



PROPERTY AVAILABLE FOR LEASE OR GROUND LEASE



ALMA SCHOOL RD & BASELINE RD

MESA, AZ



property summary

| | | | |
|-------------|------------|---------|------------------|
| AVAILABLE | ±2,208 SF | PRICING | Call for Pricing |
| PARCEL SIZE | ±21,693 SF | ZONING | PAD |

LOCATION HIGHLIGHTS

- Located in Mesa, AZ half a mile south of U.S. 60
- Fully Improved Parcel.
- The surrounding area has a population of over 424,930 within a 5-mile radius, with average household incomes exceeding \$98,833 within a 5-mile radius.

NEARBY TENANTS



TRAFFIC COUNTS

Alma School Rd

N ±40,338 VPD (NB & SB)

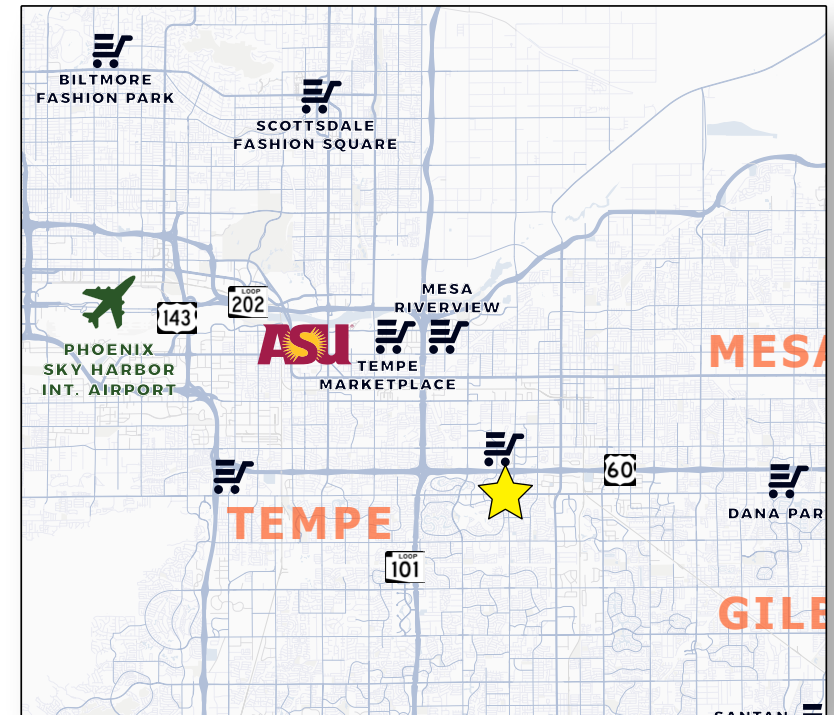
S ±34,399 VPD (NB & SB)

Baseline Rd

E ±25,631 VPD (EB & WB)

W ±24,464 VPD (EB & WB)

