

FORMER AUTO REPAIR SHOP IN MESA, ARIZONA



\$1.45/SF/Mo (NNN)

33 S ALMA SCHOOL RD, MESA, AZ 85210

INDUSTRIAL AVAILABLE FOR LEASE

OWNER/AGENT

Tyson Breinholt

D 480.966.7513

M 602.315.7131

tbreinholt@cpi.az.com

Caleb Allen

D 480.621.3290

M 480.622.4174

callen@cpi.az.com

Jack Elder

D 480.968.9618

M 602.573.3210

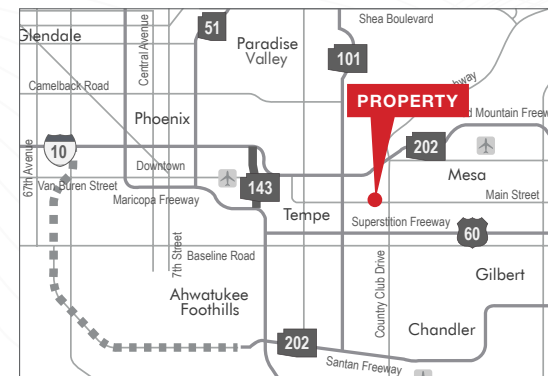
jelder@cpi.az.com

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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PROPERTY FEATURES

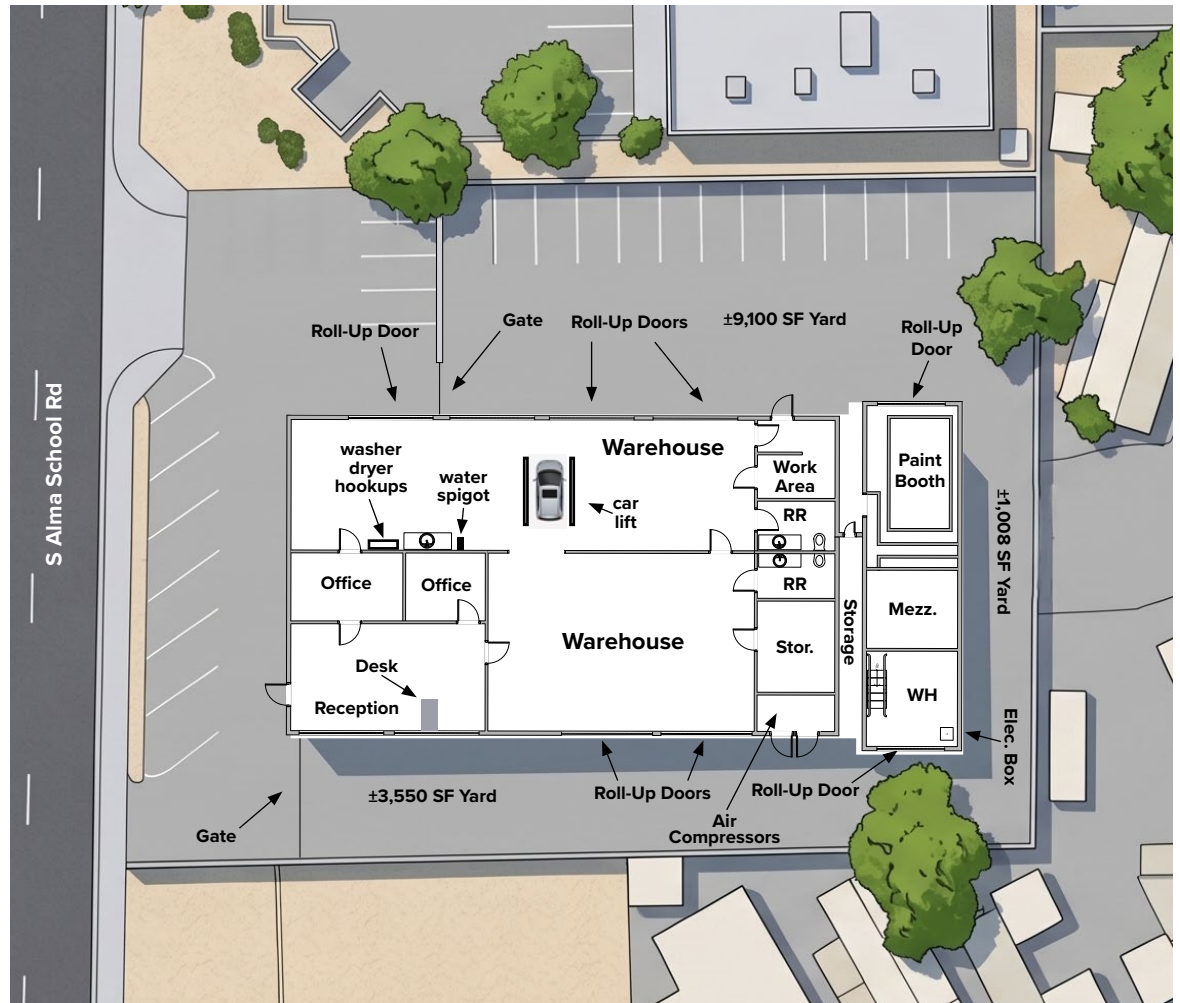
- 6,170 SF Single-Tenant Industrial Building
- Strategically located with easy access to the US-60, Loop 101, & Loop 202 Freeways
- 10 Grade Level Doors
- 15' Clear Height
- Heavy Power
- **Automotive Use Permitted**



