



FOR SALE & FOR LEASE | SCHOOL BUILDINGS

# 655 E University Dr, Mesa

655 E University Dr | Mesa, AZ 85203

PRESENTED BY:

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FOR SALE & FOR LEASE | SCHOOL BUILDINGS

# 655 E University Dr, Mesa

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**FLC Building For Sale**  
32,816 SF  
3.2 AC

**LC Building for Lease**  
25,821 SF

## E University Dr



# 655 E University Dr, Mesa - School Buildings

655 E University Dr | Mesa, AZ 85203



## OFFERING SUMMARY

<b>Purchase Price &amp; Lease Price:</b>	<b>\$7,400,000 - \$16.95/NNN</b>
<b>Total SF FLC Building (Sale):</b>	<b>32,816 SF</b>
<b>Total SF LC Building (Lease):</b>	<b>25,821 SF</b>
<b>Total Land SF FLC Building (Sale):</b>	<b>140,000 SF (3.2 AC)</b>
<b>Total Land SF Church Campus (Lease):</b>	<b>649,952 SF (14.92 AC)</b>
<b>Year Built FLC (Sale):</b>	<b>2002</b>
<b>Year Built LC Building (Lease):</b>	<b>1990</b>
<b>Zoning:</b>	<b>RM-2</b>

## PROPERTY OVERVIEW

Discover an extraordinary opportunity at the City of Grace church campus in the heart of Mesa. Two standout buildings are available for lease or sale, offering unmatched potential for schools or other entities seeking a prime location with versatile spaces.

On the west end of the campus, the LC Building is a stunning three-floor former school building spanning 25,821 square feet. This building features a versatile layout ideal for educational use, office space, or community functions. The design includes multiple classrooms, office spaces, and common areas, making it ready for immediate use. Its prominent location within the campus offers easy access and visibility, with ample parking for staff and visitors.

On the east end of the campus, you'll find a magnificent 32,816 square-foot building perfect for a school or similar entity. This building features a main floor auditorium, a commercial kitchen, and multiple classrooms, providing a comprehensive setup for educational or community purposes.

Both buildings are part of a well-maintained campus designed to accommodate a variety of needs, with plenty of parking surrounding each structure, ensuring a welcoming environment for all.





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[www.lrarealestate.com](http://www.lrarealestate.com)

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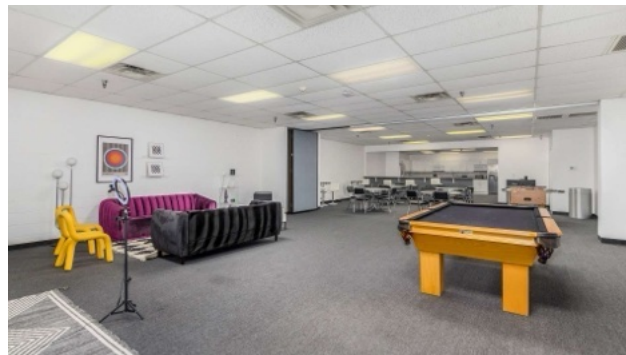
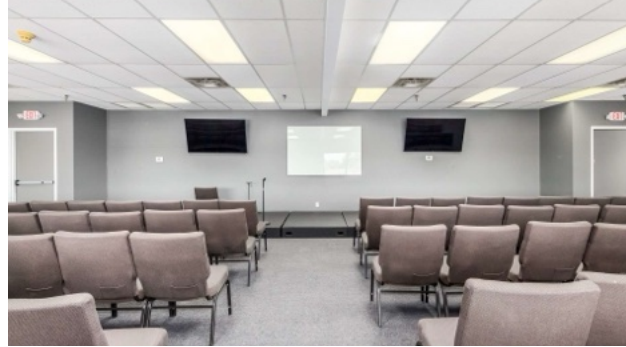




