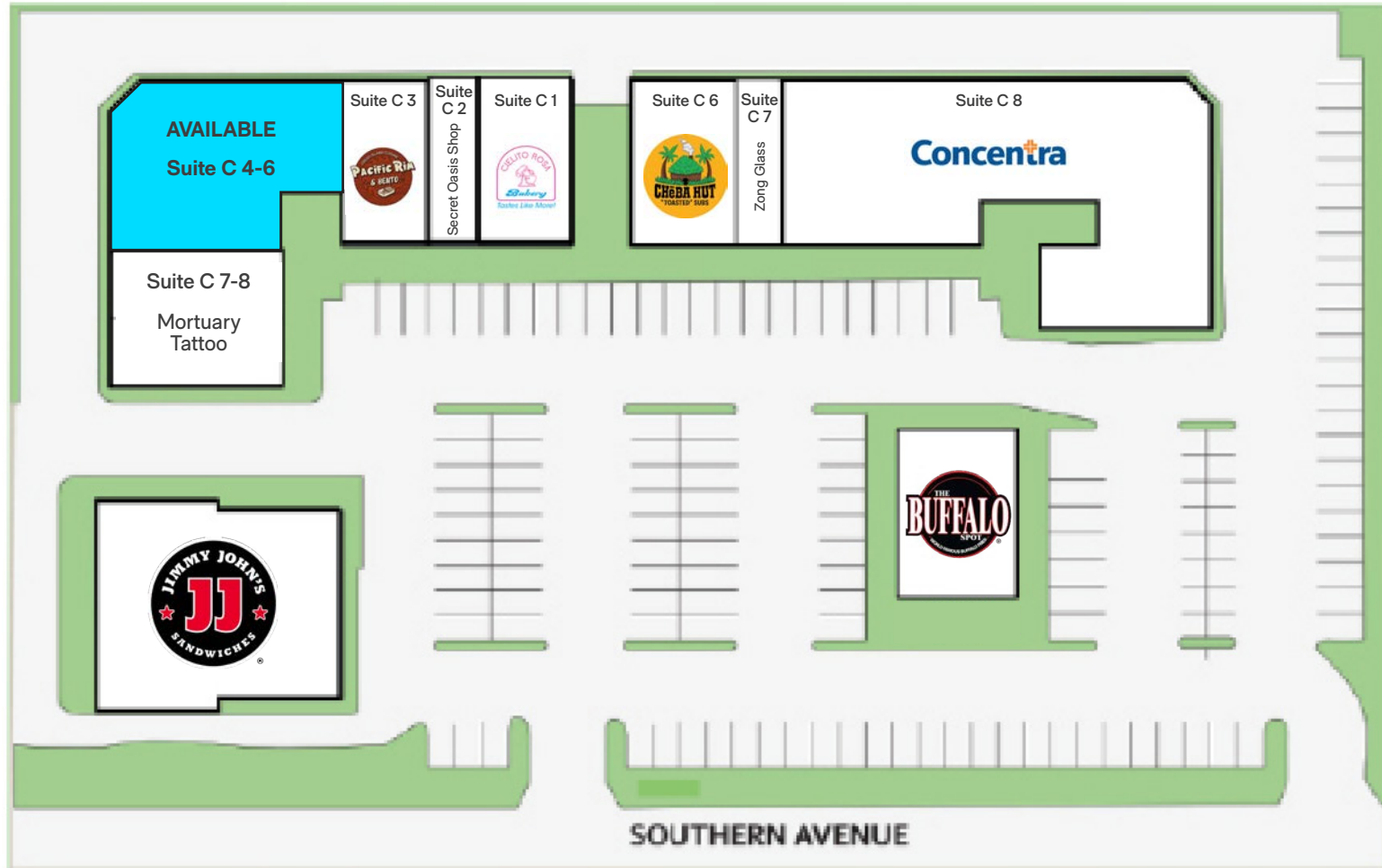


$\pm 50,412$ VPD on S Dobson Rd
 $\pm 32,118$ VPD on W Southern Ave

FLOORPLAN



SITE PLAN



DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Est. Population	26,383	167,389	411,559
Proj. Pop. (2030)	27,398	172,940	426,317
Daytime Population	3,271	52,910	130,317
Median Age	35.3	34.6	34.1

Household	1-Mile	3-Mile	5-Mile
Total Households	11,449	67,893	161,303
Proj. Households (2030)	11,902	70,242	167,419
Avg. Household Size	2.2	2.4	2.4

Income	1-Mile	3-Mile	5-Mile
Average HH Income	\$75,762	\$89,235	\$94,140
Med. HH Income	\$58,389	\$68,713	\$73,051



FOR MORE INFORMATION, CONTACT

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