

**UNDER NEW
OWNERSHIP &
MANAGEMENT!**



FIESTA PALMS

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

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COMMERCIAL REAL ESTATE SERVICES

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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



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	
1125-7	Knockout Fitness	3,303
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

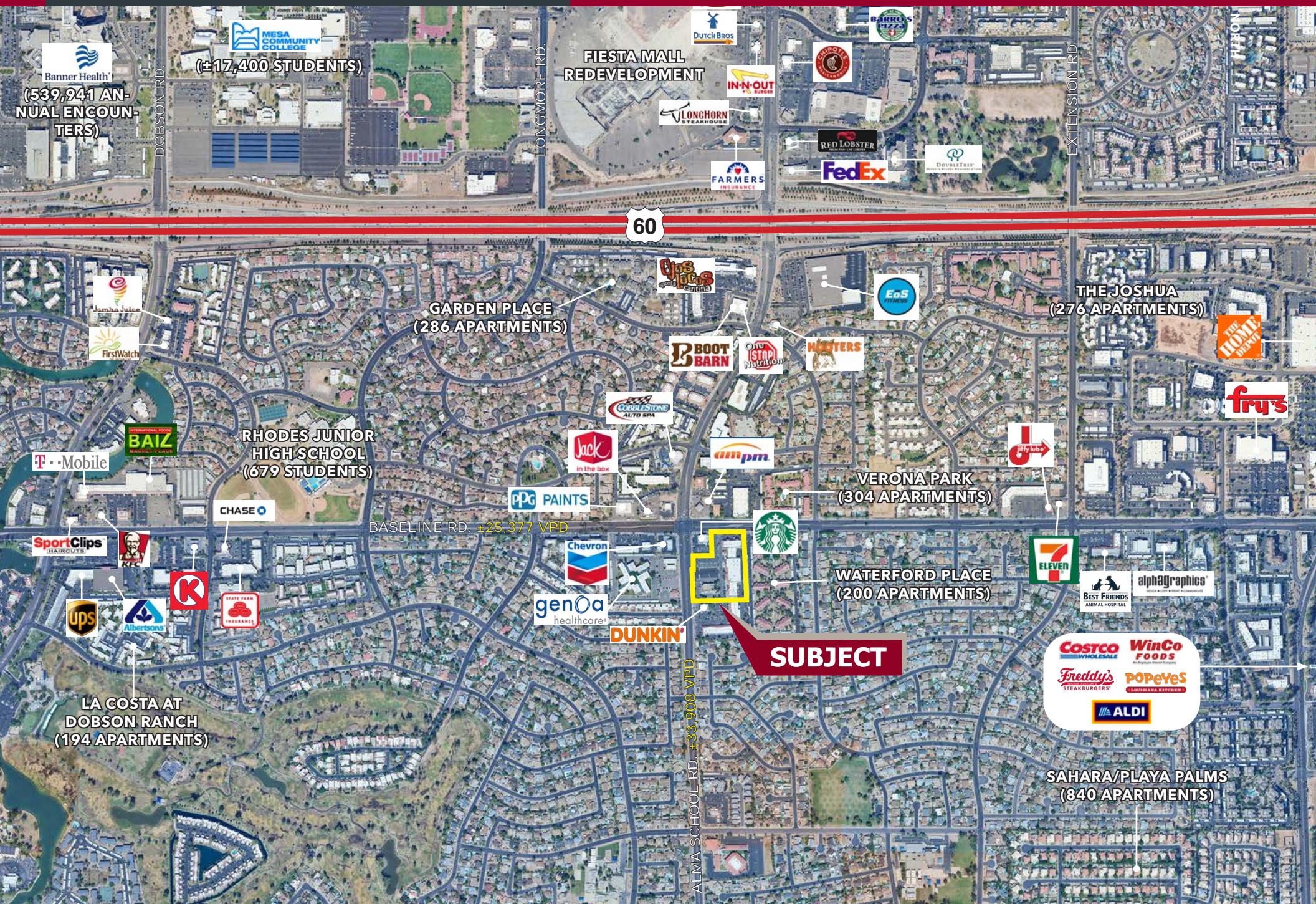
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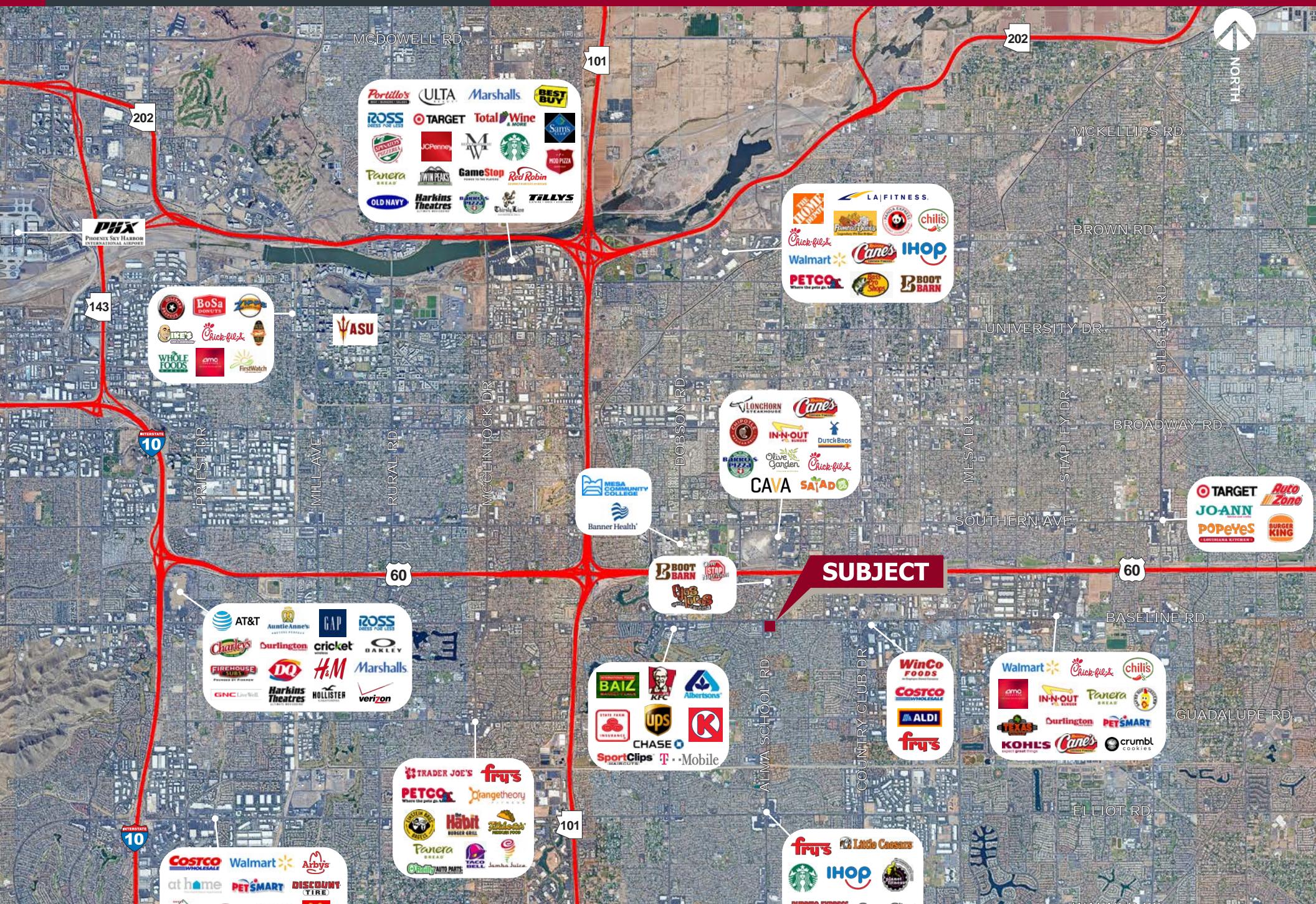
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TRADE AREA AERIAL