FOR LEASE | SCHOOL BUILDING

# 655 E University Dr, Mesa (LC Building)

655 E University Dr | Mesa, AZ 85203





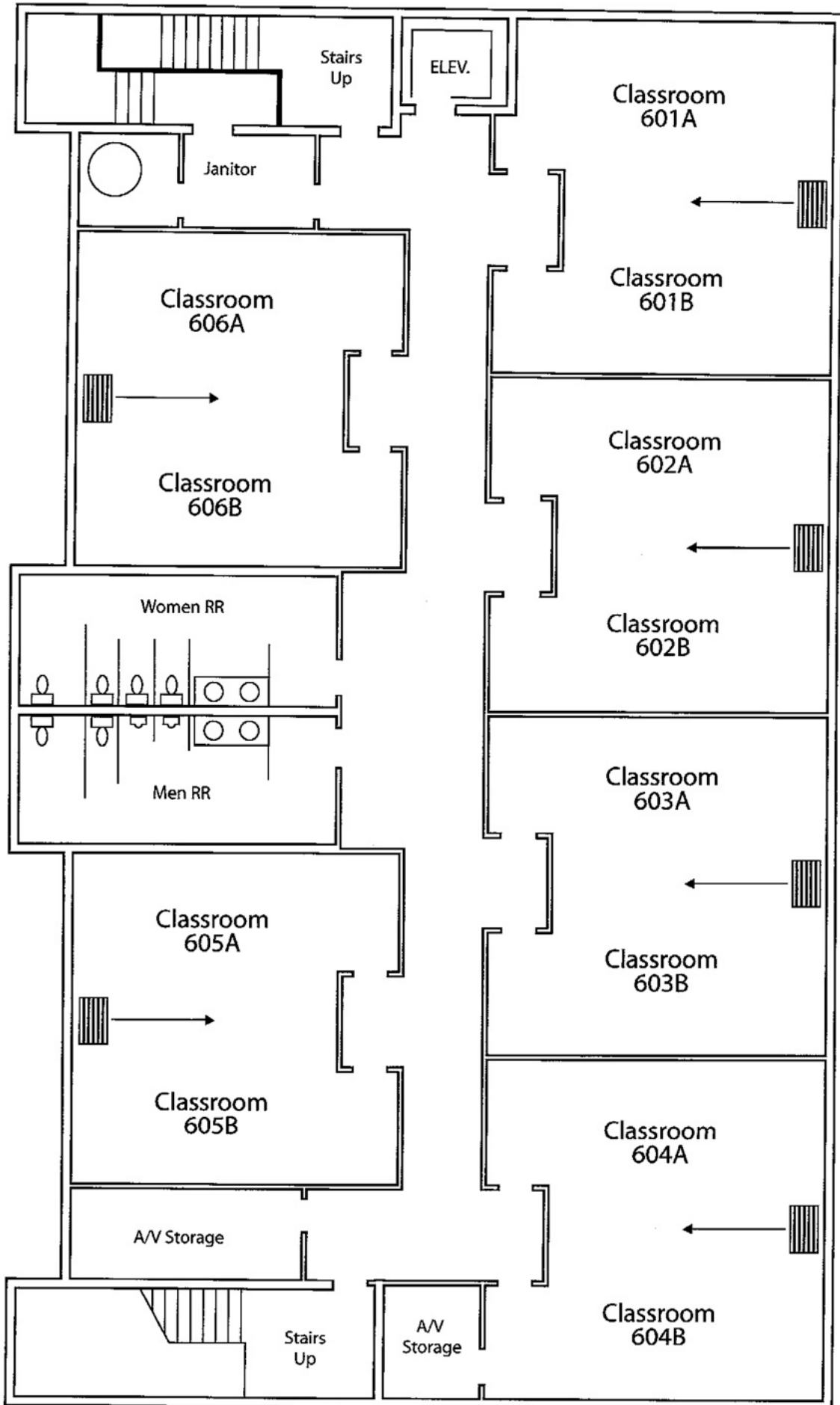
FOR LEASE | SPECIAL PURPOSE

# 655 E University Dr, Mesa (FLC Building)

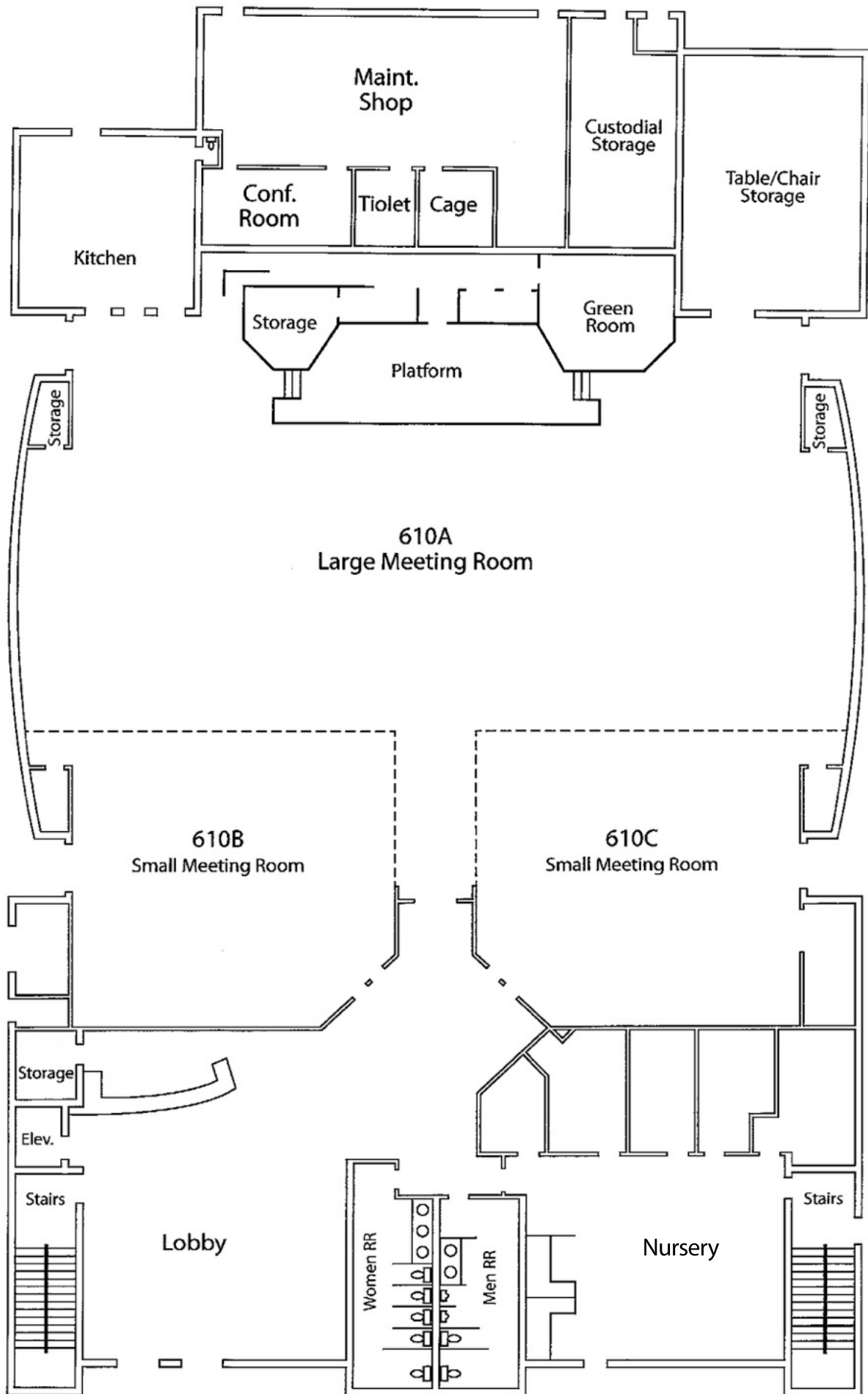
655 E University Dr | Mesa, AZ 85203



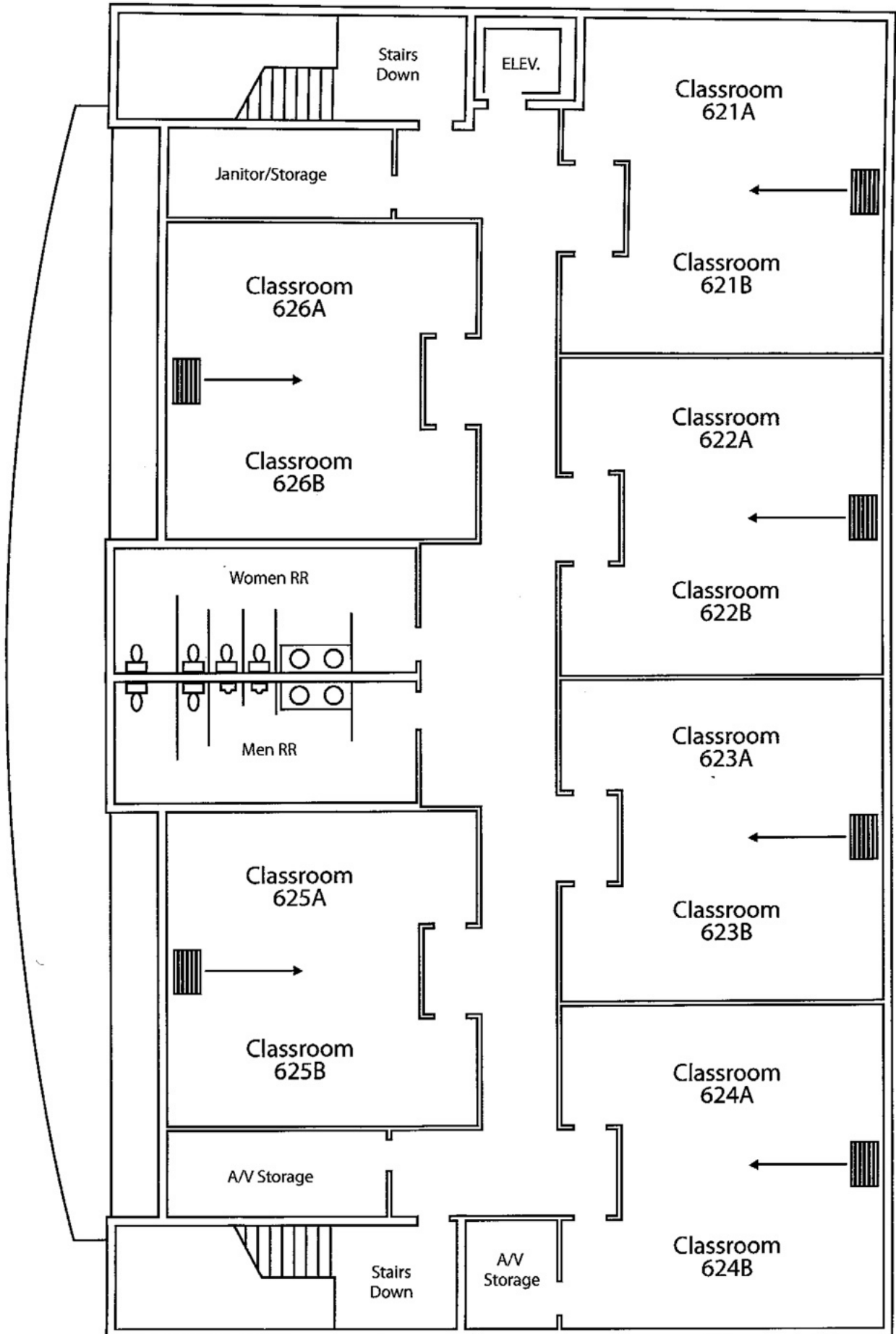
# FLC Building - LOWER LEVEL



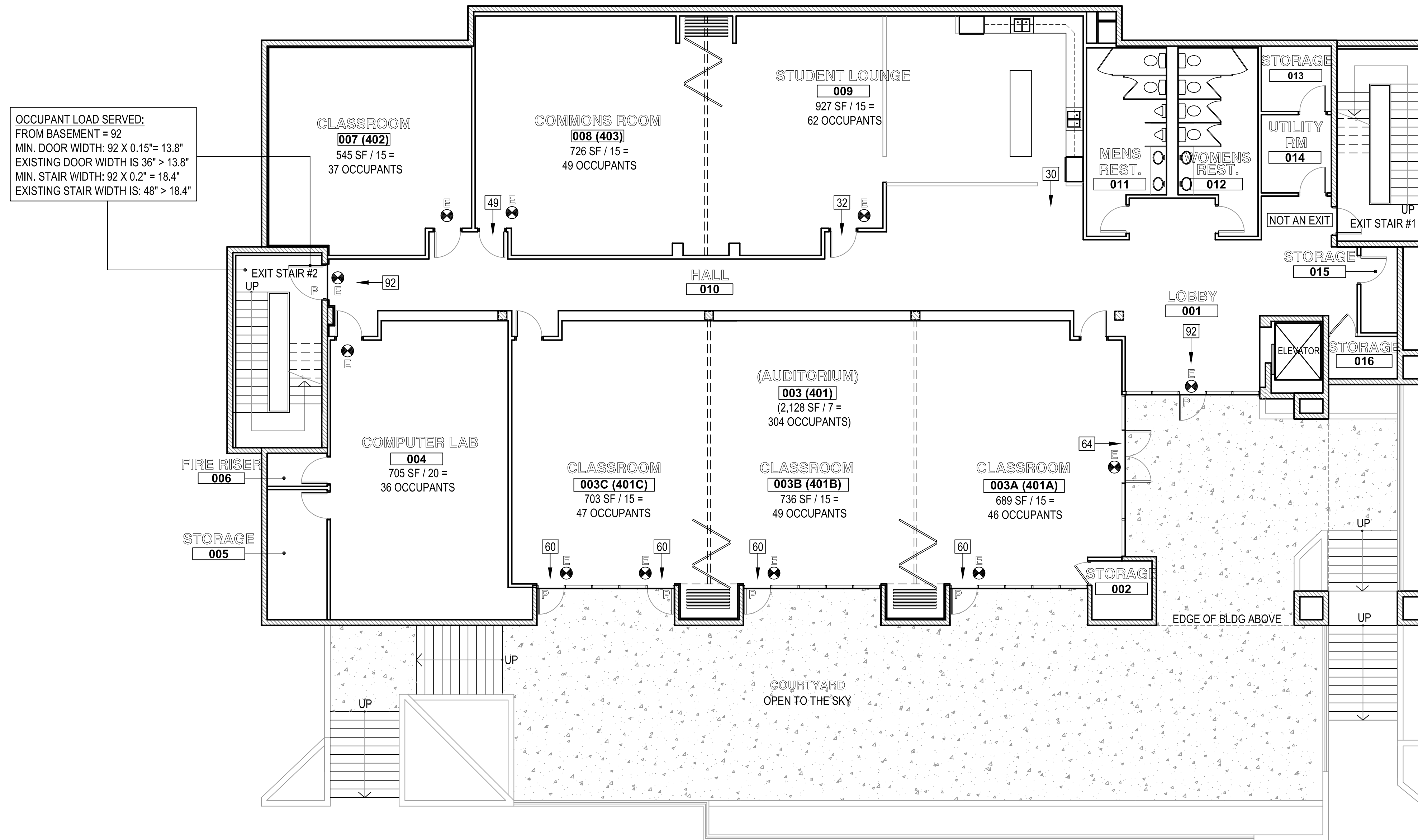
# FLC Building - MAIN LEVEL



# FLC Building - UPPER LEVEL



# LC Building - Lower Level



OCCUPANT LOAD SERVED:  
 FROM BASEMENT = 92  
 MIN. DOOR WIDTH: 92 X 0.15" = 13.8"  
 EXISTING DOOR WIDTH IS 36" > 13.8"  
 MIN. STAIR WIDTH: 92 X 0.2" = 18.4"  
 EXISTING STAIR WIDTH IS: 48" > 18.4"

**GENERAL NOTES**

- OWNER TO VERIFY W/ JURISDICTION HAVING AUTHORITY LOCATIONS AND NUMBER OF FIRE SPRINKLER HEADS REQUIRED FOR EACH ROOM
- OWNER TO VERIFY W/ JURISDICTION HAVING AUTHORITY LOCATIONS AND NUMBER OF PORTABLE FIRE EXTINGUISHERS REQUIRED
