

LEASE

FIESTA PALMS II SHOPPING CENTER

2111 S Alma School Rd Mesa, AZ 85210



VIDEO

PROPERTY DESCRIPTION

Suite 8 at Fiesta Palms II is a highly adaptable 2,502 SF space ideal for retail, medical, wellness, or professional users. The suite features 3 private offices, 1 with its own entrance that could serve as a patient check-in or waiting area, easily accommodating customer-facing operations. Additional features include 3 A/C units, a built-in counter, 2 ADA restrooms, and a flexible, open layout that supports a variety of configurations with minimal build-out cost. A covered arcade offers all-day outdoor potential—perfect for patio seating, wellness activities, or product displays.

Located along Alma School Road with high visibility and front-door parking (including two ADA spaces), Suite 8 benefits from strong daily traffic and a mix of established co-tenants. Its proximity to the \$1 billion Fiesta Mall redevelopment, which will bring thousands of new residents and jobs, ensures growing customer demand.

OFFERING SUMMARY

Lease Rate:	\$16.00 - 18.00 SF/yr
NNN:	\$4.90/SF/yr
Available SF:	2,502 SF
Lot Size:	3.26 Acres
Building Size:	28,383 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,472	57,398	171,233
Total Population	18,234	145,551	438,026
Average HH Income	\$102,714	\$92,214	\$97,321

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LEASE INFORMATION

Lease Type:	NNN \$4.90/SF/yr	Lease Term:	60 months
Total Space:	2,502 SF	Lease Rate:	\$16.00 - \$18.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 8	2,502 SF	NNN \$4.90/SF/yr	\$16.00 - \$18.00 SF/yr	Three doors - one opens to a private office, two ADA restrooms, built-in service counter for reception, customer interaction, or employee break area. Three A/C units. Move-in ready and easily adaptable to retail, medical, wellness, or professional uses with minimal improvements. Large covered arcade can be activated for outdoor uses or displays. Two ADA parking spaces at the doors.

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PROPERTY HIGHLIGHTS

- **Plug-and-Play Ready:** Existing improvements include a built-in service counter with cabinetry, two ADA restrooms, and private offices. Minimal tenant improvements likely needed, accelerating your timeline to opening.
- **Three Entrance Doors:** Multiple entry points enhance customer flow and layout options. One door accesses a dedicated office/consult/check-in room – perfect for medical or professional uses.
- **Outdoor Activation Potential:** The suite fronts a wide covered arcade providing shade to create an inviting patio seating, wellness activities, or a display area – ideal for cafés, eateries, or outdoor promotions.
- **High Traffic & Visibility:** Located on Alma School Rd ±36,550 vehicles/day and 52k+ at the intersection with Baseline Rd. Excellent signage exposure and front-door parking on site, including 2 handicap spots directly in front of the suite.
- **Strong Demographics:** Adjacent to Dobson Ranch, one of Mesa’s premier communities. Over 145,000 people within 3 miles and average household incomes ~\$90K–100K+ in the immediate area. Steady daytime traffic from nearby colleges, hospitals, and business parks.
- **Nearby Compliments:** 2 miles from Banner Desert Medical and Mesa Community College with 20,000 students.
- **Booming Growth Area:** Less than 1 mile from the Fiesta Mall \$1B redevelopment site – a future mixed-use hub adding ~4,000 new apartments plus offices/retail. Additionally, 2,500 new multifamily units are under construction within 3 miles, ensuring a growing customer base for years to come.
- **Synergistic Tenant Mix (No Overlap):** Current center tenants include convenience, education, daycare, and personal services, but no competing food, fitness, or medical uses – a new tenant in those categories fills a void and complements the mix. (Exclusive use restrictions prevent duplicate business types, protecting your niche.)
- **Mesa LC Zoning:** City of Mesa “Limited Commercial” zoning allows a broad range of retail, service, office, and medical uses, offering versatility for different tenant types in this space.
- **Competitive Lease Terms:** \$16/SF NNN asking rate (well-aligned with market rents) for initial 5-year term, with 3.5% annual escalations. Long-term stability with five-year renewal options at fair market rent (determined by appraisal).
- **Tenant improvements:** Rent abatement in year 1 or free rent may be offered to qualified tenants.