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SITE BREAKDOWN

- Prime frontage on Alma School Rd just south of Main St
- Gated Yards with Multiple Access Points
- Grade Level Loading on both sides of the building
- Multiple Warehouse spaces
- Paint Booth
- Offices and Reception Area
- 2 Restrooms
- Storage and Work Areas
- Main Building Power: 200A, 240V, 3-Ph
- Paint Booth/Storage Building Power: 400A, 3-Ph



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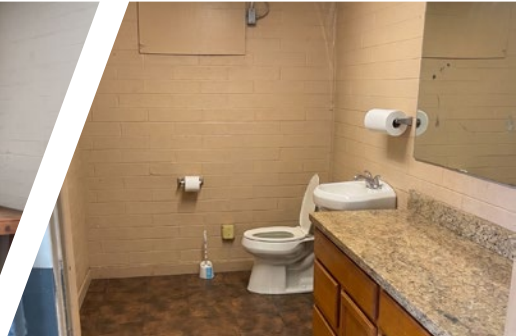
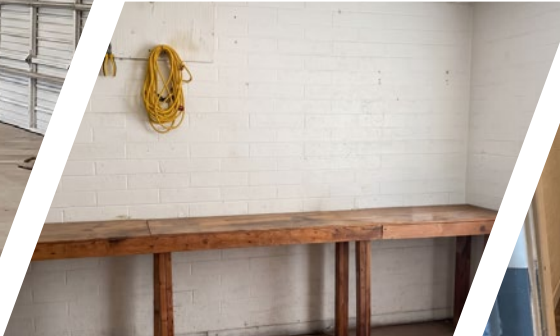
COMMERCIAL PROPERTIES INC.

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

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AREA OVERVIEW

- Centralized location in Mesa, Arizona
- Easy access to the US-60, Loop 101, & Loop 202 Freeways
- Walking Distance from Alma School / Main St Valley Metro Light Rail Stop
- Close proximity to Arizona State University
- ~ 25 minute drive to Downtown Phoenix