- OWNER TO POST MAXIMUM OCCUPANCY SIGNS IN ALL ROOMS INTENDED FOR ASSEMBLY USE
- OWNER TO VERIFY W/ JURISDICTION HAVING AUTHORITY LOCATIONS AND NUMBER OF FIRE ALARM AND EMERGENCY VOICE/ALARM COMMUNICATIONS DEVICES REQUIRED
- OWNER TO VERIFY W/ JURISDICTION HAVING AUTHORITY LOCATIONS AND NUMBER OF EMERGENCY EGRESS PATH ILLUMINATION AS REQUIRED BY IBC 2018 SECTION 1008.3.1-1008.3.5

OCCUPANT LOAD CALCULATION	
003 AUDITORIUM	304
004 COMPUTER LAB	36
007 CLASSROOM	37
008 COMMONS ROOM	49
009 STUDENT LOUNGE	62
<b>TOTAL OCCUPANT LOAD:</b>	<b>488</b>

TWO EXITS REQUIRED  
 SEVEN EXITS PROVIDED  
 EACH SERVING NUMBER OF  
 OCCUPANTS AS SHOWN

**SYMBOLS LEGEND**

- NUMBER OF OCCUPANTS SERVED
- APPROVED EXIT SIGN (STYLE MAY VARY BY LOCATION)
- NOT AN EXIT SIGN
- PANIC EXIT DEVICE

## BASEMENT PLAN

SCALE: 1/8" = 1'-0"

RECORD DRAWING - NOT FOR CONSTRUCTION

**Walden Architects, Inc.**  
 Architecture & Planning  
 2825 N. Cholla Street  
 Chandler, AZ 85224  
 Ph. 602.762.3287  
 dorota@waldenarch.com