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Dimensions are illustrative only and should not be relied upon for precise planning.

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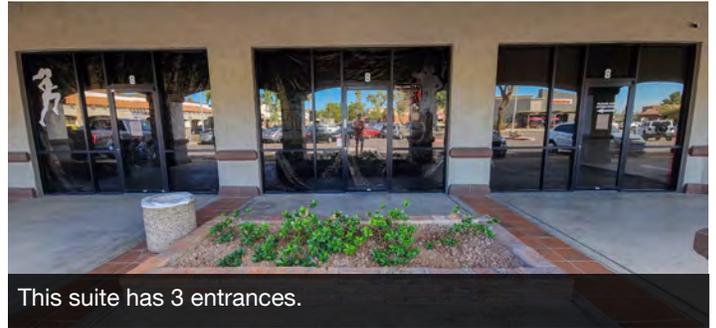
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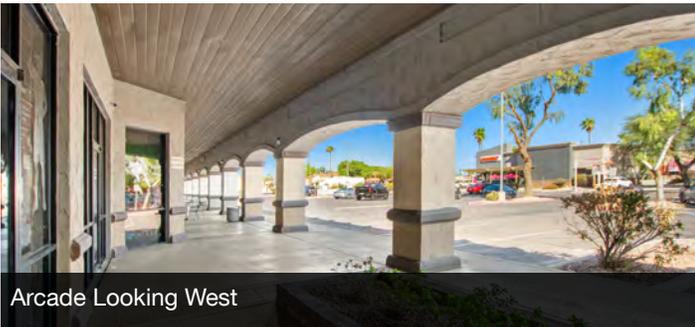
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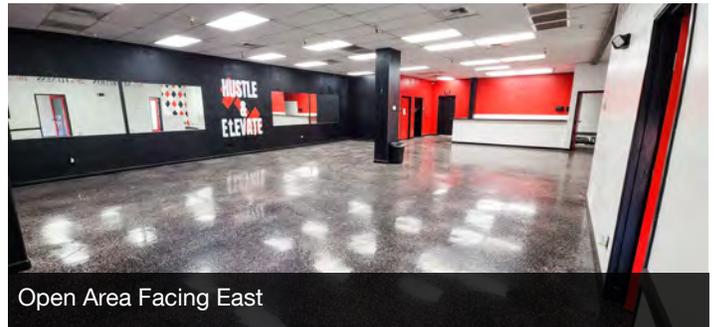
Larger arcade makes outdoor uses possible.



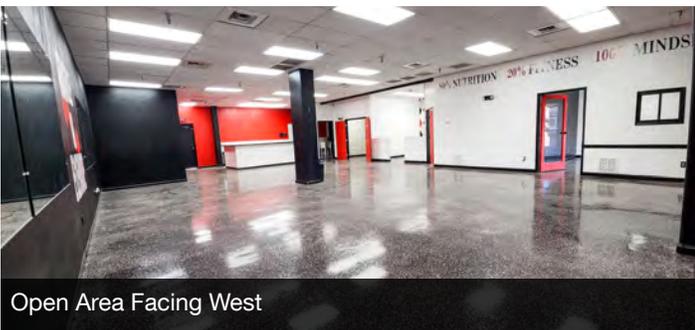
This suite has 3 entrances.



Arcade Looking West



Open Area Facing East



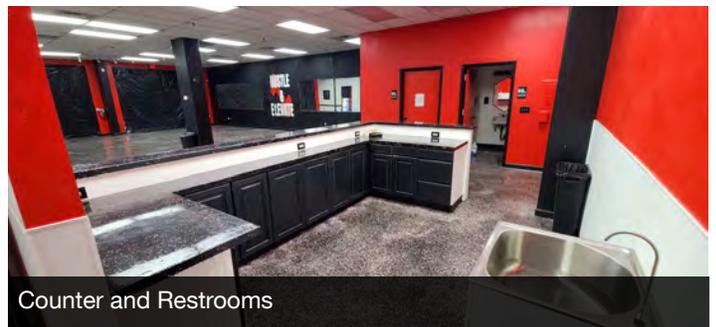
Open Area Facing West



Left to Right: 2 ADA restrooms, counter, utility space.