ADOT 2023



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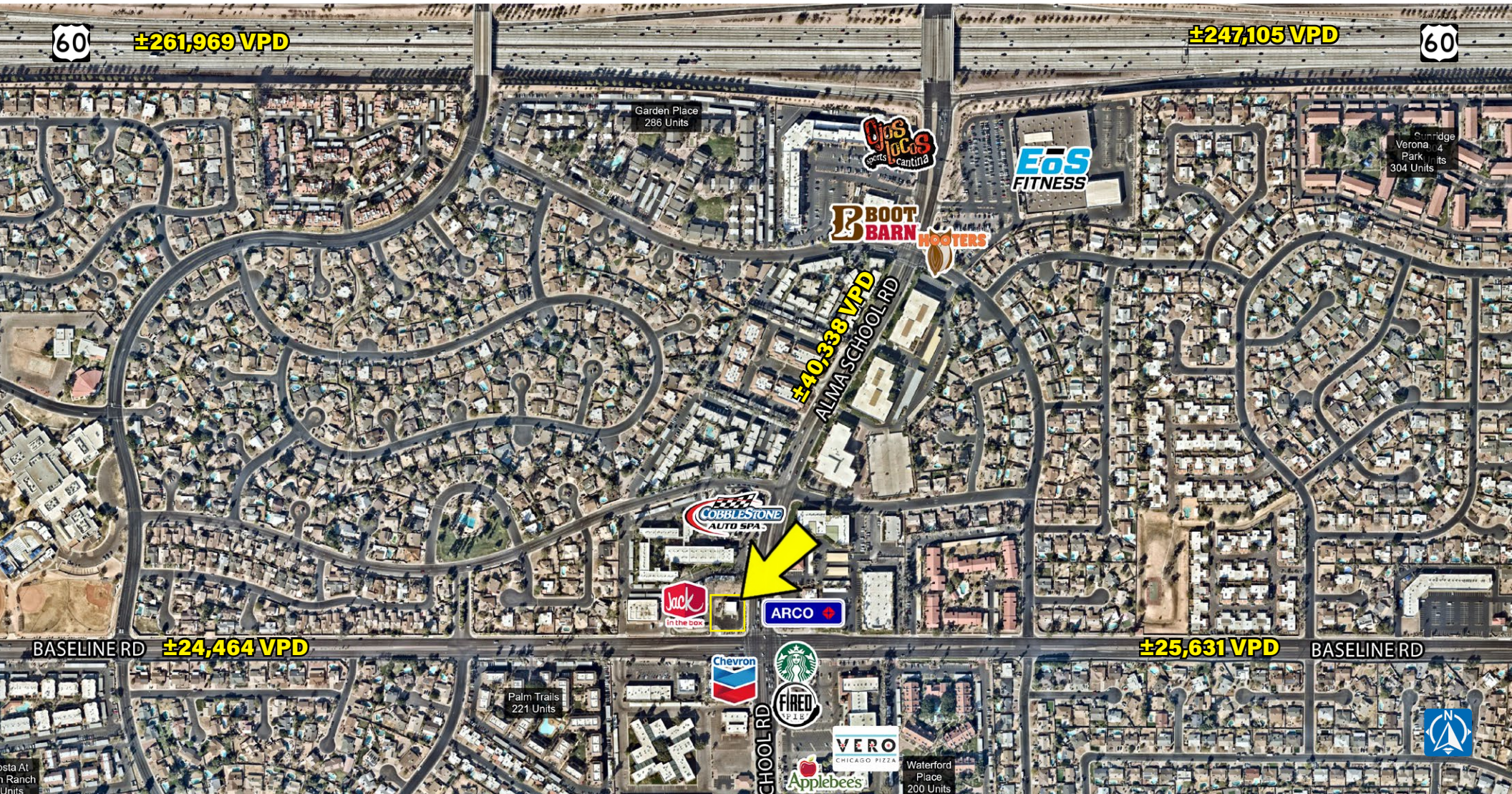
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aerial zoom



