

**UNDER NEW  
OWNERSHIP &  
MANAGEMENT!**



**BASELINE ROAD - ±27,377 VPD**

**ALMA SCHOOL ROAD - ±33,908 VPD**



# FIESTA PALMS

**2035 SOUTH ALMA SCHOOL ROAD, MESA, AZ 85210**  
SEC of Alma School Road & Baseline Road

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# PROPERTY HIGHLIGHTS

- Situated on the hard corner of two of Mesa's most heavily traveled thoroughfares: Alma School Rd & Baseline Rd
- One of the highest trafficked intersections in Mesa: Alma School Rd - ±33,000 VPD | Baseline Rd - ±27,000 VPD.
- Dense Population with over 140,000 residents within a 3-mile radius, with consistent year-over-year growth.
- Frontage and monument signage opportunities along Alma School Rd & Baseline Rd.
- Convenient surface parking with four (4) points of ingress/egress
- Surrounded by national retailers, restaurants, and service providers, including Walmart, Fry's Food & Drug, Home Depot, and Fiesta Mall redevelopment area.
- Accessible trade area located less than a mile south of US-60, providing convenient access for shoppers across Mesa, Tempe, and Chandler.

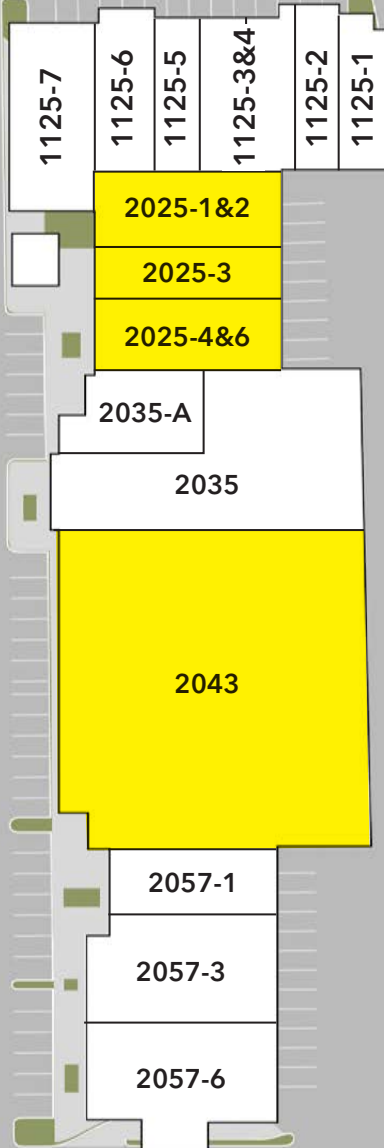


# SITE PLAN

BASELINE ROAD



ALMA SCHOOL ROAD



| SUITE     | TENANT                    | SF     |
|-----------|---------------------------|--------|
| PAD       | Applebee's                | -      |
| 1125-1    | Dragon Express            | 1,520  |
| 1125-2    | Sunshine Day Spa          | 1,200  |
| 1125-3-4  | Nail Salon                | 2,400  |
| 1125-5    | Magic Vapor               | 900    |
| 1125-6    | Knockout Fitness          | 3,303  |
| 1125-7    | Knockout Fitness          |        |
| 2025-1&2* | AVAILABLE                 | 1,586  |
| 2025-3*   | AVAILABLE                 | 1,623  |
| 2025-4&6* | AVAILABLE                 | 3,157  |
| 2035-A    | Sunny's Hair & Wig        | 2,238  |
| 2035      | Desi Rasoi                | 9,710  |
| 2043      | AVAILABLE                 | 12,858 |
| 2057-1    | Baby Bargains (MTM Lease) | 3,045  |
| 2057-3    | Vero Pizza                | 2,776  |
| 2057-6    | James Cleaners            | 2,097  |