Counter and 3 rooms/offices (3 w/doors, 1 without)



Counter and Restrooms

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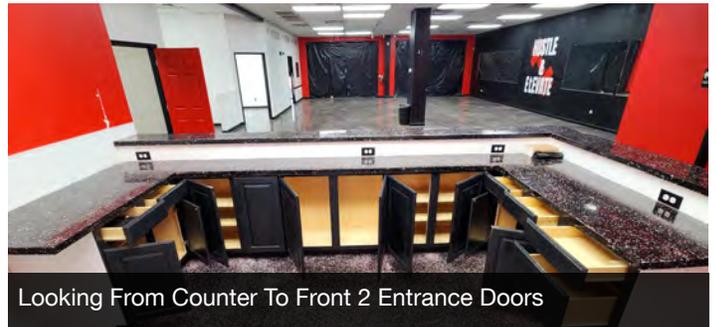
Two ADA Bathrooms



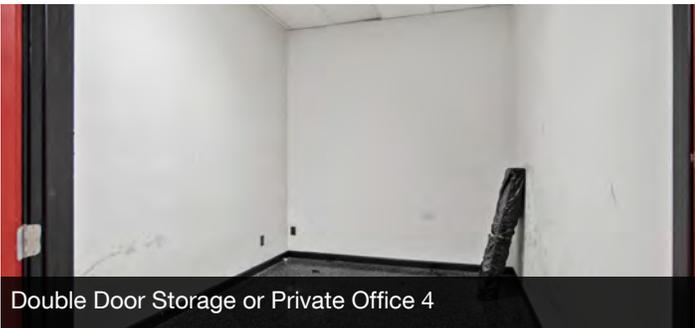
One of two ADA Bathrooms



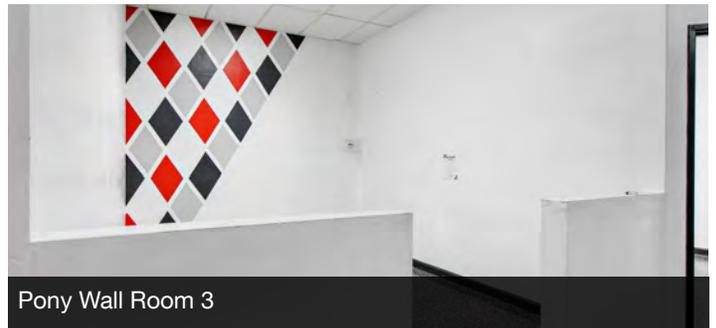
Storage or Utility Space



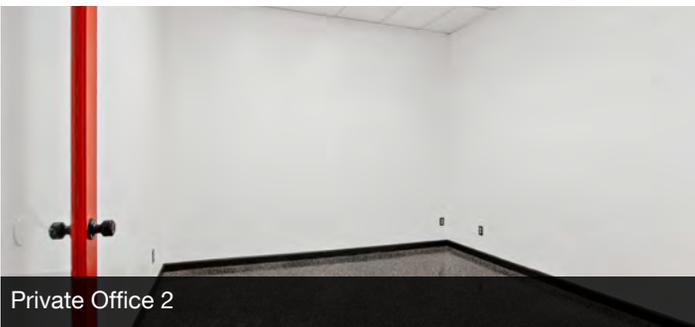
Looking From Counter To Front 2 Entrance Doors



