

2815

S. Alma School Rd.



RETAIL PROPERTY FOR LEASE | MESA, AZ

Bryan Mortensen | 602.621.3770 | bryanm@lraphx.com

LRA

RETAIL PROPERTY FOR LEASE | MESA, AZ



PROPERTY DESCRIPTION

Discover the perfect location for your business at 2815 S. Alma School Rd., Mesa, AZ, 85210.

This prime property offers a highly visible and easily accessible space for lease. Featuring classic architecture and ample parking, it presents an ideal opportunity for retailers or office users seeking a standout location with great visibility.

Monument Signage Available!

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	1,700 SF
Building Size:	38,055

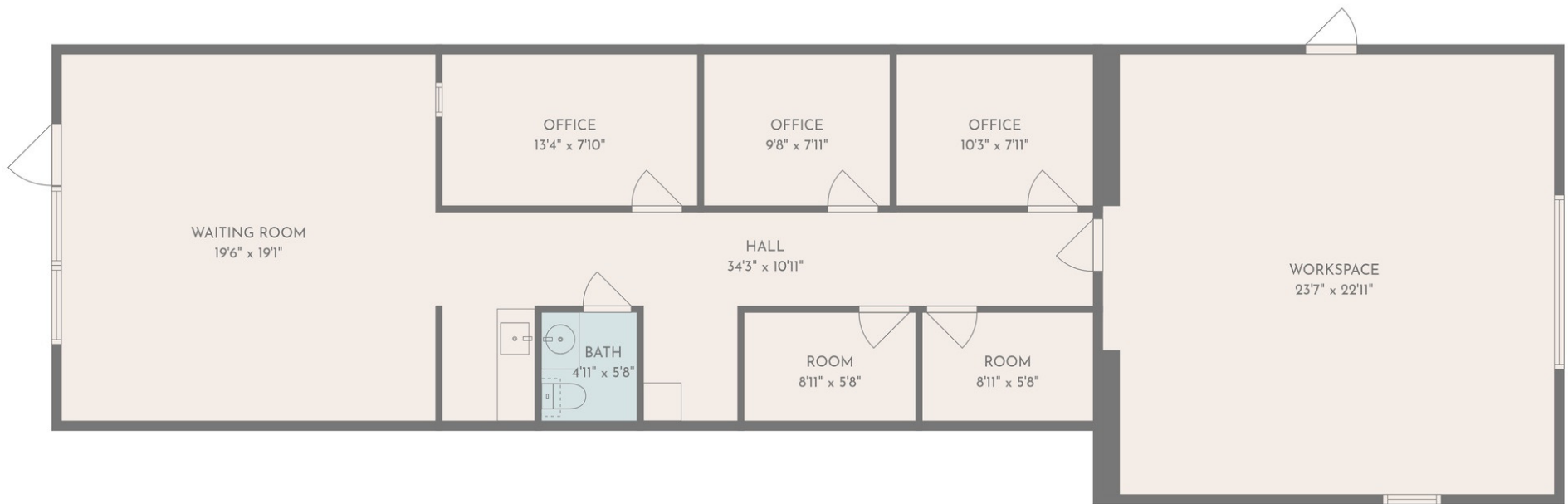
SPACES	LEASE RATE	SPACE SIZE
111	\$15.00 SF/yr	1,700 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	355	1,461	7,179
Total Population	991	4,047	17,693
Average HH Income	\$101,065	\$98,044	\$86,780