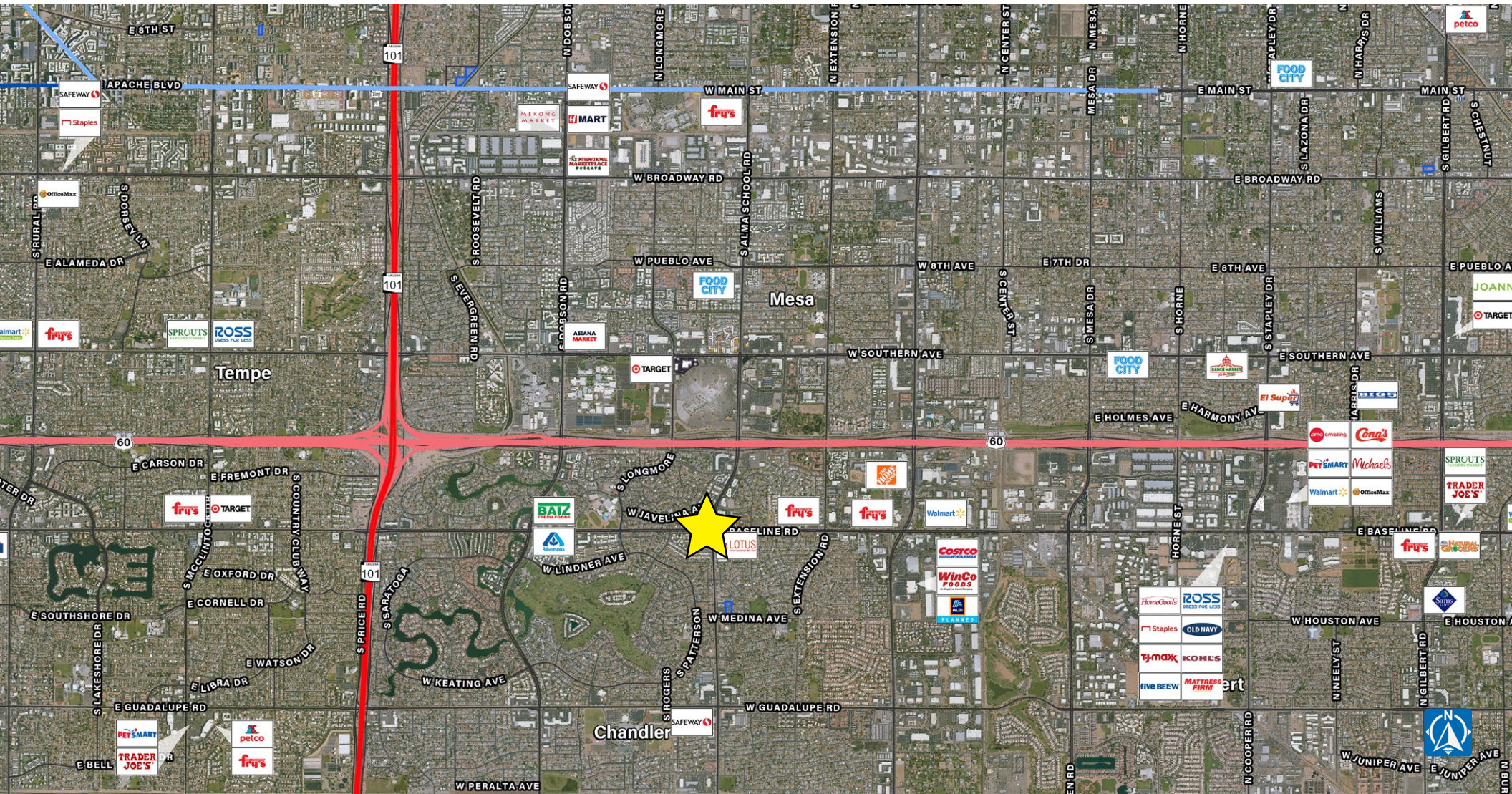
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aerial wide



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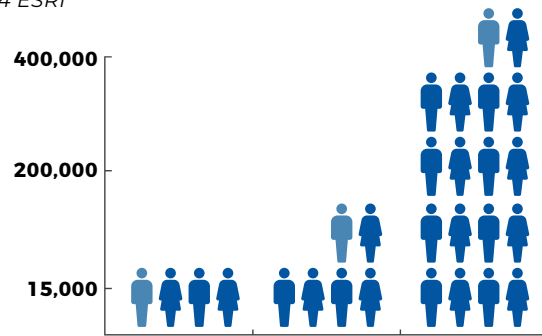
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demographics

