

# 2815 S. Alma School Rd.



RETAIL PROPERTY FOR LEASE | MESA, AZ

Bryan Mortensen | 602.621.3770 | [bryanm@lraphx.com](mailto: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

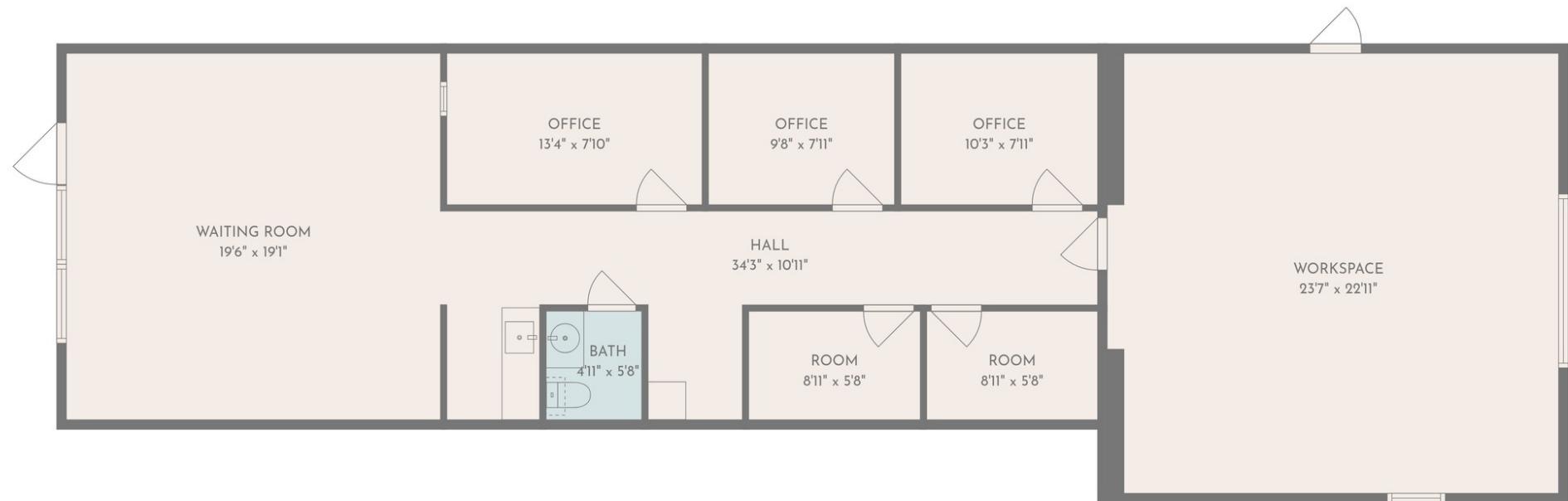
SPACES	LEASE RATE	SPACE SIZE
111	\$15.00 SF/yr	1,700 SF

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

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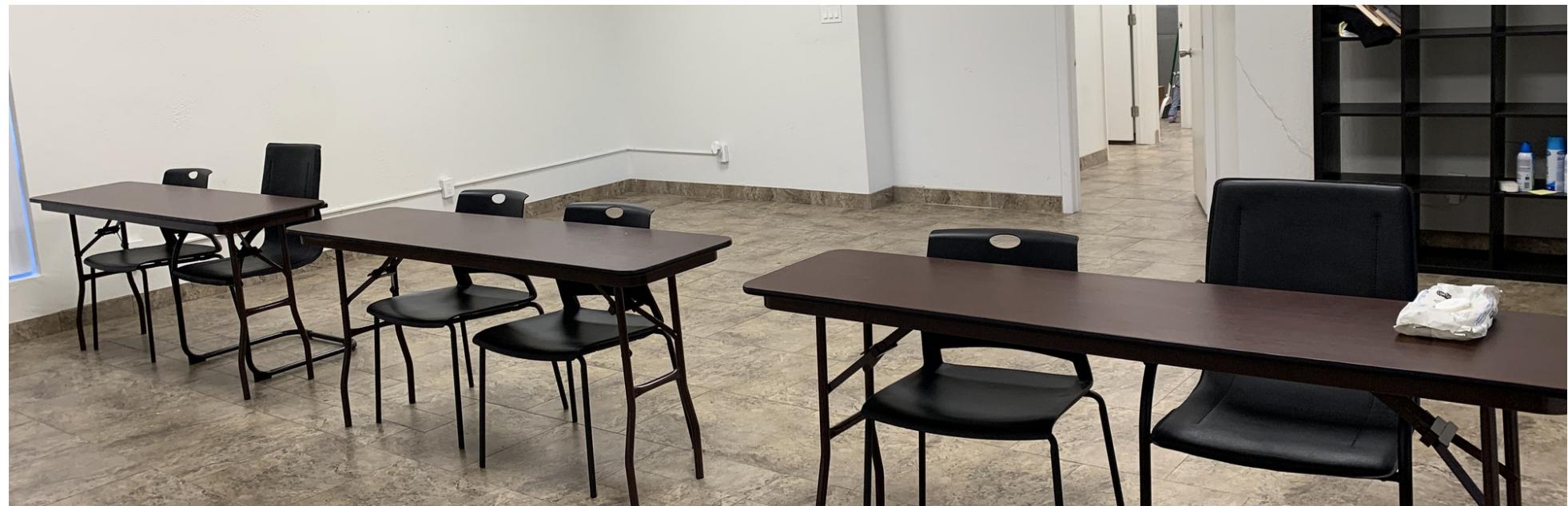
**BRYAN MORTENSEN**  
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**LRA COMMERCIAL**  
480.526.5644  
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# INTERIOR PHOTOS