**Hillsong Mesa**  
 655 E. University Drive Mesa, AZ 85203  
**Hillsong College Life Safety Plan**  
**BASEMENT PLAN**

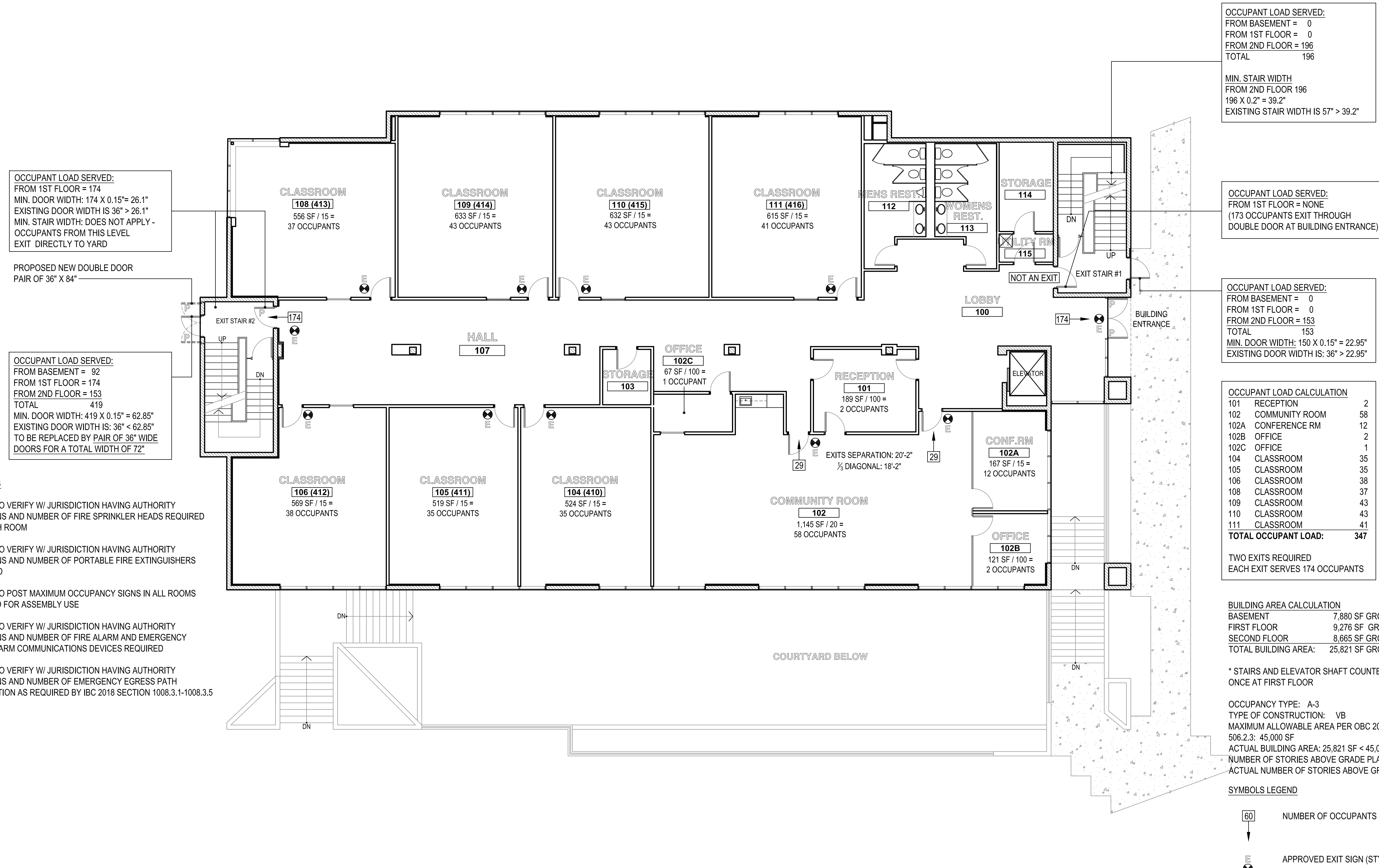
NO	DATE	REVISION	BY
1			
2			
3			

JOB NO. 19101  
 DRAWN BY: AR  
 CHECKED BY: DG

ISSUE DATE: 6-29-19

SHEET NO.  
**A2.0**

# LC Building - Main Level



OCCUPANT LOAD SERVED:  
 FROM 1ST FLOOR = 174  
 MIN. DOOR WIDTH: 174 X 0.15" = 26.1"  
 EXISTING DOOR WIDTH IS 36" > 26.1"  
 MIN. STAIR WIDTH: DOES NOT APPLY -  
 OCCUPANTS FROM THIS LEVEL  
 EXIT DIRECTLY TO YARD

PROPOSED NEW DOUBLE DOOR  
 PAIR OF 36" X 84"

OCCUPANT LOAD SERVED:  
 FROM BASEMENT = 92  
 FROM 1ST FLOOR = 174  
 FROM 2ND FLOOR = 153  
 TOTAL 419  
 MIN. DOOR WIDTH: 419 X 0.15" = 62.85"  
 EXISTING DOOR WIDTH IS: 36" < 62.85"  
 TO BE REPLACED BY PAIR OF 36" WIDE  
 DOORS FOR A TOTAL WIDTH OF 72"

OCCUPANT LOAD SERVED:  
 FROM BASEMENT = 0  
 FROM 1ST FLOOR = 0  
 FROM 2ND FLOOR = 196  
 TOTAL 196

MIN. STAIR WIDTH  
 FROM 2ND FLOOR 196  
 196 X 0.2" = 39.2"  
 EXISTING STAIR WIDTH IS 57" > 39.2"

OCCUPANT LOAD SERVED:  
 FROM 1ST FLOOR = NONE  
 (173 OCCUPANTS EXIT THROUGH  
 DOUBLE DOOR AT BUILDING ENTRANCE)

OCCUPANT LOAD SERVED:  
 FROM BASEMENT = 0  
 FROM 1ST FLOOR = 0  
 FROM 2ND FLOOR = 153  
 TOTAL 153  
 MIN. DOOR WIDTH: 150 X 0.15" = 22.95"  
 EXISTING DOOR WIDTH IS: 36" > 22.95"

OCCUPANT LOAD CALCULATION

101	RECEPTION	2
102	COMMUNITY ROOM	58
102A	CONFERENCE RM	12
102B	OFFICE	2
102C	OFFICE	1
104	CLASSROOM	35
105	CLASSROOM	35
106	CLASSROOM	38
108	CLASSROOM	37
109	CLASSROOM	43
110	CLASSROOM	43
111	CLASSROOM	41
<b>TOTAL OCCUPANT LOAD:</b>		<b>347</b>

TWO EXITS REQUIRED  
 EACH EXIT SERVES 174 OCCUPANTS

BUILDING AREA CALCULATION

BASEMENT	7,880 SF GROSS *
FIRST FLOOR	9,276 SF GROSS
SECOND FLOOR	8,665 SF GROSS *
<b>TOTAL BUILDING AREA:</b>	<b>25,821 SF GROSS</b>

\* STAIRS AND ELEVATOR SHAFT COUNTED ONLY  
 ONCE AT FIRST FLOOR

OCCUPANCY TYPE: A-3  
 TYPE OF CONSTRUCTION: VB  
 MAXIMUM ALLOWABLE AREA PER OBC 2018 SECTION  
 506.2.3: 45,000 SF  
 ACTUAL BUILDING AREA: 25,821 SF < 45,000 SF  
 NUMBER OF STORIES ABOVE GRADE PLANE: 2  
 ACTUAL NUMBER OF STORIES ABOVE GRADE PLANE: 2

