

SOUTHERN FIESTA

706 W. SOUTHERN AVENUE, MESA, ARIZONA 85210



HORTH HONG
480.426.1670
hhong@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

- Located in Mesa's Fiesta District
- High traffic intersection; 22,280 VPD along Southern Avenue & 11,618 VPD along Extension Road
- 0.5 miles North of I-60 and 2.5 miles East of Loop 101
- Less than 2 miles East of Mesa Community College and Banner Desert Medical Center
- Dense population within 3-mile radius - 165,491

NEABY RETAIL:

**FOOD
CITY**

**99¢
only
STORES**

Bank of America



**LOS ALTOS
RANCH MARKET**

**HARBOR FREIGHT
TOOLS**

TRAFFIC COUNTS

N Extension Rd: 5,058 VPD **E** Southern Ave: 12,504 VPD
S Extension Rd: 5,074 VPD **W** Southern Ave: 11,618 VPD



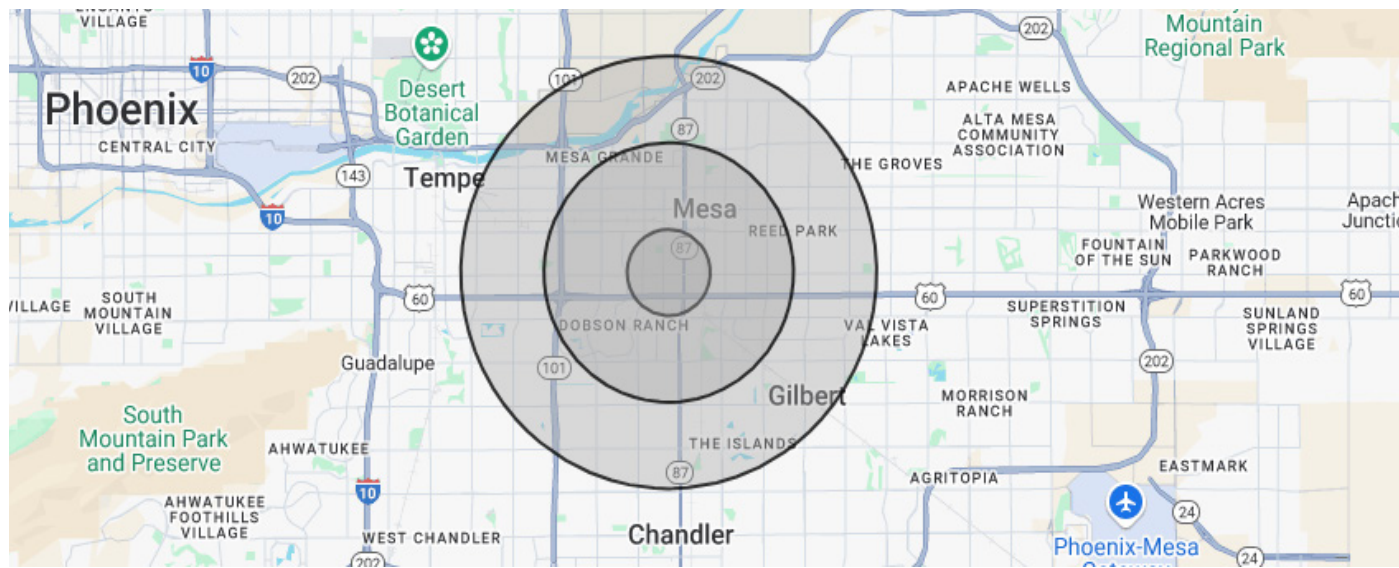
SITE PLAN

Suite	Tenant	SF
101	El Jefe Restaurant	--
102	AVAILABLE	2,728
103	Aladdin Smoke Shop	--
104	Above All Barber Shop	--
105	Glazed Auto Spa	--
106	414 Pub & Pizza - Mesa	--
108	Honey Baked Ham	--
109	AZ Mindset Wellness	--
110	Stone Studios	--



W Southern Ave





DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	25,902	175,650	443,385
Current Year	23,994	162,633	411,421
2020 Population	23,776	160,755	409,934
Growth Current Year - 2029	1.6%	1.6%	1.6%
Growth 2020 - Current Year	0.2%	0.3%	0.1%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	10,392	66,977	170,099
Current Year	9,607	61,922	157,473
2020 Population	9,518	61,398	157,362
Growth Current Year - 2029	1.6%	1.6%	1.6%
Growth 2020-Current Year	0.7%	0.5%	0.3%

INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$55,665	\$73,891	\$82,696
Median Household Income	\$43,464	\$55,297	\$63,862