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# SITE PLAN

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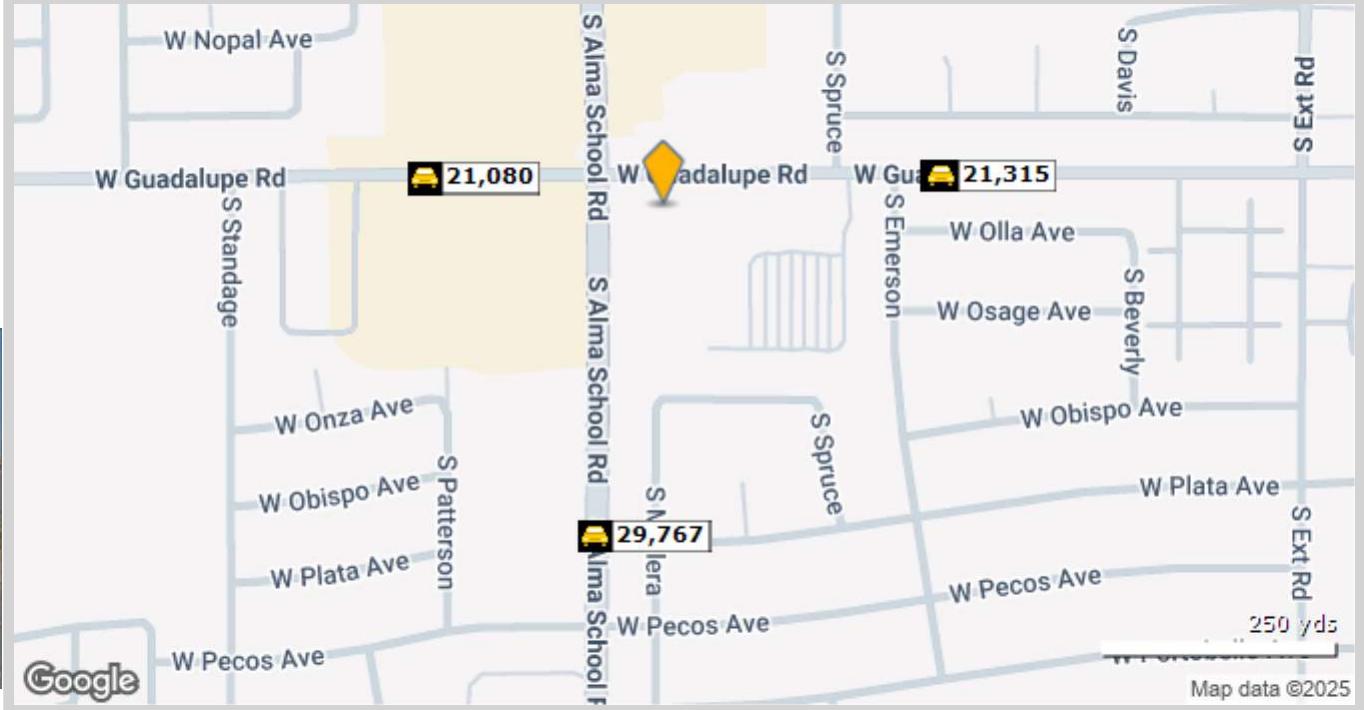
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## Traffic Count Report