FLOOR PLAN

LRA

RETAIL PROPERTY FOR LEASE | MESA, AZ



BRYAN MORTENSEN
602.621.3770 | bryanm@lraphx.com

LRA COMMERCIAL
480.526.5644
www.lrarealestate.com

INTERIOR PHOTOS

LRA

RETAIL PROPERTY FOR LEASE | MESA, AZ



BRYAN MORTENSEN
602.621.3770 | bryanm@lrphx.com

LRA COMMERCIAL
480.526.5644
www.lrarealestate.com

SITE PLAN

LRA

RETAIL PROPERTY FOR LEASE | MESA, AZ



BRYAN MORTENSEN
602.621.3770 | bryanm@lraphx.com

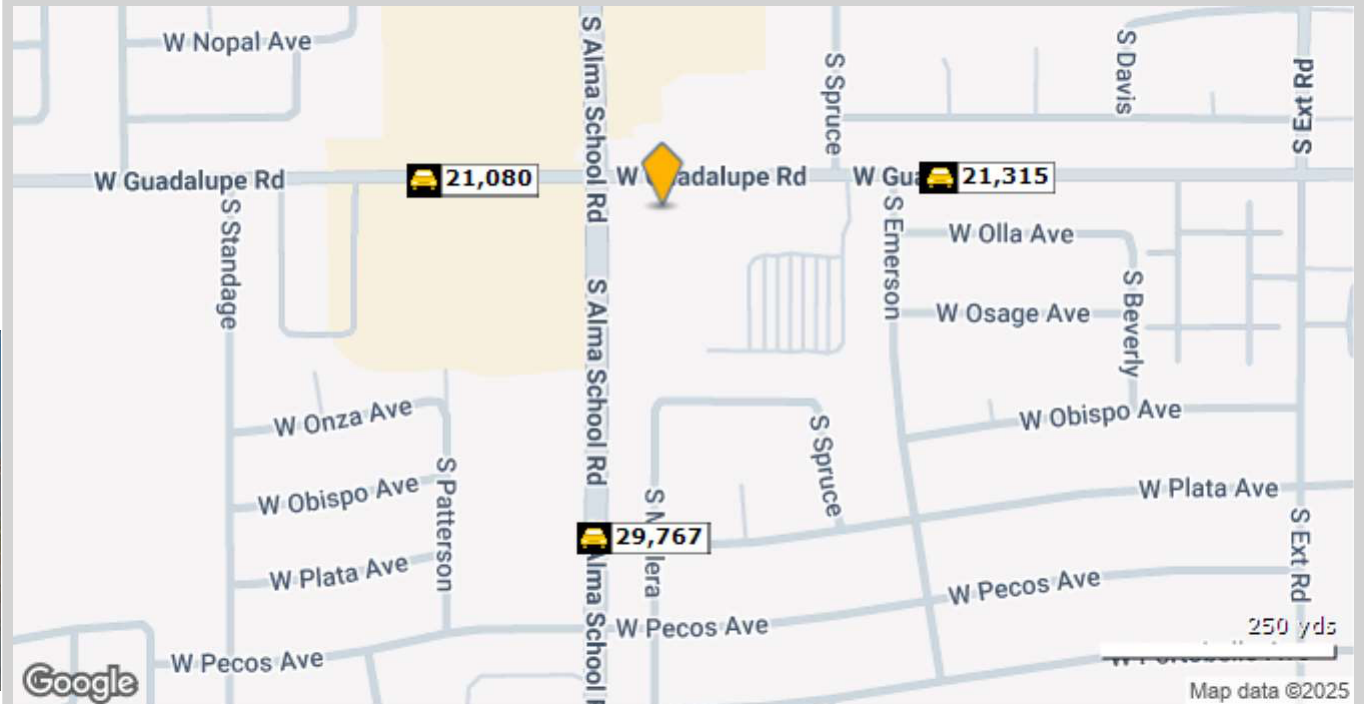
LRA COMMERCIAL
480.526.5644
www.lrarealestate.com

Traffic Count Report

Seville Square

2815 S Alma School Rd, Mesa, AZ 85210

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **38,045 SF**
 Year Built: **1984**
 Total Available: **1,700 SF**
 % Leased: **100%**
 Rent/SF/Yr: **\$15.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W Guadalupe Rd	S Alma School Rd	0.11 E	2025	21,221	MPSI	.15
2	W Guadalupe Rd	S Alma School Rd	0.11 E	2024	21,080	MPSI	.15
3	W Guadalupe Rd	S Emerson	0.03 W	2025	21,055	MPSI	.17
4	W Guadalupe Rd	S Emerson	0.03 W	2024	20,909	MPSI	.17
5	West Guadalupe Road	S Emerson	0.03 W	2025	21,315	MPSI	.17
6	S Alma School Rd	W Pecos Ave	0.06 S	2023	31,865	MPSI	.21
7	S Alma School Rd	W Pecos Ave	0.06 S	2024	31,963	MPSI	.21
8	South Alma School Road	W Pecos Ave	0.06 S	2024	29,702	MPSI	.21
9	South Alma School Road	W Pecos Ave	0.06 S	2022	29,286	MPSI	.21
10	South Alma School Road	W Pecos Ave	0.06 S	2023	29,767	MPSI	.21



Demographic Summary Report

Seville Square

2815 S Alma School Rd, Mesa, AZ 85210

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **38,045 SF**
 Year Built: **1984**