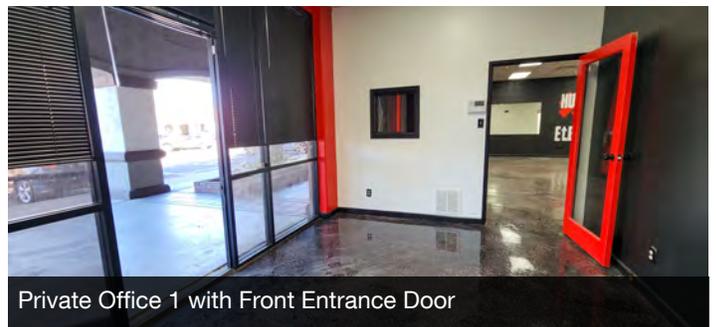
Double Door Storage or Private Office 4



Pony Wall Room 3



Private Office 2



Private Office 1 with Front Entrance Door

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VOID ANALYSIS - LIKELY TENANT BUSINESS TYPES

Health & Medical Services:

Suite 8's layout—with three private offices (one with its own entrance for check-in), two ADA restrooms, and open workspace—makes it ideal for **physical therapy, chiropractic, dental, or general medical users**. Minimal build-out is needed, and **Mesa's LC zoning** permits medical and wellness uses that align with the area's growing family and professional demographics.

Food & Beverage:

The **built-in counter** and **covered arcade frontage** create a natural setup for a **coffee shop, café, smoothie, or quick-service restaurant** with shaded patio seating. The adjacent planter can be removed to expand outdoor use, and the lack of existing food tenants offers a **unique opportunity** for first-to-market concepts.

Fitness & Personal Wellness:

The **open floor plan** and private rooms also suit **yoga, Pilates, or boutique fitness studios**, as well as **massage, med spa, or recovery therapy** concepts. The arcade offers outdoor activation potential for classes or wellness events, and affluent nearby households support lifestyle and fitness demand.

Specialty Retail & Services:

The suite can accommodate **boutique retail, pet services, tutoring, or professional offices** such as insurance, tax, or real estate. Direct parking access and strong visibility on **Alma School Rd (±36,550 VPD)** make it ideal for customer-driven businesses seeking exposure and convenience.

Summary:

Suite 8's **2,502 SF** configuration—featuring private offices, ADA restrooms, and outdoor activation potential—appeals to **medical, wellness, food/beverage, and specialty service users**. Its flexible layout, prime visibility, and proximity to the **\$1 B Fiesta Mall redevelopment** offer strong long-term growth potential for expanding brands in the Mesa trade area.

IMMEDIATE & SURROUNDING AREA

Fiesta Palms II Shopping Center sits at the high-traffic intersection of **Alma School Rd and Baseline Rd** in Mesa, less than one mile from US-60. This prime corner sees approximately **±52,000 vehicles per day** at the intersection and **±36,550 VPD** along the center's frontage on Alma School, providing superb visibility and convenient access. The site offers four ingress/egress points, including signalized access, making it easy for customers from all directions to visit Suite 8.

The center is adjacent to the **Dobson Ranch** master-planned community – an affluent, established neighborhood known for its lakes, golf course, and higher-income households. Within 1 mile of the site, the average household income exceeds **\$102,000**, with average home values around \$430,000. This strong local purchasing power is complemented by robust population density: roughly **18,234 residents within 1 mile** and **145,551 residents within 3 miles**. The broader 5-mile radius encompasses over **438,000 people**, and the daytime workforce and student population in the area further boost demand for services.

Importantly, the trade area is **experiencing a surge in new housing and redevelopment**. Since 2024, over **1,800 new apartment units** have been delivered within 3 miles, with another **2,500 units under construction**. Less than one mile north of Suite 8 lies the site of the former Fiesta Mall, which is undergoing an ambitious **\$1 billion redevelopment**. Plans for Fiesta Mall's 80-acre transformation include **4,000 new residential units** and 1.85 million SF of commercial space, poised to inject thousands of new residents and jobs into the immediate area. This growth wave is expected to significantly increase retail demand and foot traffic at centers like Fiesta Palms II in the coming years.

