

RIVIERA PLAZA

1900 E UNIVERSITY DR, MESA, AZ 85203



PROPERTY HIGHLIGHTS

- The property has undergone substantial improvements since 2022 with more planned
- Available Tenant Improvement Allowance
- Ample Parking
- Building and monument signage available
- High traffic intersection with $\pm 40k$ VPD
- Join national tenants: Goodwill, Panda Express, Nationwide Vision, Sally Beauty Supply, and Rainbow Clothing



MPB Realty Services, Inc
1450 E. Indian School Road
Phoenix, AZ 85014
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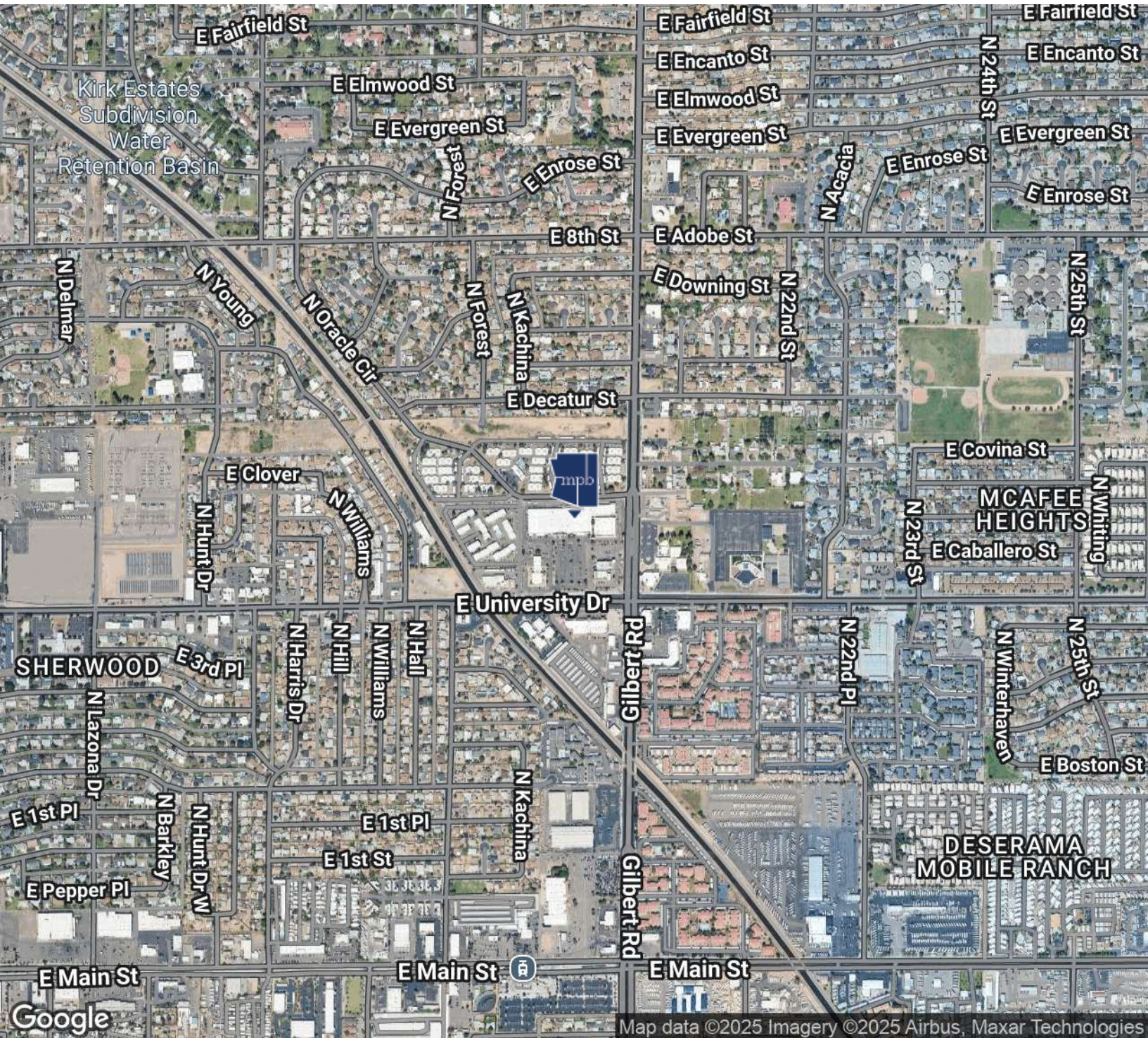
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**REALTY
SERVICES**