- SYMBOLS LEGEND
- 60 NUMBER OF OCCUPANTS SERVED
  - APPROVED EXIT SIGN (STYLE MAY VARY BY LOCATION)
  - NOT AN EXIT NOT AN EXIT SIGN
  - PANIC EXIT DEVICE

- GENERAL NOTES
- OWNER TO VERIFY W/ JURISDICTION HAVING AUTHORITY LOCATIONS AND NUMBER OF FIRE SPRINKLER HEADS REQUIRED FOR EACH ROOM
  - OWNER TO VERIFY W/ JURISDICTION HAVING AUTHORITY LOCATIONS AND NUMBER OF PORTABLE FIRE EXTINGUISHERS REQUIRED
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**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

RECORD DRAWING - NOT FOR CONSTRUCTION

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 dorotag@waldenarch.com



**Hillsong Mesa**  
 655 E. University Drive Mesa, AZ 85203  
**Hillsong College Life Safety Plan**  
**FIRST FLOOR PLAN**

NO	DATE	REVISION

JOB NO. 19101  
 DRAWN BY: AR  
 CHECKED BY: DG

ISSUE DATE: 6-29-19

SHEET NO.  
**A2.1**

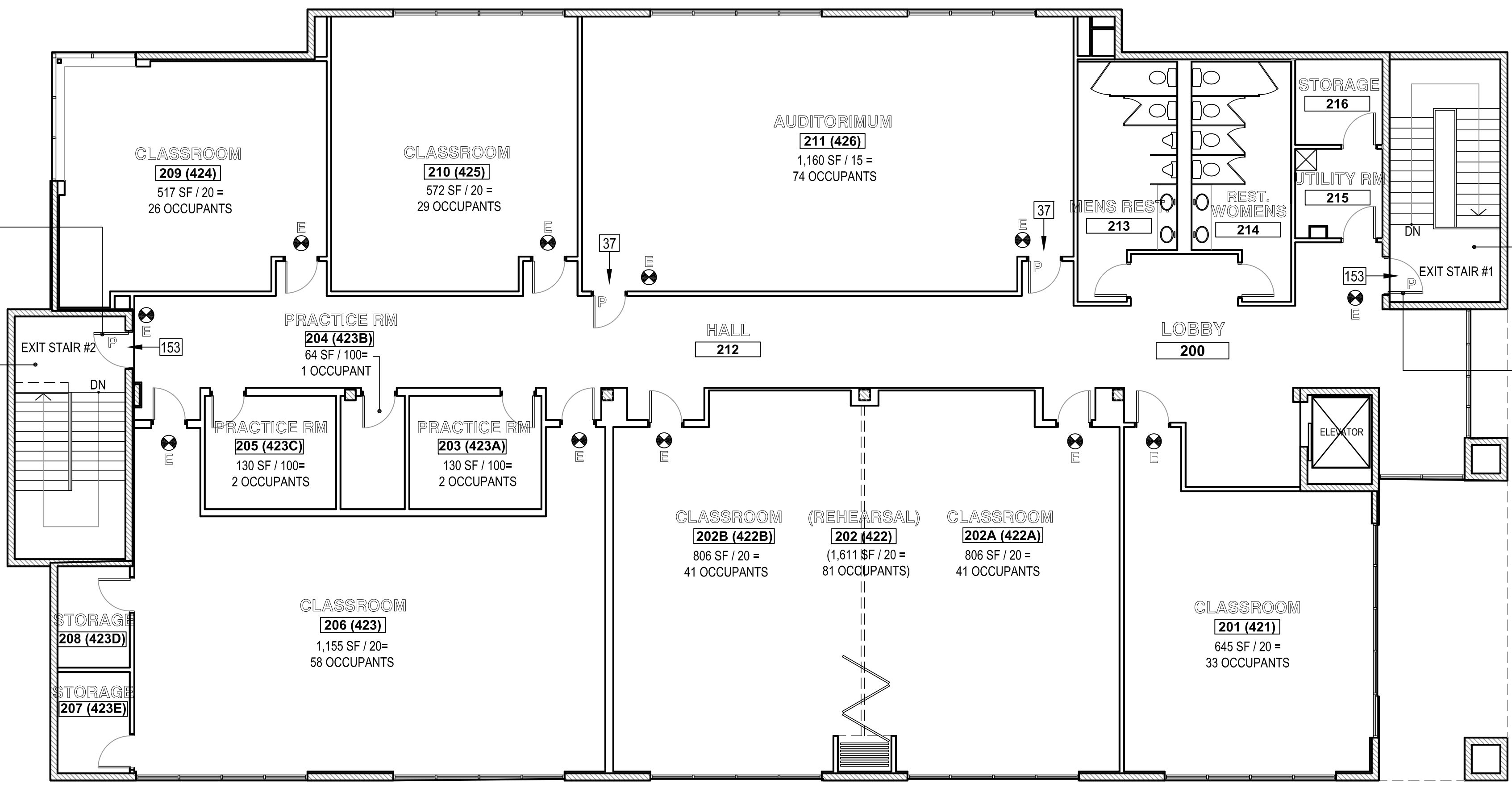
# LC Building - Upper Level

OCCUPANT LOAD SERVED:  
 FROM 2ND FLOOR = 153  
 MIN. DOOR WIDTH:  $153 \times 0.15' = 22.95'$   
 EXISTING DOOR WIDTH IS  $40' > 22.95'$   
 MIN. STAIR WIDTH:  $196 \times 0.2' = 39.2'$   
 EXISTING STAIR WIDTH IS:  $60' > 39.2'$

OCCUPANT LOAD SERVED:  
 FROM 2ND FLOOR = 153  
 MIN. DOOR WIDTH:  $153 \times 0.15' = 22.95'$   
 EXISTING DOOR WIDTH IS  $40' > 22.95'$   
 MIN. STAIR WIDTH:  $196 \times 0.2' = 39.2'$   
 EXISTING STAIR WIDTH IS:  $49' > 39.2'$

### GENERAL NOTES

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OCCUPANT LOAD CALCULATION	
201	CLASSROOM 33
202	REHEARSAL 81
203	PRACTICE ROOM 2
204	PRACTICE ROOM 1
205	PRACTICE ROOM 2
206	CLASSROOM 58
209	CLASSROOM 26
210	CLASSROOM 29
211	AUDITORIUM 74
<b>TOTAL OCCUPANT LOAD: 306</b>	

TWO EXITS REQUIRED  
 EACH EXIT SERVES 153 OCCUPANTS

### SYMBOLS LEGEND

- 60 NUMBER OF OCCUPANTS SERVED
- APPROVED EXIT SIGN (STYLE MAY VARY BY LOCATION)
- NOT AN EXIT NOT AN EXIT SIGN
- PANIC EXIT DEVICE

**SECOND FLOOR PLAN**  
 SCALE:  $\frac{1}{8}" = 1'-0"$

RECORD DRAWING - NOT FOR CONSTRUCTION

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**Hillsong Mesa**  
 655 E. University Drive Mesa, AZ 85203  
**Hillsong College Life Safety Plan**  
**SECOND FLOOR PLAN**