Total Available: **1,700 SF**
 % Leased: **100%**
 Rent/SF/Yr: **\$15.00**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	17,786		149,296		452,259	
2024 Estimate	16,596		138,690		419,929	
2020 Census	17,145		139,725		421,906	
Growth 2024 - 2029	7.17%		7.65%		7.70%	
Growth 2020 - 2024	-3.20%		-0.74%		-0.47%	
2024 Population by Hispanic Origin	4,042		42,041		142,050	
2024 Population	16,596		138,690		419,929	
White	10,655	64.20%	78,835	56.84%	224,304	53.41%
Black	869	5.24%	8,727	6.29%	25,137	5.99%
Am. Indian & Alaskan	436	2.63%	4,339	3.13%	12,250	2.92%
Asian	768	4.63%	6,964	5.02%	24,659	5.87%
Hawaiian & Pacific Island	50	0.30%	563	0.41%	1,569	0.37%
Other	3,818	23.01%	39,261	28.31%	132,010	31.44%
U.S. Armed Forces	4		25		102	
Households						
2029 Projection	6,884		59,805		174,663	
2024 Estimate	6,422		55,492		161,992	
2020 Census	6,697		56,183		163,590	
Growth 2024 - 2029	7.19%		7.77%		7.82%	
Growth 2020 - 2024	-4.11%		-1.23%		-0.98%	
Owner Occupied	4,480	69.76%	29,812	53.72%	80,557	49.73%
Renter Occupied	1,942	30.24%	25,680	46.28%	81,435	50.27%
2024 Households by HH Income	6,421		55,489		161,991	
Income: <\$25,000	559	8.71%	7,467	13.46%	23,413	14.45%
Income: \$25,000 - \$50,000	931	14.50%	10,799	19.46%	33,829	20.88%
Income: \$50,000 - \$75,000	1,079	16.80%	10,902	19.65%	29,061	17.94%
Income: \$75,000 - \$100,000	1,021	15.90%	8,303	14.96%	23,066	14.24%
Income: \$100,000 - \$125,000	968	15.08%	6,929	12.49%	18,579	11.47%
Income: \$125,000 - \$150,000	631	9.83%	4,021	7.25%	11,629	7.18%
Income: \$150,000 - \$200,000	667	10.39%	3,605	6.50%	10,898	6.73%
Income: \$200,000+	565	8.80%	3,463	6.24%	11,516	7.11%
2024 Avg Household Income	\$107,084		\$89,320		\$90,033	
2024 Med Household Income	\$90,707		\$71,581		\$70,160	

Demographic Detail Report

Seville Square 2815 S Alma School Rd, Mesa, AZ 85210					
Radius	1 Mile		3 Mile		5 Mile
2024 Population By Race	16,596		138,690		419,929
White	10,655	64.20%	78,835	56.84%	224,304 53.41%
Black	869	5.24%	8,727	6.29%	25,137 5.99%
Am. Indian & Alaskan	436	2.63%	4,339	3.13%	12,250 2.92%
Asian	768	4.63%	6,964	5.02%	24,659 5.87%
Hawaiian & Pacific Island	50	0.30%	563	0.41%	1,569 0.37%
Other	3,818	23.01%	39,261	28.31%	132,010 31.44%
Population by Hispanic Origin	16,596		138,690		419,929
Non-Hispanic Origin	12,554	75.64%	96,647	69.69%	277,878 66.17%
Hispanic Origin	4,042	24.36%	42,042	30.31%	142,051 33.83%
2024 Median Age, Male	37.90		35.50		34.10
2024 Average Age, Male	38.40		36.70		35.70
2024 Median Age, Female	39.60		37.10		35.50
2024 Average Age, Female	40.00		38.60		37.40
2024 Population by Occupation Classification	13,606		112,545		337,643
Civilian Employed	9,890	72.69%	79,002	70.20%	234,945 69.58%
Civilian Unemployed	174	1.28%	2,447	2.17%	8,255 2.44%
Civilian Non-Labor Force	3,538	26.00%	31,073	27.61%	94,349 27.94%
Armed Forces	4	0.03%	23	0.02%	94 0.03%
Households by Marital Status					
Married	2,919		21,005		61,653
Married No Children	1,902		13,134		37,106
Married w/Children	1,017		7,871		24,547
2024 Population by Education	12,748		104,769		310,415
Some High School, No Diploma	782	6.13%	7,955	7.59%	28,827 9.29%
High School Grad (Incl Equivalency)	1,917	15.04%	18,722	17.87%	57,790 18.62%
Some College, No Degree	4,520	35.46%	35,595	33.97%	97,170 31.30%
Associate Degree	874	6.86%	7,676	7.33%	24,985 8.05%
Bachelor Degree	3,402	26.69%	23,657	22.58%	65,142 20.99%
Advanced Degree	1,253	9.83%	11,164	10.66%	36,501 11.76%