Drive-time demographics underscore the location: there are approximately **25,700 people within a 5-minute drive** and **76,500 within a 7-minute drive** of the site. These customers represent a balanced mix of families, young professionals, and retirees from Mesa's neighborhoods and the nearby Tempe/Chandler areas. Alma School Rd is a major north-south artery connecting downtown Mesa and Chandler, while Baseline Rd connects east Mesa to Tempe – both funnel traffic past this center and serve as popular commuter routes.

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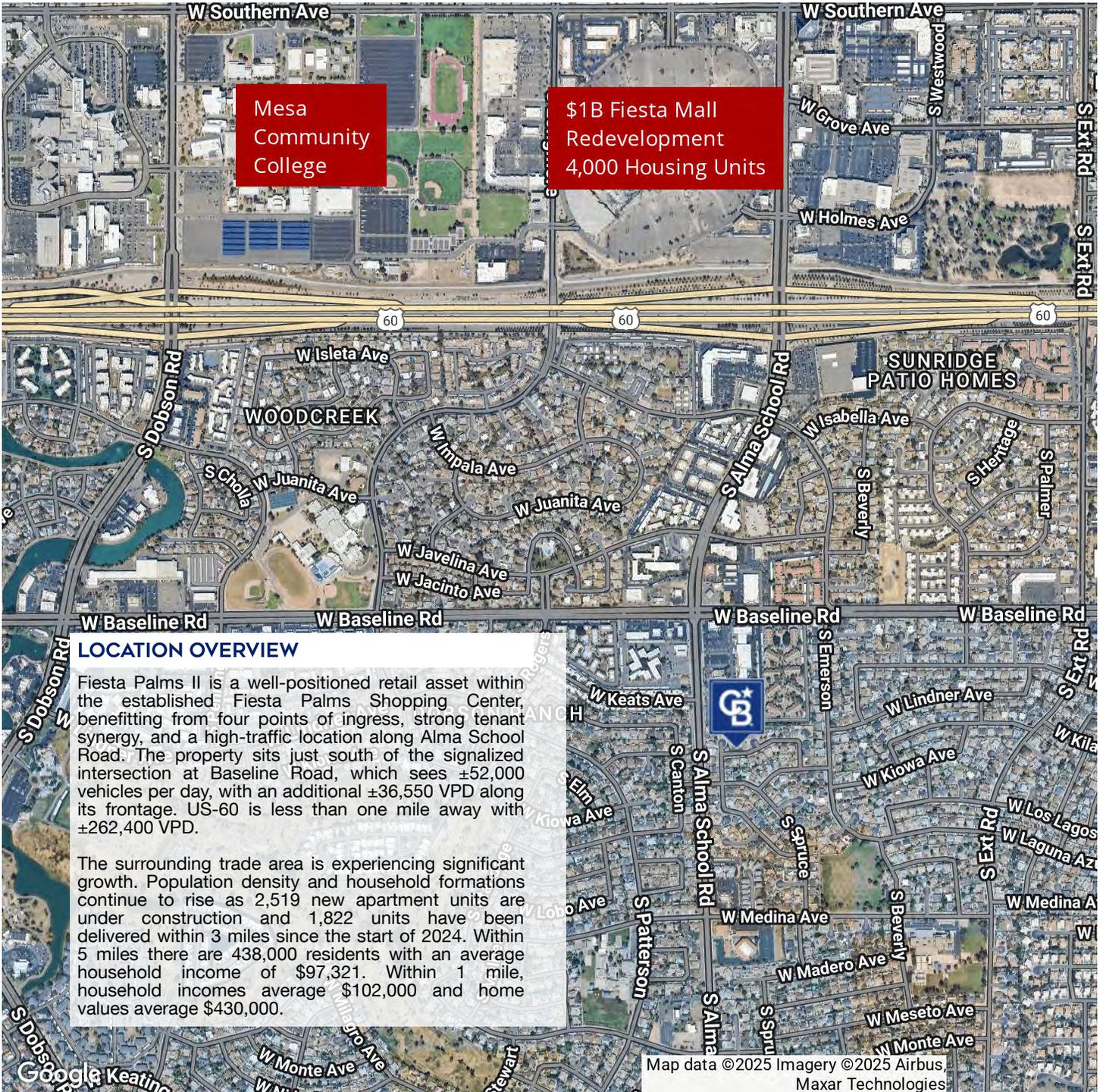