NO	DATE	REVISION	BY

JOB NO. 19101  
 DRAWN BY: AR  
 CHECKED BY: DG

ISSUE DATE: 6-29-19

SHEET NO.  
**A2.2**



655 E University Dr, Mesa, AZ 85203



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>735</b>	<b>16,544</b>	<b>23</b>
Retail & Wholesale Trade	92	641	7
Hospitality & Food Service	38	717	19
Real Estate, Renting, Leasing	39	160	4
Finance & Insurance	44	200	5
Information	13	114	9
Scientific & Technology Services	76	557	7
Management of Companies	1	3	3
Health Care & Social Assistance	184	884	5
Educational Services	22	10,791	491
Public Administration & Sales	51	1,010	20
Arts, Entertainment, Recreation	22	219	10
Utilities & Waste Management	23	319	14
Construction	37	328	9
Manufacturing	9	46	5
Agriculture, Mining, Fishing	0	0	0
Other Services	84	555	7

# Demographic Detail Report

655 E University Dr, Mesa, AZ 85203



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2028 Projection	21,212		194,616		392,358	
2023 Estimate	20,675		190,605		383,947	
2010 Census	16,345		156,476		313,142	
Growth 2023 - 2028	2.60%		2.10%		2.19%	
Growth 2010 - 2023	26.49%		21.81%		22.61%	
<b>2023 Population by Age</b>						
	<b>20,675</b>		<b>190,605</b>		<b>383,947</b>	
Age 0 - 4	1,369	6.62%	12,215	6.41%	24,380	6.35%
Age 5 - 9	1,487	7.19%	13,067	6.86%	25,132	6.55%
Age 10 - 14	1,633	7.90%	14,146	7.42%	26,310	6.85%
Age 15 - 19	1,629	7.88%	14,118	7.41%	26,119	6.80%
Age 20 - 24	1,540	7.45%	13,539	7.10%	25,817	6.72%
Age 25 - 29	1,594	7.71%	14,316	7.51%	28,597	7.45%
Age 30 - 34	1,664	8.05%	15,017	7.88%	30,787	8.02%
Age 35 - 39	1,620	7.84%	14,429	7.57%	29,360	7.65%
Age 40 - 44	1,469	7.11%	13,052	6.85%	26,099	6.80%
Age 45 - 49	1,278	6.18%	11,520	6.04%	22,921	5.97%
Age 50 - 54	1,157	5.60%	10,762	5.65%	21,791	5.68%
Age 55 - 59	1,053	5.09%	10,155	5.33%	21,175	5.52%
Age 60 - 64	932	4.51%	9,361	4.91%	20,136	5.24%
Age 65 - 69	751	3.63%	7,940	4.17%	17,516	4.56%
Age 70 - 74	587	2.84%	6,588	3.46%	14,734	3.84%
Age 75 - 79	408	1.97%	4,721	2.48%	10,554	2.75%
Age 80 - 84	253	1.22%	2,937	1.54%	6,533	1.70%
Age 85+	250	1.21%	2,721	1.43%	5,987	1.56%
Age 65+	2,249	10.88%	24,907	13.07%	55,324	14.41%
<b>Median Age</b>	<b>33.30</b>		<b>34.60</b>		<b>35.80</b>	
<b>Average Age</b>	<b>34.70</b>		<b>36.20</b>		<b>37.20</b>	



# Demographic Detail Report

655 E University Dr, Mesa, AZ 85203

Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Population By Race</b>	<b>20,675</b>		<b>190,605</b>		<b>383,947</b>	
White	17,760	85.90%	160,186	84.04%	316,657	82.47%
Black	1,140	5.51%	10,282	5.39%	21,711	5.65%
Am. Indian & Alaskan	823	3.98%	9,574	5.02%	17,995	4.69%
Asian	228	1.10%	3,106	1.63%	12,182	3.17%
Hawaiian & Pacific Island	178	0.86%	1,316	0.69%	2,223	0.58%
Other	547	2.65%	6,141	3.22%	13,180	3.43%
<b>Population by Hispanic Origin</b>	<b>20,675</b>		<b>190,605</b>		<b>383,947</b>	
Non-Hispanic Origin	10,208	49.37%	102,482	53.77%	250,547	65.26%
Hispanic Origin	10,467	50.63%	88,122	46.23%	133,400	34.74%
<b>2023 Median Age, Male</b>	<b>33.00</b>		<b>34.30</b>		<b>35.20</b>	
<b>2023 Average Age, Male</b>	<b>34.20</b>		<b>35.60</b>		<b>36.50</b>	
<b>2023 Median Age, Female</b>	<b>33.50</b>		<b>35.00</b>		<b>36.40</b>	
<b>2023 Average Age, Female</b>	<b>35.30</b>		<b>36.70</b>		<b>37.90</b>	
<b>2023 Population by Occupation Classification</b>	<b>15,860</b>		<b>148,361</b>		<b>302,914</b>	
Civilian Employed	10,070	63.49%	97,165	65.49%	199,537	65.87%
Civilian Unemployed	594	3.75%	4,275	2.88%	7,711	2.55%
Civilian Non-Labor Force	5,192	32.74%	46,787	31.54%	95,470	31.52%
Armed Forces	4	0.03%	134	0.09%	196	0.06%
<b>Households by Marital Status</b>						
Married	2,756		27,111		58,811	
Married No Children	1,235		13,918		32,452	
Married w/Children	1,521		13,193		26,359	
<b>2023 Population by Education</b>	<b>14,114</b>		<b>135,247</b>		<b>279,496</b>	
Some High School, No Diploma	2,766	19.60%	23,484	17.36%	34,548	12.36%
High School Grad (Incl Equivalency)	3,494	24.76%	33,234	24.57%	60,708	21.72%
Some College, No Degree	4,513	31.98%	43,154	31.91%	93,144	33.33%
Associate Degree	1,097	7.77%	11,727	8.67%	23,306	8.34%
Bachelor Degree	1,607	11.39%	16,401	12.13%	45,280	16.20%
Advanced Degree	637	4.51%	7,247	5.36%	22,510	8.05%