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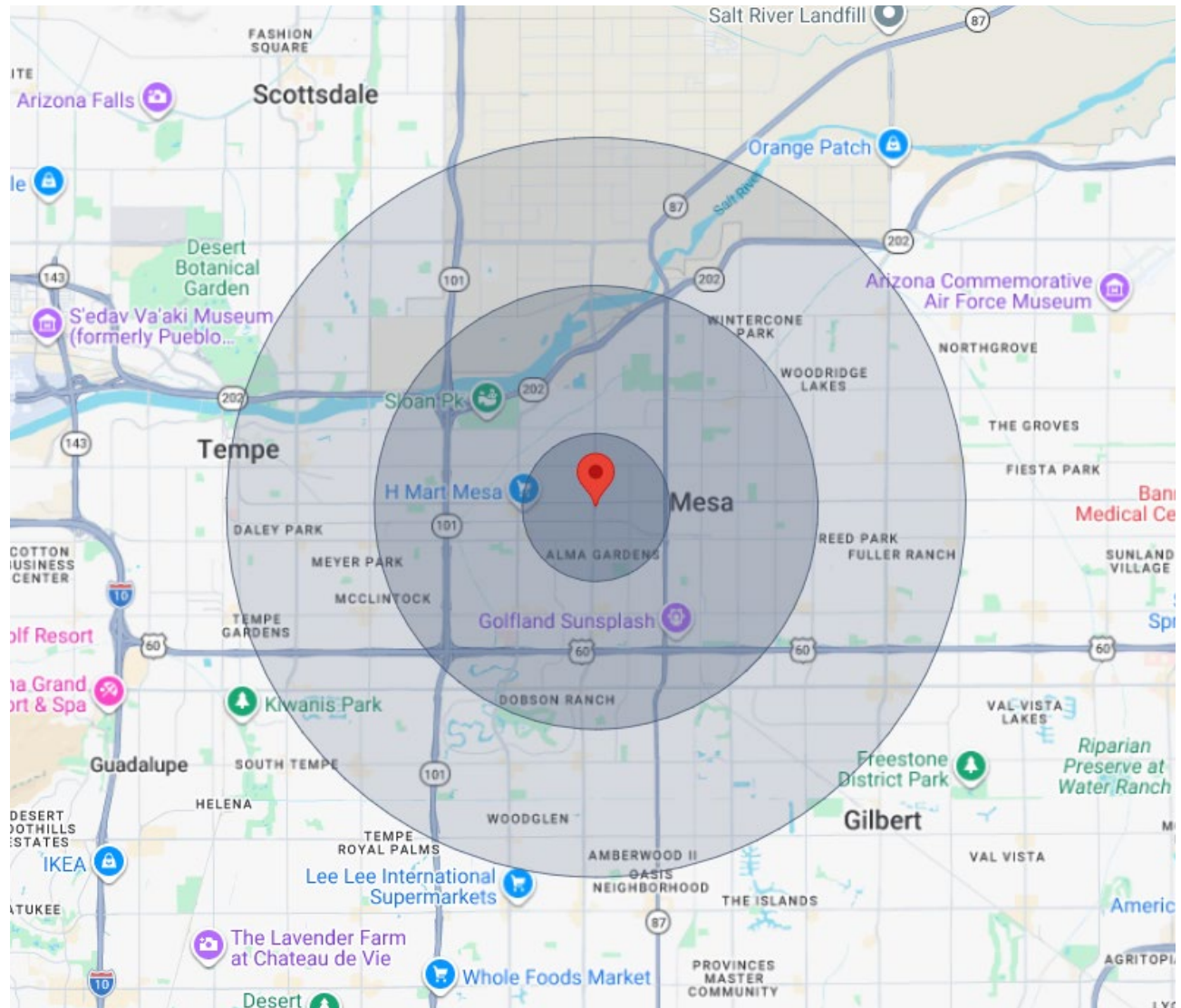
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	20,055	165,549	384,667
Annual Growth 2020 - 2025	0.1%	1.0%	0.7%
2025 Households	7,157	65,010	148,595
Median Age	33.3	33.9	33.9
Bachelor's Degree or Higher	14%	23%	30%
Avg HH Income	\$74,326	\$80,031	\$92,699
Total Consumer Spending	\$192.5M	\$1.8B	\$4.5B
Daytime Employment	7,000	80,823	212,747
Businesses	881	8,365	19,989
Median Home Value	\$345,569	\$366,965	\$418,891
Median Year Built	1976	1980	1981



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