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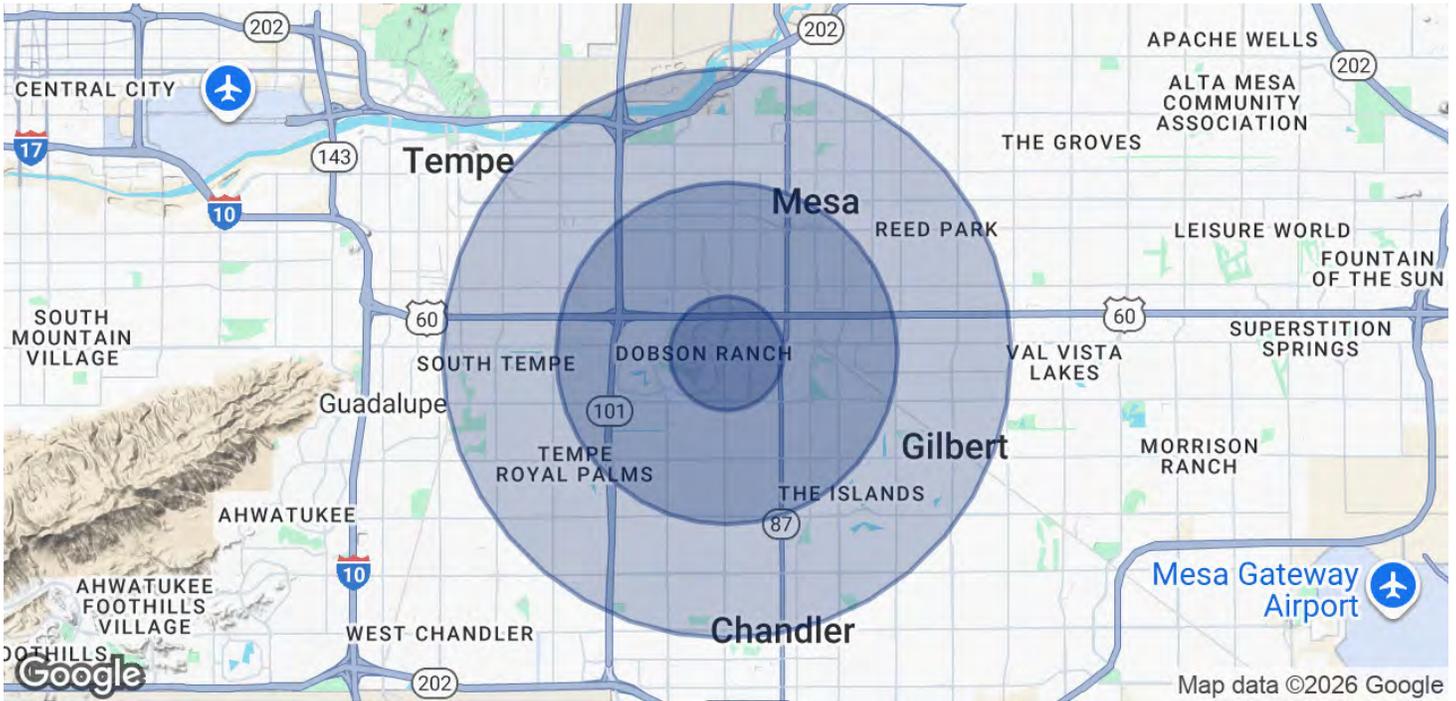


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,234	145,551	438,026
Average Age	39	38	37
Average Age (Male)	38	37	36
Average Age (Female)	40	39	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,472	57,398	171,233
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$102,714	\$92,214	\$97,321
Average House Value	\$430,841	\$388,755	\$419,475

Demographics data derived from AlphaMap

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