### 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** 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
<b>Population</b>			
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%
<b>2024 Population by Hispanic Origin</b>	<b>4,042</b>	<b>42,041</b>	<b>142,050</b>
<b>2024 Population</b>	<b>16,596</b>	<b>138,690</b>	<b>419,929</b>
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
<b>Households</b>			
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%
<b>2024 Households by HH Income</b>	<b>6,421</b>	<b>55,489</b>	<b>161,991</b>
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%
<b>2024 Avg Household Income</b>	<b>\$107,084</b>	<b>\$89,320</b>	<b>\$90,033</b>
<b>2024 Med Household Income</b>	<b>\$90,707</b>	<b>\$71,581</b>	<b>\$70,160</b>

## Demographic Detail Report

### Seville Square 2815 S Alma School Rd, Mesa, AZ 85210

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Population By Race</b>	<b>16,596</b>	<b>138,690</b>	<b>419,929</b>
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%
<b>Population by Hispanic Origin</b>	<b>16,596</b>	<b>138,690</b>	<b>419,929</b>
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%
<b>2024 Median Age, Male</b>	<b>37.90</b>	<b>35.50</b>	<b>34.10</b>
<b>2024 Average Age, Male</b>	<b>38.40</b>	<b>36.70</b>	<b>35.70</b>
<b>2024 Median Age, Female</b>	<b>39.60</b>	<b>37.10</b>	<b>35.50</b>
<b>2024 Average Age, Female</b>	<b>40.00</b>	<b>38.60</b>	<b>37.40</b>
<b>2024 Population by Occupation Classification</b>	<b>13,606</b>	<b>112,545</b>	<b>337,643</b>
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%
<b>Households by Marital Status</b>			
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
<b>2024 Population by Education</b>	<b>12,748</b>	<b>104,769</b>	<b>310,415</b>
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

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<b>Population</b>			
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%
<b>2024 Population by Age</b>			
	<b>16,596</b>	<b>138,690</b>	<b>419,929</b>
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%
<b>Median Age</b>	<b>38.70</b>	<b>36.30</b>	<b>34.70</b>
<b>Average Age</b>	<b>39.20</b>	<b>37.70</b>	<b>36.50</b>

## Demographic Detail Report

### Seville Square 2815 S Alma School Rd, Mesa, AZ 85210

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Population by Occupation</b>	<b>18,289</b>	<b>146,370</b>	<b>431,414</b>
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%
<b>2024 Worker Travel Time to Job</b>	<b>8,725</b>	<b>69,766</b>	<b>208,524</b>
<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%
<b>2020 Households by HH Size</b>	<b>6,698</b>	<b>56,183</b>	<b>163,589</b>
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%
<b>2024 Average Household Size</b>	<b>2.50</b>	<b>2.40</b>	<b>2.50</b>
<b>Households</b>			
2029 Projection	6,884	59,805	174,663
2024 Estimate	6,422	55,492	161,992
2020 Census	6,697	56,183	163,590
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\$200,000+	565 8.80%	3,463 6.24%	11,516 7.11%
<b>2024 Avg Household Income</b>	<b>\$107,084</b>	<b>\$89,320</b>	<b>\$90,033</b>
<b>2024 Med Household Income</b>	<b>\$90,707</b>	<b>\$71,581</b>	<b>\$70,160</b>
<b>2024 Occupied Housing</b>	<b>6,422</b>	<b>55,492</b>	<b>161,992</b>
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%
<b>2020 Housing Units</b>	<b>6,818</b>	<b>58,068</b>	<b>170,319</b>
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%
<b>2024 Housing Value</b>	<b>4,481</b>	<b>29,812</b>	<b>80,558</b>
<\$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%
<b>2024 Median Home Value</b>	<b>\$338,468</b>	<b>\$345,371</b>	<b>\$359,785</b>
<b>2024 Housing Units by Yr Built</b>	<b>6,875</b>	<b>59,829</b>	<b>175,191</b>
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%
<b>2024 Median Year Built</b>	<b>1979</b>	<b>1982</b>	<b>1984</b>