



NATIONWIDE VISION
WEST VALLEY PAINT SOLUTIONS
PENNY INJURY CHIROPRACTIC

Rise at the District
460 DUs

The Landing at
Fiesta Village
220 DUs

SUBJECT

OPENING SOON
CAFFENIO

UNDER
CONSTRUCTION
CHASE

Southern Ave
18,268 ADT

Alma School Rd
40,282 ADT

RETAIL PAD BUILDING FOR LEASE
MAJOR REDEVELOPMENT

FIESTA VILLAGE

1240 W Southern Ave Mesa, AZ 85202

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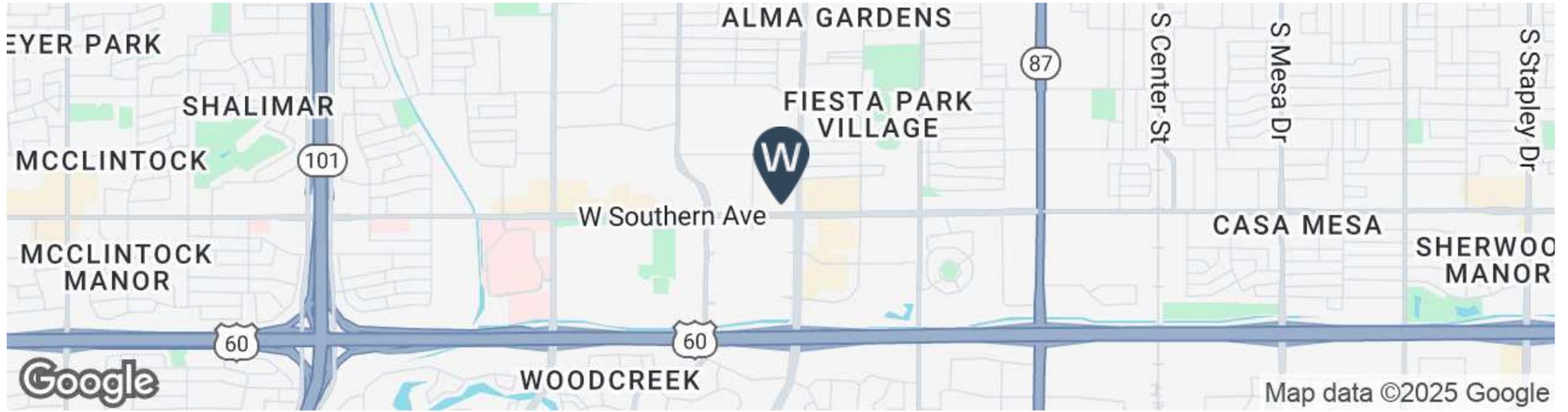
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FIESTA VILLAGE

1240 W Southern Ave Mesa, AZ 85202



LOCATION DESCRIPTION

NWC Southern Ave & Alma School Rd
1240 W Southern Ave

PROPERTY HIGHLIGHTS

- IMMEDIATE OCCUPANCY
- LAST SPACE AVAILABLE - 2,285 SF
- Immediately across from Fiesta Mall
- One Mile from Banner Desert Hospital (2,681 employees and 186,161 patient visits and/or admissions per year)
- 220 On-site apartments NOW OPEN