Demographic Detail Report

Seville Square

2815 S Alma School Rd, Mesa, AZ 85210

Building Type: **General Retail** Total Available: **1,700 SF**
 Secondary: **Storefront Retail/Office** % Leased: **100%**
 GLA: **38,045 SF** Rent/SF/Yr: **\$15.00**
 Year Built: **1984**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	17,786		149,296		452,259	
2024 Estimate	16,596		138,690		419,929	
2020 Census	17,145		139,725		421,906	
Growth 2024 - 2029	7.17%		7.65%		7.70%	
Growth 2020 - 2024	-3.20%		-0.74%		-0.47%	
2024 Population by Age		16,596	138,690		419,929	
Age 0 - 4	952	5.74%	8,813	6.35%	27,191	6.48%
Age 5 - 9	926	5.58%	8,038	5.80%	25,227	6.01%
Age 10 - 14	928	5.59%	7,768	5.60%	24,837	5.91%
Age 15 - 19	923	5.56%	7,596	5.48%	25,108	5.98%
Age 20 - 24	993	5.98%	9,382	6.76%	32,137	7.65%
Age 25 - 29	1,203	7.25%	11,963	8.63%	38,587	9.19%
Age 30 - 34	1,364	8.22%	12,896	9.30%	39,173	9.33%
Age 35 - 39	1,355	8.16%	11,473	8.27%	33,764	8.04%
Age 40 - 44	1,240	7.47%	9,905	7.14%	28,910	6.88%
Age 45 - 49	1,079	6.50%	8,470	6.11%	24,945	5.94%
Age 50 - 54	1,024	6.17%	8,146	5.87%	23,806	5.67%
Age 55 - 59	1,016	6.12%	7,692	5.55%	22,518	5.36%
Age 60 - 64	1,008	6.07%	7,361	5.31%	21,496	5.12%
Age 65 - 69	916	5.52%	6,290	4.54%	17,944	4.27%
Age 70 - 74	722	4.35%	4,885	3.52%	13,322	3.17%
Age 75 - 79	509	3.07%	3,668	2.64%	9,777	2.33%
Age 80 - 84	269	1.62%	2,283	1.65%	5,999	1.43%
Age 85+	170	1.02%	2,062	1.49%	5,188	1.24%
Age 65+	2,586	15.58%	19,188	13.84%	52,230	12.44%
Median Age	38.70		36.30		34.70	
Average Age	39.20		37.70		36.50	

Demographic Detail Report

Seville Square						
2815 S Alma School Rd, Mesa, AZ 85210						
Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	18,289		146,370		431,414	
Real Estate & Finance	1,196	6.54%	8,390	5.73%	22,861	5.30%
Professional & Management	5,899	32.25%	42,291	28.89%	124,513	28.86%
Public Administration	425	2.32%	2,725	1.86%	7,168	1.66%
Education & Health	1,840	10.06%	16,490	11.27%	47,831	11.09%
Services	1,254	6.86%	13,664	9.34%	40,965	9.50%
Information	125	0.68%	1,321	0.90%	4,444	1.03%
Sales	2,672	14.61%	20,058	13.70%	58,084	13.46%
Transportation	72	0.39%	1,308	0.89%	4,246	0.98%
Retail	1,175	6.42%	9,366	6.40%	27,686	6.42%
Wholesale	325	1.78%	1,884	1.29%	5,400	1.25%
Manufacturing	744	4.07%	6,996	4.78%	21,583	5.00%
Production	874	4.78%	8,175	5.59%	23,779	5.51%
Construction	686	3.75%	5,677	3.88%	19,173	4.44%
Utilities	497	2.72%	3,977	2.72%	11,747	2.72%
Agriculture & Mining	12	0.07%	209	0.14%	867	0.20%
Farming, Fishing, Forestry	0	0.00%	4	0.00%	261	0.06%
Other Services	493	2.70%	3,835	2.62%	10,806	2.50%
2024 Worker Travel Time to Job	8,725		69,766		208,524	
<30 Minutes	6,141	70.38%	48,552	69.59%	146,513	70.26%
30-60 Minutes	2,440	27.97%	17,710	25.38%	52,301	25.08%
60+ Minutes	144	1.65%	3,504	5.02%	9,710	4.66%
2020 Households by HH Size	6,698		56,183		163,589	
1-Person Households	1,622	24.22%	15,975	28.43%	44,792	27.38%
2-Person Households	2,477	36.98%	19,317	34.38%	54,446	33.28%
3-Person Households	1,151	17.18%	8,982	15.99%	26,573	16.24%
4-Person Households	782	11.68%	6,473	11.52%	20,142	12.31%
5-Person Households	396	5.91%	3,092	5.50%	9,899	6.05%
6-Person Households	148	2.21%	1,350	2.40%	4,492	2.75%
7 or more Person Households	122	1.82%	994	1.77%	3,245	1.98%
2024 Average Household Size	2.50		2.40		2.50	
Households						
2029 Projection	6,884		59,805		174,663	
2024 Estimate	6,422		55,492		161,992	
2020 Census	6,697		56,183		163,590	
Growth 2024 - 2029	7.19%		7.77%		7.82%	
Growth 2020 - 2024	-4.11%		-1.23%		-0.98%	



