



2345 SOUTH ALMA SCHOOL ROAD

MESA, ARIZONA 85210

432 & 1,260 Square Feet Available

Lease Rate: \$20.50 PSF, FS

Monument Signage Available

Lush Landscaping, Garden Courtyard Environment

Shared Conference Room Available for Tenant Use

Elevator

Covered Parking Available

Strong Traffic Counts & Daytime Employment

S/SEC Baseline & Alma School Road

Close Proximity to US-60

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	37	35.7	33.9
POPULATION:	17,571	137,210	427,624
AVERAGE HH INCOME:	\$99,755	\$85,557	\$86,693

TRAFFIC COUNTS	VPD
N ORACLE ROAD:	38,218
W ORANGE GROVE RD:	16,289

YEAR BUILT	1987 (Renovated 2014)
LOT SIZE	1.17 AC
ZONING	C-O, Mesa
PARCEL NUMBER	302-04-898

Matt Harper, CCIM

Senior Vice President

623.692.9435

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Leah Motsinger

Senior Associate

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SUITE	TENANT	SF
100	FARMERS INSURANCE	1,014
101	KELLY MARLEY-SMITH PLLC	1,153
102	ANGRY CRAB SHACK	1,555
104-105	BEHR, FONTAINE	1,956
106-107	ANGRY CRAB SHACK	4,087
110	LESLIE PECHKUROW, LPC	662
111	AVAILABLE	432
200	AVAILABLE 7/1/26	1,260

SUITE	TENANT	SF
202	S IS FOR SKIN, LLC	707
203	ERICA SANCHEZ	1,248
204	ALIGNED HOSPITALITY MANAGEMENT	2,142
206	TECHSTAFF OF ARIZONA	1,001
208	ARMSTRONG CONSULTANTS	1,931
209	CREATIVE PATH THERAPY	1,312
210	TURPIN ENTERPRISES	1,002

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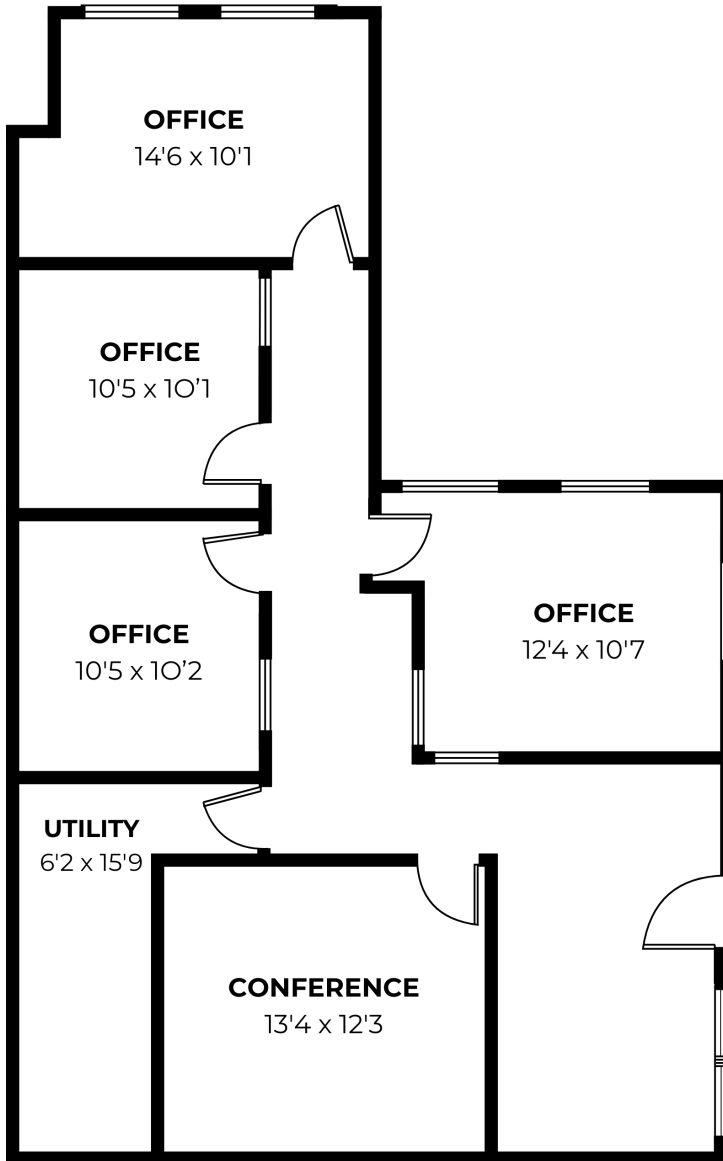
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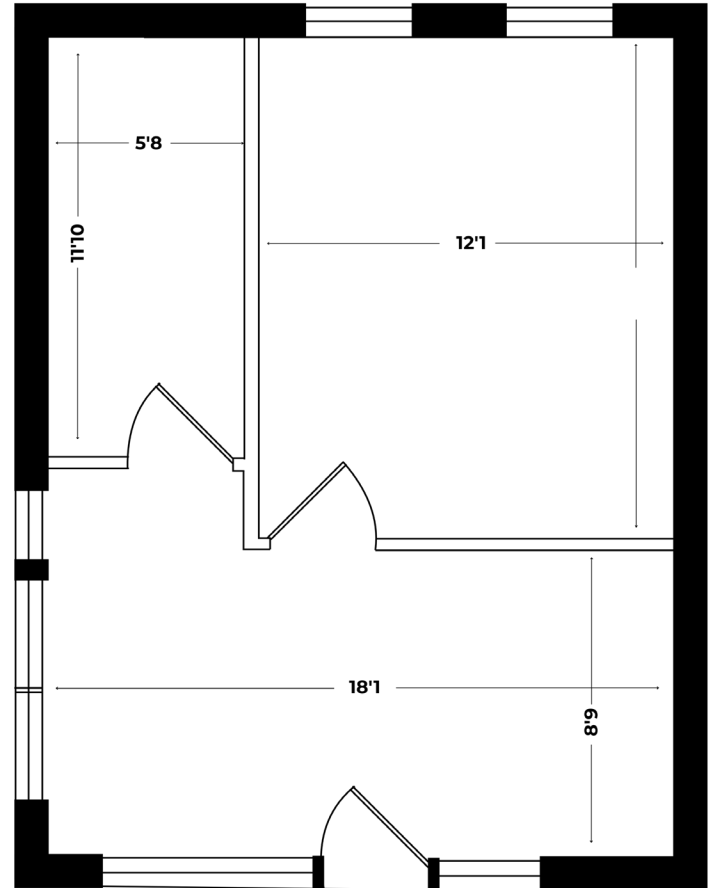
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SUITE 200 | 1,260 SF



SUITE 111 | 432 SF



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