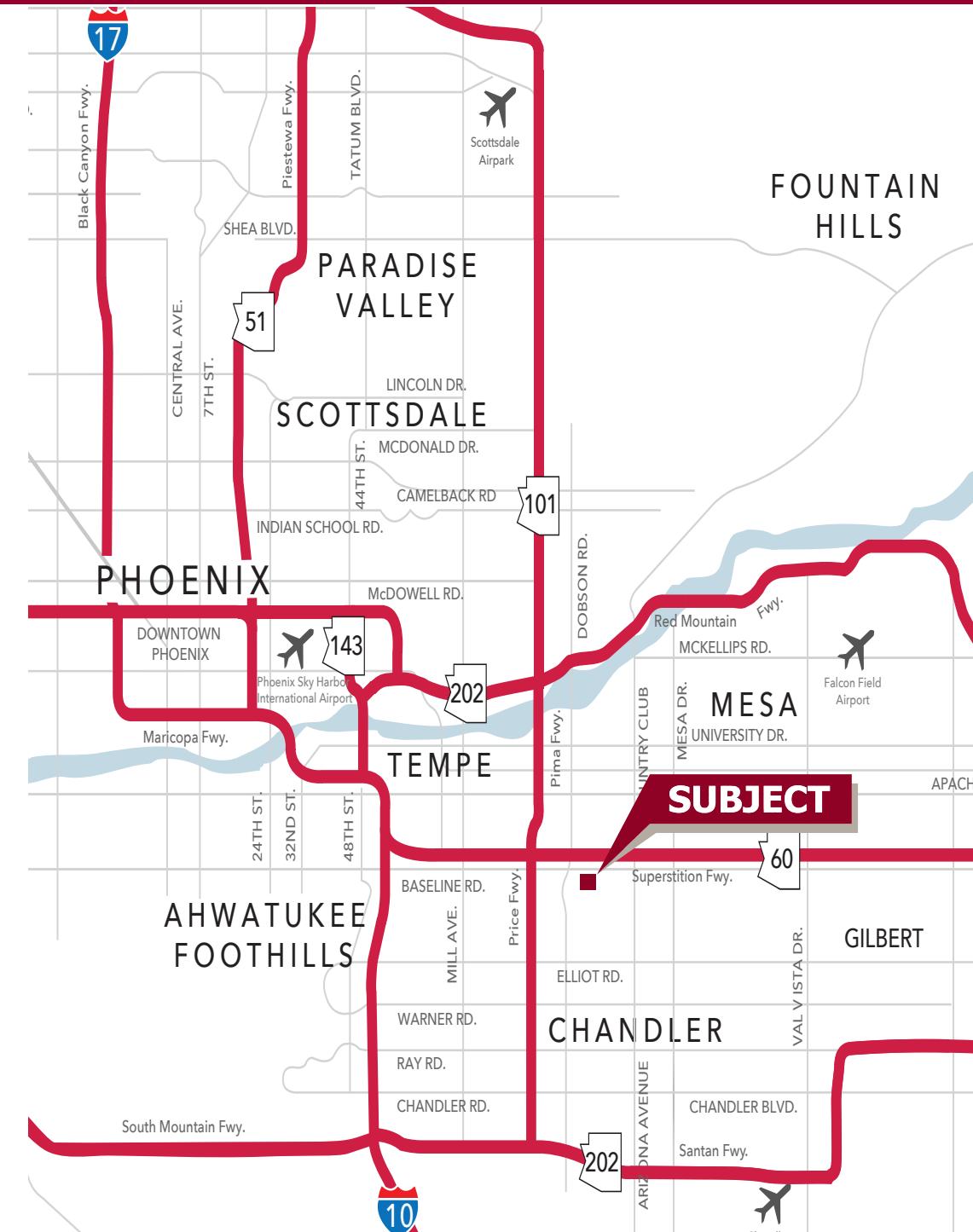


REGIONAL AERIAL



DEMOGRAPHICS

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



PHOTOS