Demographic Detail Report

Seville Square 2815 S Alma School Rd, Mesa, AZ 85210			
Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	6,421	55,489	161,991
<\$25,000	559 8.71%	7,467 13.46%	23,413 14.45%
\$25,000 - \$50,000	931 14.50%	10,799 19.46%	33,829 20.88%
\$50,000 - \$75,000	1,079 16.80%	10,902 19.65%	29,061 17.94%
\$75,000 - \$100,000	1,021 15.90%	8,303 14.96%	23,066 14.24%
\$100,000 - \$125,000	968 15.08%	6,929 12.49%	18,579 11.47%
\$125,000 - \$150,000	631 9.83%	4,021 7.25%	11,629 7.18%
\$150,000 - \$200,000	667 10.39%	3,605 6.50%	10,898 6.73%
\$200,000+	565 8.80%	3,463 6.24%	11,516 7.11%
2024 Avg Household Income	\$107,084	\$89,320	\$90,033
2024 Med Household Income	\$90,707	\$71,581	\$70,160
2024 Occupied Housing	6,422	55,492	161,992
Owner Occupied	4,480 69.76%	29,812 53.72%	80,557 49.73%
Renter Occupied	1,942 30.24%	25,680 46.28%	81,435 50.27%
2020 Housing Units	6,818	58,068	170,319
1 Unit	5,161 75.70%	36,371 62.64%	103,143 60.56%
2 - 4 Units	377 5.53%	4,485 7.72%	14,631 8.59%
5 - 19 Units	946 13.88%	10,377 17.87%	28,862 16.95%
20+ Units	334 4.90%	6,835 11.77%	23,683 13.91%
2024 Housing Value	4,481	29,812	80,558
<\$100,000	62 1.38%	1,246 4.18%	3,133 3.89%
\$100,000 - \$200,000	140 3.12%	1,837 6.16%	4,725 5.87%
\$200,000 - \$300,000	1,373 30.64%	7,373 24.73%	18,119 22.49%
\$300,000 - \$400,000	1,730 38.61%	9,808 32.90%	23,922 29.70%
\$400,000 - \$500,000	769 17.16%	5,545 18.60%	15,609 19.38%
\$500,000 - \$1,000,000	400 8.93%	3,761 12.62%	13,720 17.03%
\$1,000,000+	7 0.16%	242 0.81%	1,330 1.65%
2024 Median Home Value	\$338,468	\$345,371	\$359,785
2024 Housing Units by Yr Built	6,875	59,829	175,191
Built 2010+	136 1.98%	3,144 5.25%	11,703 6.68%
Built 2000 - 2010	71 1.03%	3,468 5.80%	12,290 7.02%
Built 1990 - 1999	729 10.60%	10,298 17.21%	37,452 21.38%
Built 1980 - 1989	2,619 38.09%	19,724 32.97%	47,762 27.26%
Built 1970 - 1979	3,145 45.75%	19,569 32.71%	42,259 24.12%
Built 1960 - 1969	118 1.72%	2,437 4.07%	13,893 7.93%
Built 1950 - 1959	17 0.25%	818 1.37%	6,431 3.67%
Built <1949	40 0.58%	371 0.62%	3,401 1.94%
2024 Median Year Built	1979	1982	1984