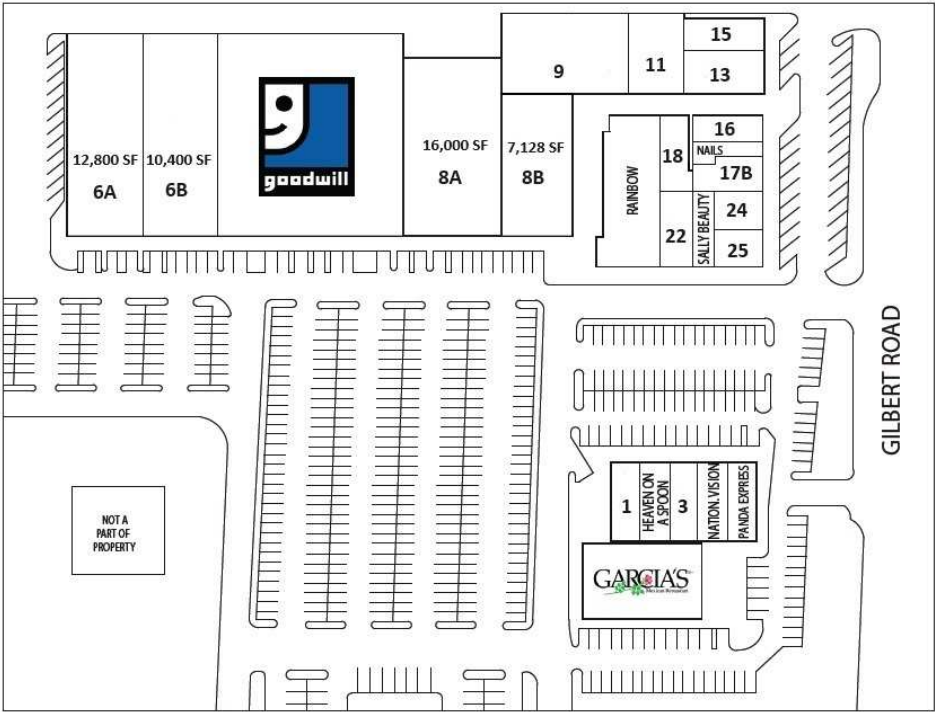
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,300 - 16,000 SF	Lease Rate:	Negotiable

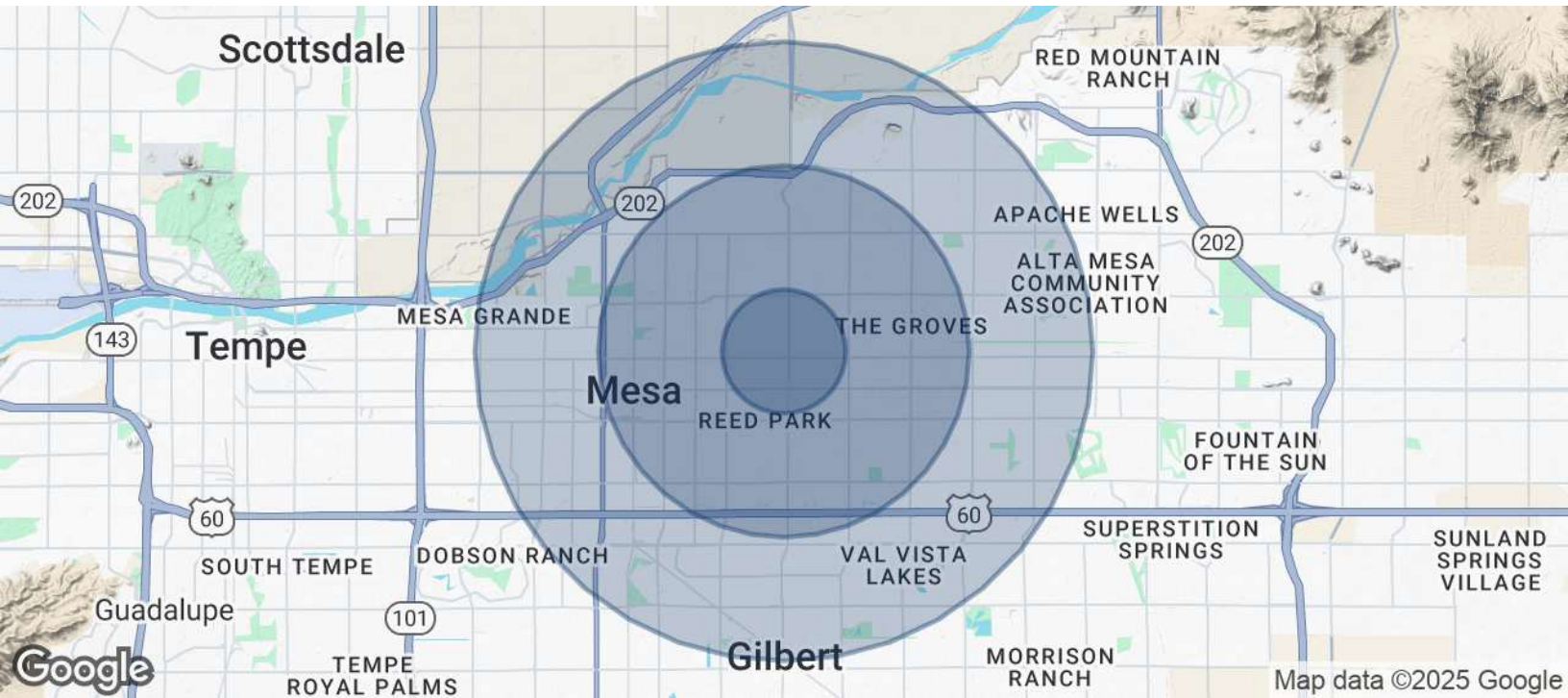
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Jr Anchor 6A	12,800 SF	NNN	Negotiable	-
Jr Anchor 8A	16,000 SF	NNN	Negotiable	-
In-Line 16	1,303 SF	NNN	Negotiable	-
In-line 22	2,127 SF	NNN	Negotiable	Former Jamba Juice
PAD Building 101	1,300 SF	NNN	Negotiable	-
PAD Building 103	1,346 SF	NNN	Negotiable	-

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,561	168,676	336,068
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,641	60,590	126,994
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$89,034	\$94,999	\$96,771
Average House Value	\$364,151	\$422,969	\$425,586

Demographics data derived from AlphaMap



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