\*Contiguous to 6,366 SF



# OBLIQUE



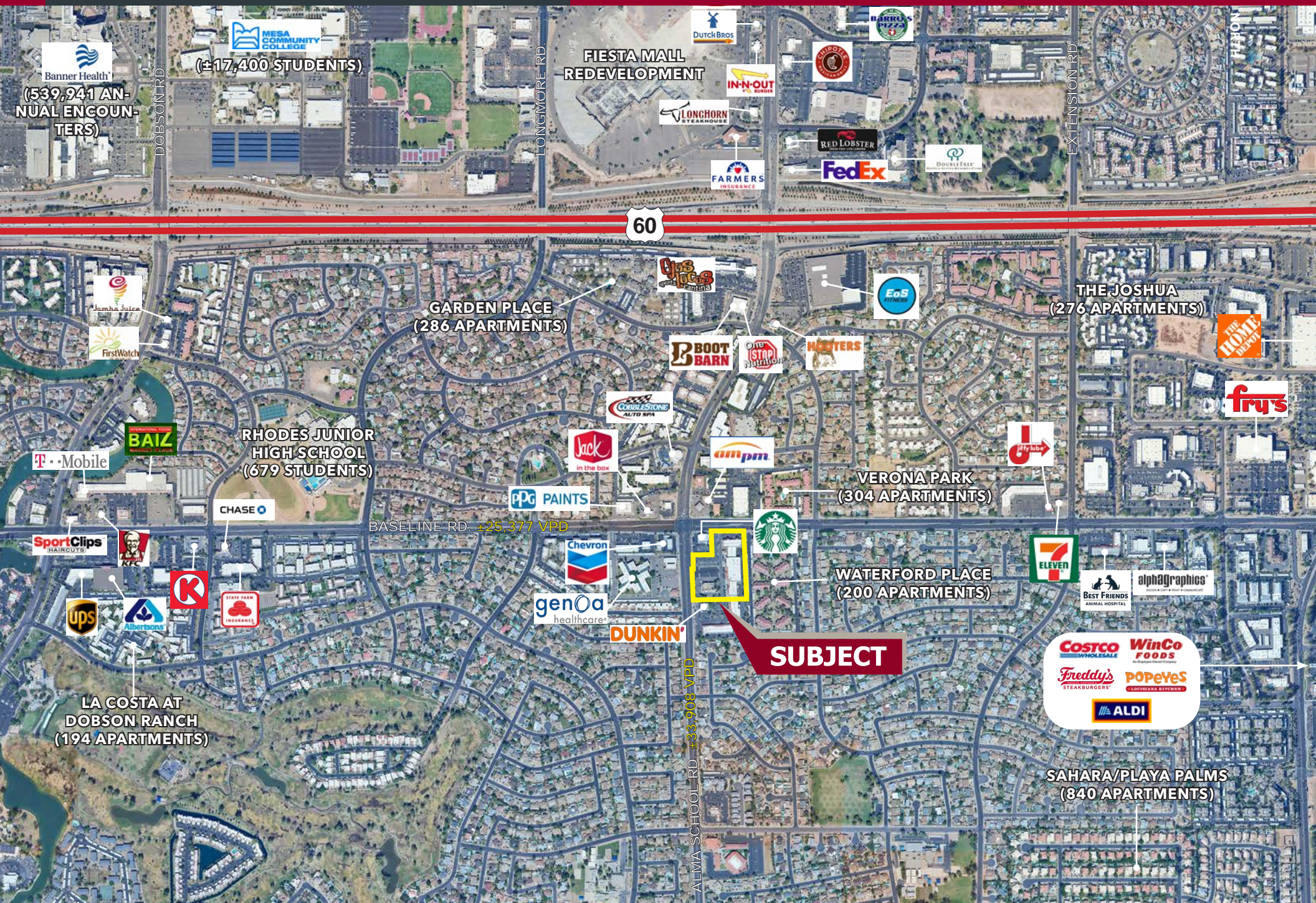


# OBLIQUE



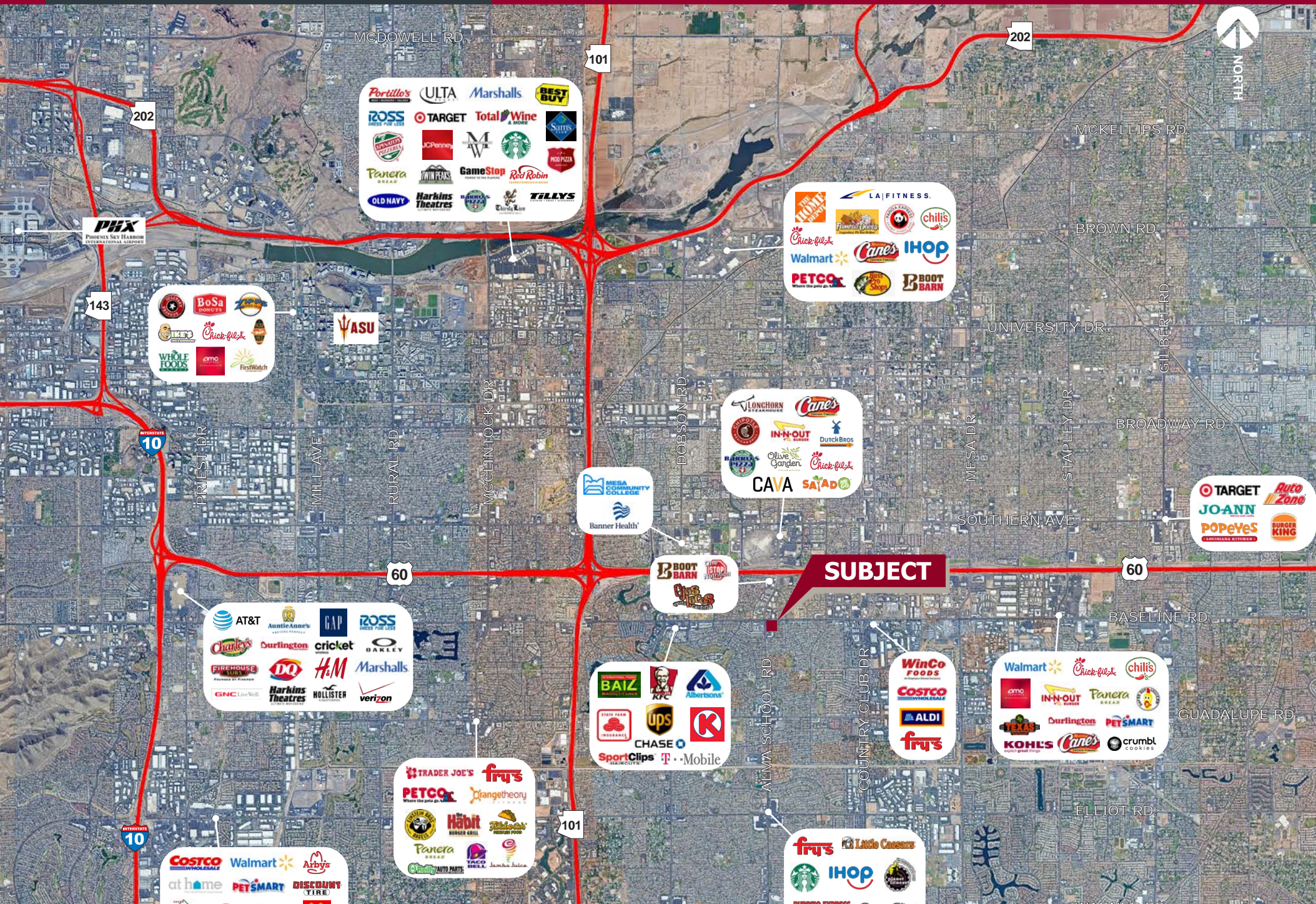


# TRADE AREA AERIAL








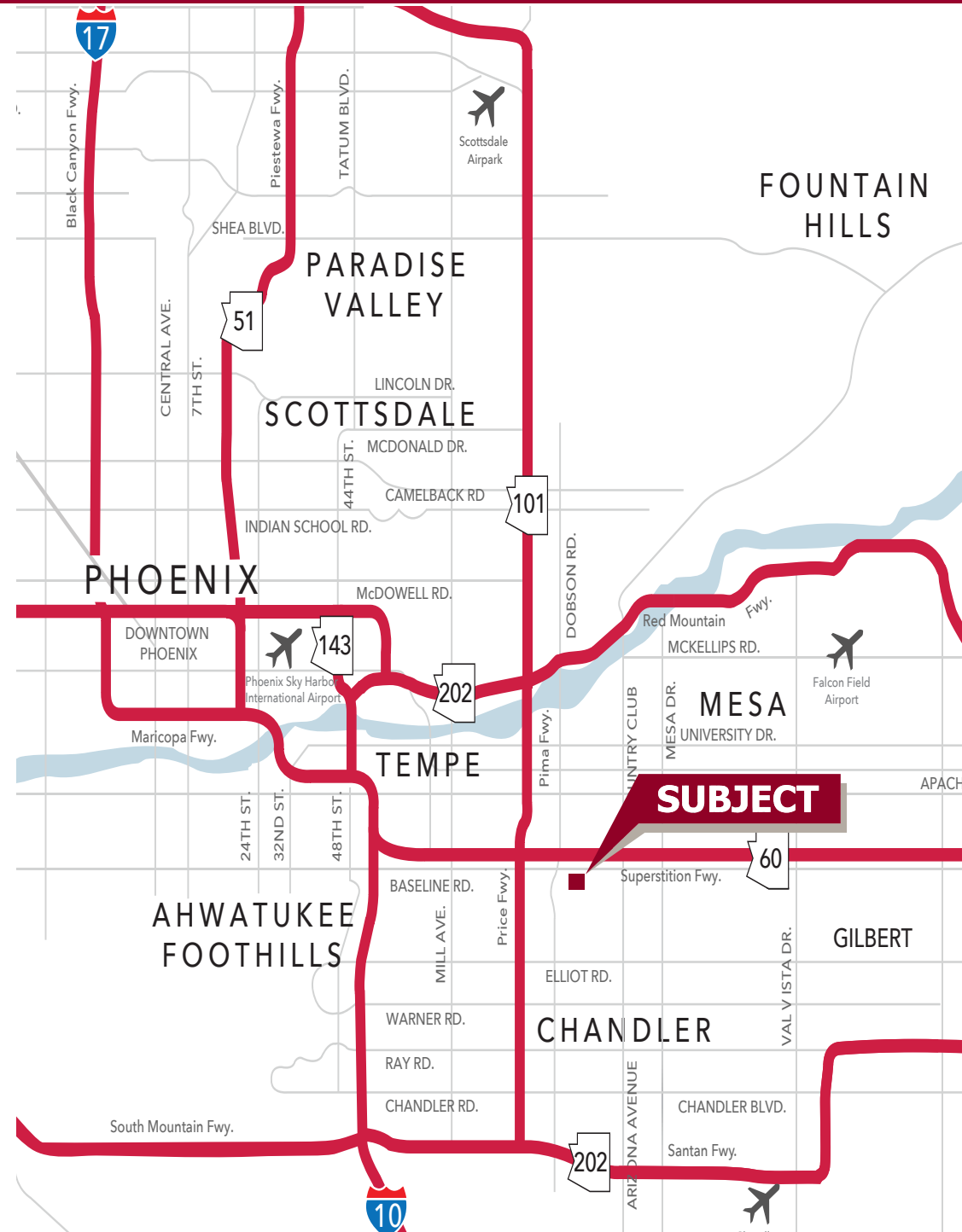
# REGIONAL AERIAL





# DEMOGRAPHICS

|                    | <br>POPULATION | <br>AVERAGE<br>HOUSEHOLD<br>INCOME | <br>NUMBER OF<br>HOUSEHOLDS |
|--------------------|---|---|--|
| <b>1<br/>MILE</b>  | 16,647  | \$107,385   | 7,095  |
| <b>3<br/>MILES</b> | 146,410   | \$97,765  | 59,289   |
| <b>5<br/>MILES</b> | 427,002   | \$103,319   | 168,833  |





# PHOTOS