# Demographic Detail Report

655 E University Dr, Mesa, AZ 85203

Radius	1 Mile		3 Mile		5 Mile	
<b>2023 Population by Occupation</b>	<b>18,458</b>		<b>174,070</b>		<b>363,909</b>	
Real Estate & Finance	584	3.16%	6,602	3.79%	17,241	4.74%
Professional & Management	3,812	20.65%	39,359	22.61%	91,226	25.07%
Public Administration	180	0.98%	2,214	1.27%	5,668	1.56%
Education & Health	2,069	11.21%	18,221	10.47%	40,043	11.00%
Services	2,559	13.86%	23,503	13.50%	41,997	11.54%
Information	153	0.83%	1,464	0.84%	3,383	0.93%
Sales	2,146	11.63%	21,799	12.52%	49,067	13.48%
Transportation	477	2.58%	3,003	1.73%	5,243	1.44%
Retail	1,178	6.38%	11,501	6.61%	24,630	6.77%
Wholesale	129	0.70%	1,826	1.05%	4,517	1.24%
Manufacturing	677	3.67%	7,966	4.58%	15,738	4.32%
Production	1,969	10.67%	13,520	7.77%	24,375	6.70%
Construction	1,213	6.57%	12,972	7.45%	19,565	5.38%
Utilities	558	3.02%	4,268	2.45%	9,314	2.56%
Agriculture & Mining	20	0.11%	474	0.27%	799	0.22%
Farming, Fishing, Forestry	5	0.03%	160	0.09%	336	0.09%
Other Services	729	3.95%	5,218	3.00%	10,767	2.96%
<b>2023 Worker Travel Time to Job</b>	<b>9,442</b>		<b>92,717</b>		<b>189,475</b>	
<30 Minutes	6,216	65.83%	61,702	66.55%	127,667	67.38%
30-60 Minutes	2,707	28.67%	25,977	28.02%	52,992	27.97%
60+ Minutes	519	5.50%	5,038	5.43%	8,816	4.65%
<b>2010 Households by HH Size</b>	<b>5,566</b>		<b>53,804</b>		<b>116,238</b>	
1-Person Households	1,550	27.85%	14,156	26.31%	32,503	27.96%
2-Person Households	1,419	25.49%	14,854	27.61%	35,390	30.45%
3-Person Households	814	14.62%	8,097	15.05%	17,742	15.26%
4-Person Households	688	12.36%	6,847	12.73%	14,058	12.09%
5-Person Households	506	9.09%	4,782	8.89%	8,518	7.33%
6-Person Households	308	5.53%	2,545	4.73%	4,251	3.66%
7 or more Person Households	281	5.05%	2,523	4.69%	3,776	3.25%
<b>2023 Average Household Size</b>	<b>2.90</b>		<b>2.80</b>		<b>2.60</b>	
<b>Households</b>						
2028 Projection	7,217		67,557		146,404	
2023 Estimate	7,033		66,086		143,162	
2010 Census	5,565		53,805		116,239	
Growth 2023 - 2028	2.62%		2.23%		2.26%	
Growth 2010 - 2023	26.38%		22.83%		23.16%	



# Demographic Detail Report

655 E University Dr, Mesa, AZ 85203

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Households by HH Income</b>	<b>7,034</b>	<b>66,085</b>	<b>143,161</b>
<\$25,000	1,665 23.67%	13,118 19.85%	24,054 16.80%
\$25,000 - \$50,000	1,838 26.13%	17,149 25.95%	33,450 23.37%
\$50,000 - \$75,000	1,259 17.90%	12,313 18.63%	25,758 17.99%
\$75,000 - \$100,000	802 11.40%	8,747 13.24%	19,354 13.52%
\$100,000 - \$125,000	582 8.27%	6,251 9.46%	15,236 10.64%
\$125,000 - \$150,000	374 5.32%	3,095 4.68%	8,261 5.77%
\$150,000 - \$200,000	299 4.25%	2,820 4.27%	7,892 5.51%
\$200,000+	215 3.06%	2,592 3.92%	9,156 6.40%
<b>2023 Avg Household Income</b>	<b>\$67,525</b>	<b>\$72,340</b>	<b>\$83,621</b>
<b>2023 Med Household Income</b>	<b>\$50,266</b>	<b>\$55,116</b>	<b>\$63,144</b>
<b>2023 Occupied Housing</b>	<b>7,033</b>	<b>66,086</b>	<b>143,162</b>
Owner Occupied	2,899 41.22%	32,835 49.69%	76,289 53.29%
Renter Occupied	4,134 58.78%	33,251 50.31%	66,873 46.71%
<b>2010 Housing Units</b>	<b>7,641</b>	<b>66,195</b>	<b>142,526</b>
1 Unit	3,851 50.40%	36,115 54.56%	81,680 57.31%
2 - 4 Units	1,216 15.91%	8,257 12.47%	13,956 9.79%
5 - 19 Units	1,607 21.03%	13,404 20.25%	29,195 20.48%
20+ Units	967 12.66%	8,419 12.72%	17,695 12.42%
<b>2023 Housing Value</b>	<b>2,899</b>	<b>32,835</b>	<b>76,288</b>
<\$100,000	148 5.11%	4,121 12.55%	8,413 11.03%
\$100,000 - \$200,000	216 7.45%	2,503 7.62%	4,704 6.17%
\$200,000 - \$300,000	1,080 37.25%	9,325 28.40%	17,398 22.81%
\$300,000 - \$400,000	963 33.22%	7,475 22.77%	20,410 26.75%
\$400,000 - \$500,000	90 3.10%	3,337 10.16%	9,276 12.16%
\$500,000 - \$1,000,000	402 13.87%	6,009 18.30%	14,355 18.82%
\$1,000,000+	0 0.00%	65 0.20%	1,732 2.27%
<b>2023 Median Home Value</b>	<b>\$300,571</b>	<b>\$306,267</b>	<b>\$337,378</b>
<b>2023 Housing Units by Yr Built</b>	<b>7,774</b>	<b>74,065</b>	<b>159,763</b>
Built 2010+	1,123 14.45%	10,780 14.55%	24,597 15.40%
Built 2000 - 2010	66 0.85%	1,842 2.49%	7,685 4.81%
Built 1990 - 1999	559 7.19%	7,254 9.79%	24,686 15.45%
Built 1980 - 1989	1,213 15.60%	20,173 27.24%	46,311 28.99%
Built 1970 - 1979	1,507 19.39%	18,185 24.55%	36,983 23.15%
Built 1960 - 1969	1,366 17.57%	9,063 12.24%	11,610 7.27%
Built 1950 - 1959	1,273 16.38%	4,480 6.05%	5,322 3.33%
Built <1949	667 8.58%	2,288 3.09%	2,569 1.61%
<b>2023 Median Year Built</b>	<b>1973</b>	<b>1980</b>	<b>1984</b>



