

# 216 *South Alma School Road | Mesa, AZ 85210*

77,011 SQ FT Multi-Tenant Building / Monument Signage / 40' Wide Spaces / Close to Loop 101, 202, & US-60 Fwys

*Located in Opportunity Zone*



**SIGNAGE**  
MONUMENT



**10'x12'**  
ROLL-UP DOORS



**3 Phase**  
HEAVY POWER



**SPRINKLERS**  
FIRE SUPPRESSION



**PARKING**  
±100 Spaces



**NATURAL GAS**  
TO PROPERTY

For more information, please contact:

**Eric Jones**  
Owner/Agent  
D 480.966.8671  
M 602.291.9400  
ejones@cpiaz.com

**David Bean**  
D: 480.214.1105  
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dbean@cpiaz.com

**Cory Sposi**  
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**COMMERCIAL PROPERTIES INC.**

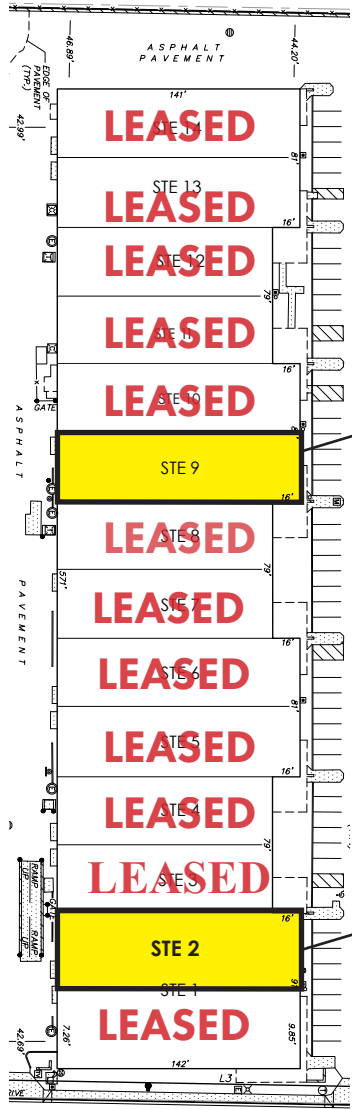
Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

The listing agent has an ownership interest in this property. The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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Floor plan for illustrative purposes only.

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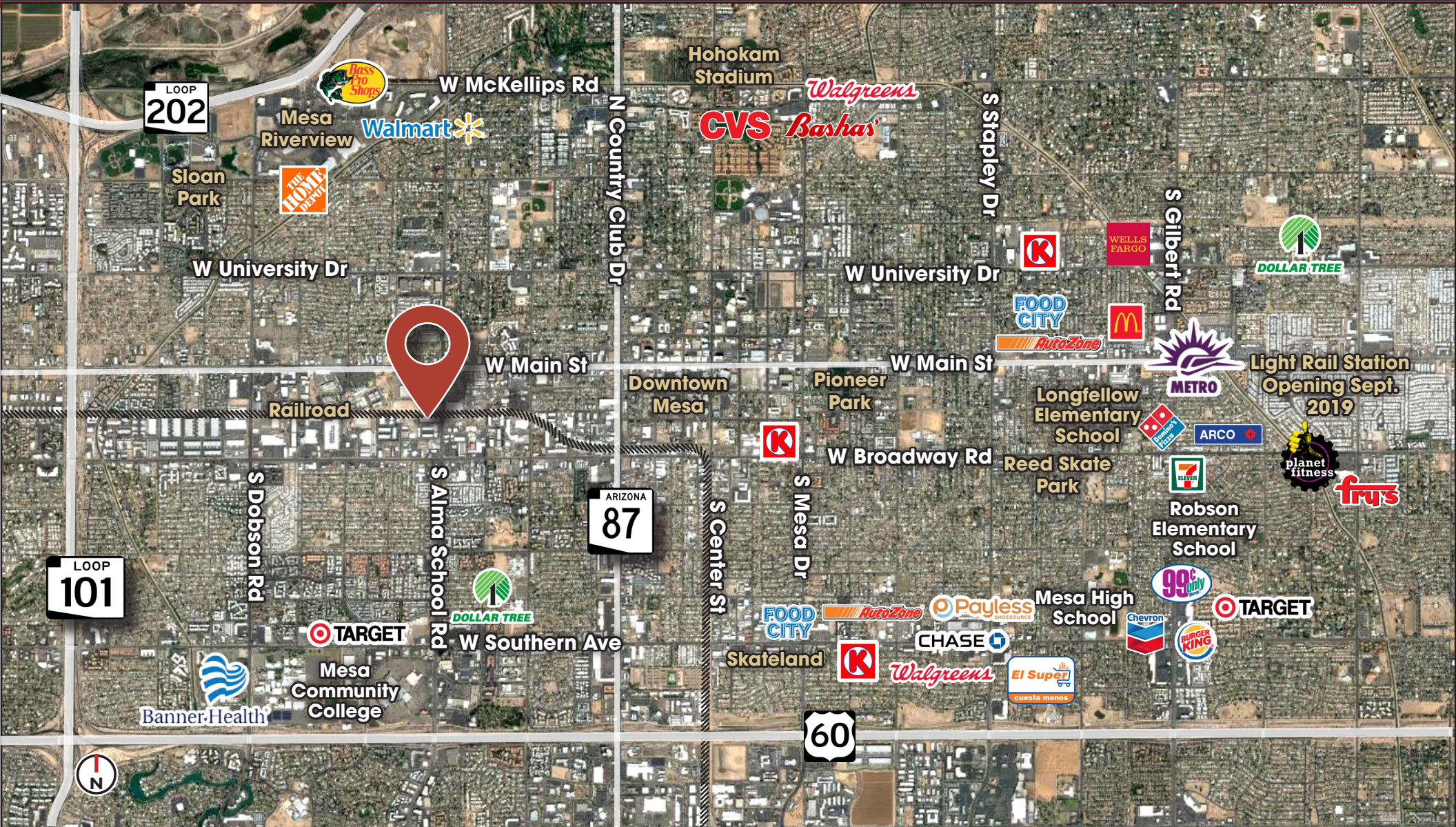


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Demographics	1 Mile	3 Mile	5 Mile
2019 Total Population:	23,800	182,835	411,137
2024 Population:	25,517	199,455	444,647
Pop Growth 2019-2024:	7.21%	9.09%	8.15%
2019 Total Households:	8,542	70,613	154,256
Avg Household Size:	2.70	2.50	2.50
Average Age:	32.30	33.90	34.50
Median Household Inc:	\$38,790	\$39,600	\$47,460

Source: CoStar



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