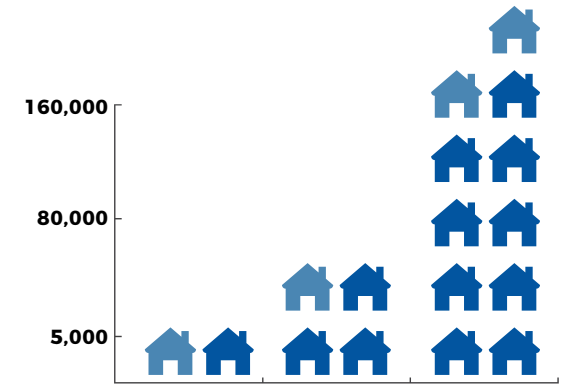
2024 ESRI



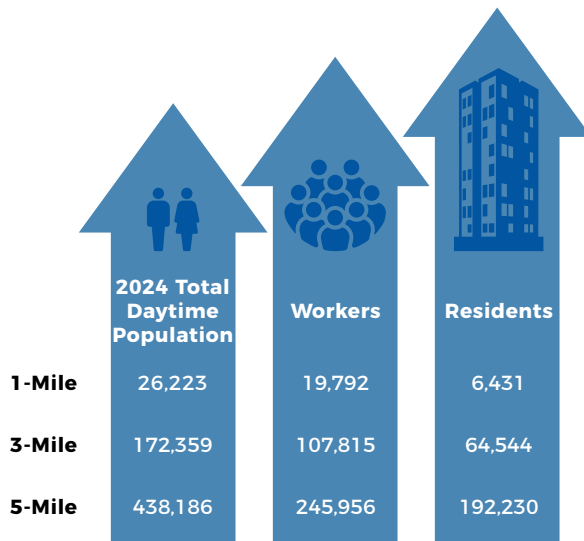
| | 1-Mile | 3-Mile | 5-Mile |
|-----------------------|--------|---------|---------|
| 2024 Total Population | 16,402 | 147,980 | 424,930 |
| 2029 Total Population | 16,277 | 152,203 | 436,857 |



| | Median HH Income | Average HH Income | Per Capita Income |
|--------|------------------|-------------------|-------------------|
| 1-Mile | \$80,592 | \$105,584 | \$45,328 |
| 3-Mile | \$73,348 | \$94,172 | \$38,289 |
| 5-Mile | \$75,950 | \$98,833 | \$39,026 |

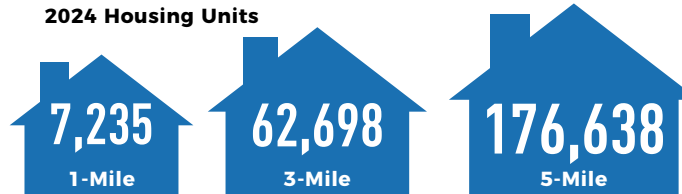


| | 1-Mile | 3-Mile | 5-Mile |
|-----------------|--------|--------|---------|
| 2024 Households | 7,004 | 59,461 | 166,732 |
| 2029 Households | 7,057 | 62,246 | 174,978 |

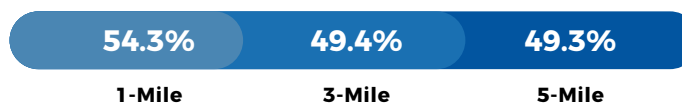


| | 2024 Total Daytime Population | Workers | Residents |
|--------|-------------------------------|---------|-----------|
| 1-Mile | 26,223 | 19,792 | 6,431 |
| 3-Mile | 172,359 | 107,815 | 64,544 |
| 5-Mile | 438,186 | 245,956 | 192,230 |

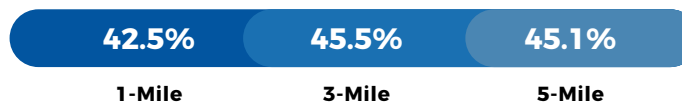
2024 Housing Units



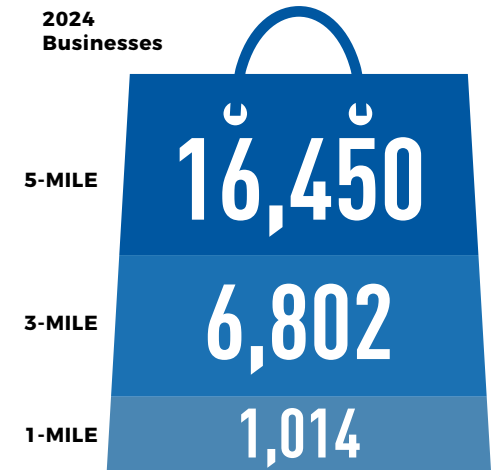
Owner Occupied



Renter Occupied



2024 Businesses



NWC

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Exclusively listed by

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