# Demographic Summary Report

655 E University Dr, Mesa, AZ 85203

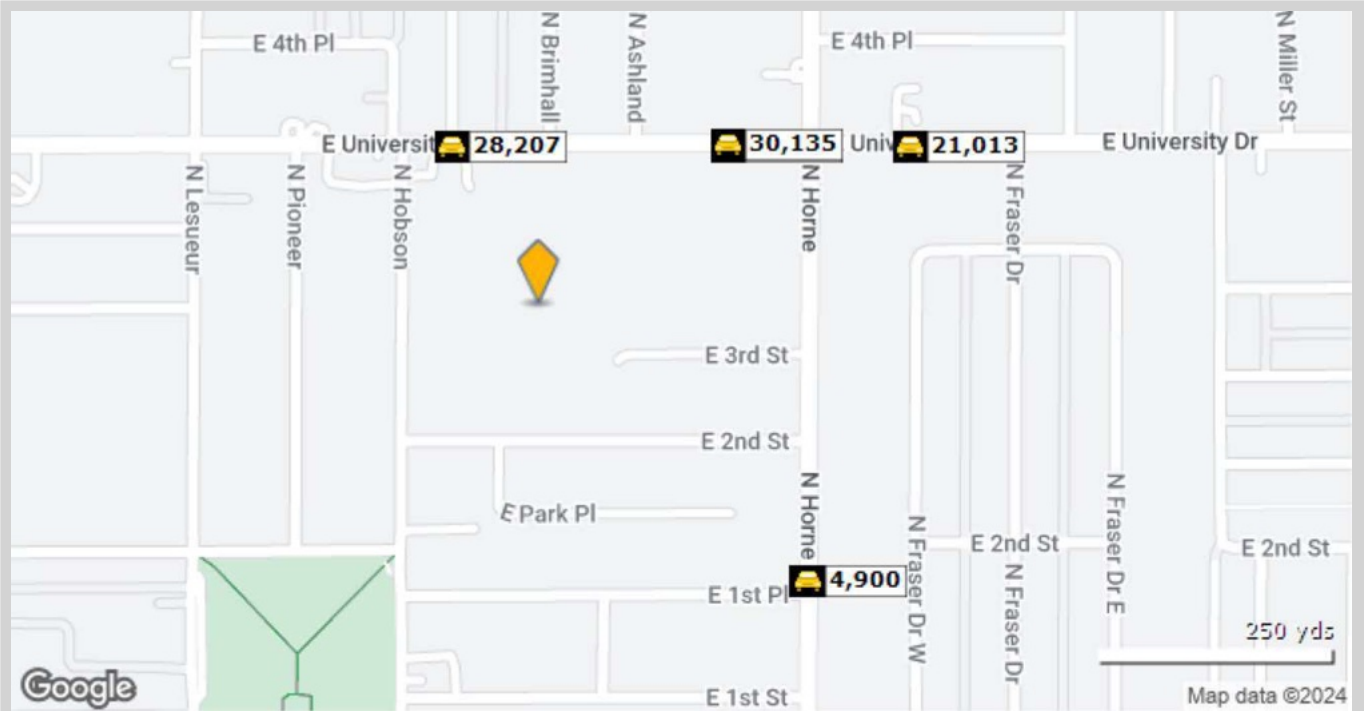


Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2028 Projection	21,212		194,616		392,358	
2023 Estimate	20,675		190,605		383,947	
2010 Census	16,345		156,476		313,142	
Growth 2023 - 2028	2.60%		2.10%		2.19%	
Growth 2010 - 2023	26.49%		21.81%		22.61%	
<b>2023 Population by Hispanic Origin</b>	10,466		88,123		133,401	
<b>2023 Population</b>	20,675		190,605		383,947	
White	17,760	85.90%	160,186	84.04%	316,657	82.47%
Black	1,140	5.51%	10,282	5.39%	21,711	5.65%
Am. Indian & Alaskan	823	3.98%	9,574	5.02%	17,995	4.69%
Asian	228	1.10%	3,106	1.63%	12,182	3.17%
Hawaiian & Pacific Island	178	0.86%	1,316	0.69%	2,223	0.58%
Other	547	2.65%	6,141	3.22%	13,180	3.43%
U.S. Armed Forces	4		141		206	
<b>Households</b>						
2028 Projection	7,217		67,557		146,404	
2023 Estimate	7,033		66,086		143,162	
2010 Census	5,565		53,805		116,239	
Growth 2023 - 2028	2.62%		2.23%		2.26%	
Growth 2010 - 2023	26.38%		22.83%		23.16%	
Owner Occupied	2,899	41.22%	32,835	49.69%	76,289	53.29%
Renter Occupied	4,134	58.78%	33,251	50.31%	66,873	46.71%
<b>2023 Households by HH Income</b>	7,034		66,085		143,161	
Income: <\$25,000	1,665	23.67%	13,118	19.85%	24,054	16.80%
Income: \$25,000 - \$50,000	1,838	26.13%	17,149	25.95%	33,450	23.37%
Income: \$50,000 - \$75,000	1,259	17.90%	12,313	18.63%	25,758	17.99%
Income: \$75,000 - \$100,000	802	11.40%	8,747	13.24%	19,354	13.52%
Income: \$100,000 - \$125,000	582	8.27%	6,251	9.46%	15,236	10.64%
Income: \$125,000 - \$150,000	374	5.32%	3,095	4.68%	8,261	5.77%
Income: \$150,000 - \$200,000	299	4.25%	2,820	4.27%	7,892	5.51%
Income: \$200,000+	215	3.06%	2,592	3.92%	9,156	6.40%
<b>2023 Avg Household Income</b>	\$67,525		\$72,340		\$83,621	
<b>2023 Med Household Income</b>	\$50,266		\$55,116		\$63,144	



# Traffic Count Report

655 E University Dr, Mesa, AZ 85203



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	East University Drive	N Olive	0.00 NW	2022	28,207	MPSI	.11
2	University Dr	N Horne	0.05 E	2022	24,473	MPSI	.15
3	University Dr	N Horne	0.05 E	2018	30,135	MPSI	.16
4	North Horne Road	E 1st Pl	0.01 S	2020	4,461	MPSI	.24
5	North Horne Road	E 1st Pl	0.01 S	2022	4,410	MPSI	.24
6	North Horne Road	E 1st Pl	0.01 S	2021	4,423	MPSI	.24
7	N Horne	E 1st Pl	0.01 S	2022	5,279	MPSI	.24
8	N Horne	E 1st Pl	0.01 S	2015	4,900	ADT	.24
9	East University Drive	N Horne	0.06 W	2020	21,295	MPSI	.25
10	East University Drive	N Horne	0.06 W	2022	21,013	MPSI	.25



# Consumer Spending Report

655 E University Dr, Mesa, AZ 85203



2023 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$193,272</b>	<b>\$1,902,603</b>	<b>\$4,375,367</b>
<b>Total Apparel</b>	<b>\$11,412</b>	<b>\$106,317</b>	<b>\$230,841</b>
Women's Apparel	4,081	38,568	86,301
Men's Apparel	2,237	21,242	46,881
Girl's Apparel	935	8,328	17,203
Boy's Apparel	709	6,402	13,032
Infant Apparel	621	5,695	11,973
Footwear	2,829	26,083	55,451
<b>Total Entertainment &amp; Hobbies</b>	<b>\$27,516</b>	<b>\$277,174</b>	<b>\$650,211</b>
Entertainment	4,862	49,235	110,335
Audio & Visual Equipment/Service	6,288	61,447	140,543
Reading Materials	410	4,271	10,658
Pets, Toys, & Hobbies	4,597	46,534	111,881
Personal Items	11,359	115,688	276,794
<b>Total Food and Alcohol</b>	<b>\$58,009</b>	<b>\$555,764</b>	<b>\$1,240,991</b>
Food At Home	32,344	306,870	663,403
Food Away From Home	22,153	214,777	497,148
Alcoholic Beverages	3,513	34,117	80,440
<b>Total Household</b>	<b>\$27,353</b>	<b>\$282,791</b>	<b>\$680,895</b>
House Maintenance & Repair	5,136	58,524	138,824
Household Equip & Furnishings	11,243	112,159	266,495
Household Operations	8,330	84,329	203,287
Housing Costs	2,644	27,780	72,289





## Consumer Spending Report

655 E University Dr, Mesa, AZ 85203

2023 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$49,854</b>	<b>\$488,546</b>	<b>\$1,111,401</b>
Vehicle Purchases	24,089	236,093	534,676
Gasoline	14,327	138,307	304,226
Vehicle Expenses	1,017	10,203	24,561
Transportation	4,334	44,141	110,257
Automotive Repair & Maintenance	6,088	59,803	137,682
<b>Total Health Care</b>	<b>\$8,972</b>	<b>\$90,164</b>	<b>\$207,353</b>
Medical Services	5,438	54,368	125,174
Prescription Drugs	2,599	26,347	60,173
Medical Supplies	935	9,449	22,006
<b>Total Education/Day Care</b>	<b>\$10,155</b>	<b>\$101,846</b>	<b>\$253,675</b>
Education	6,271	62,042	153,941
Fees & Admissions	3,884	39,804	99,734