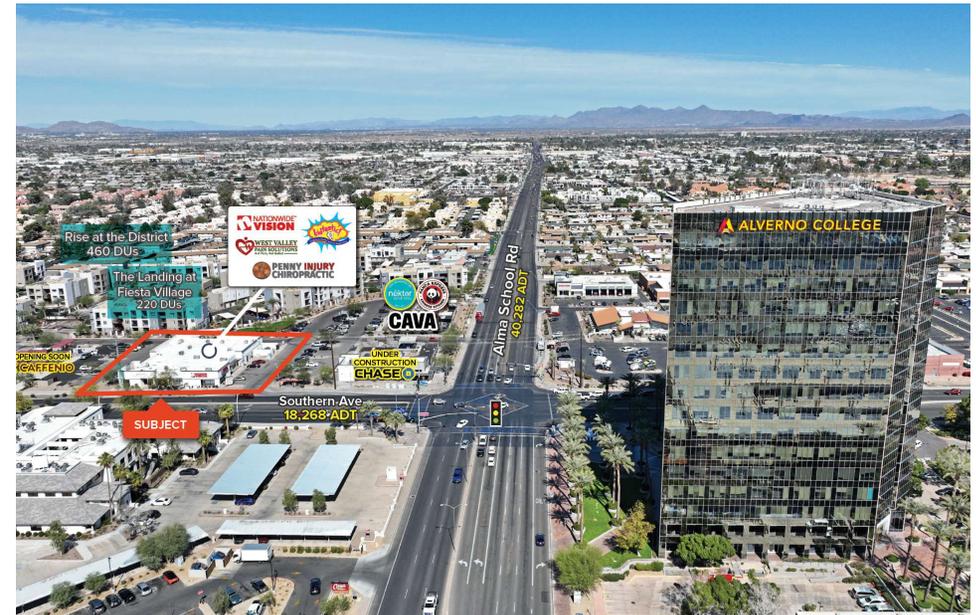
AREA CO-TENANTS



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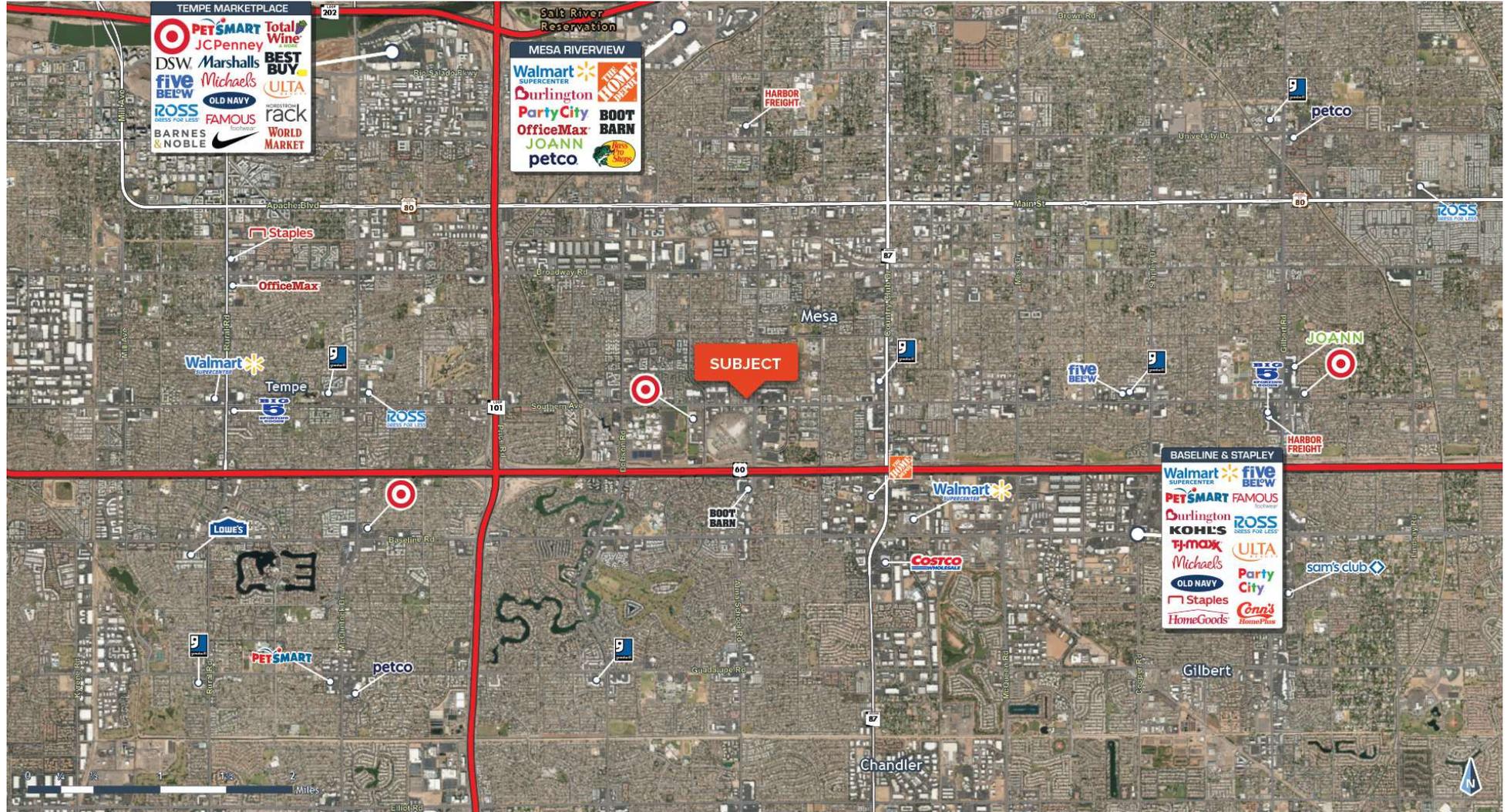
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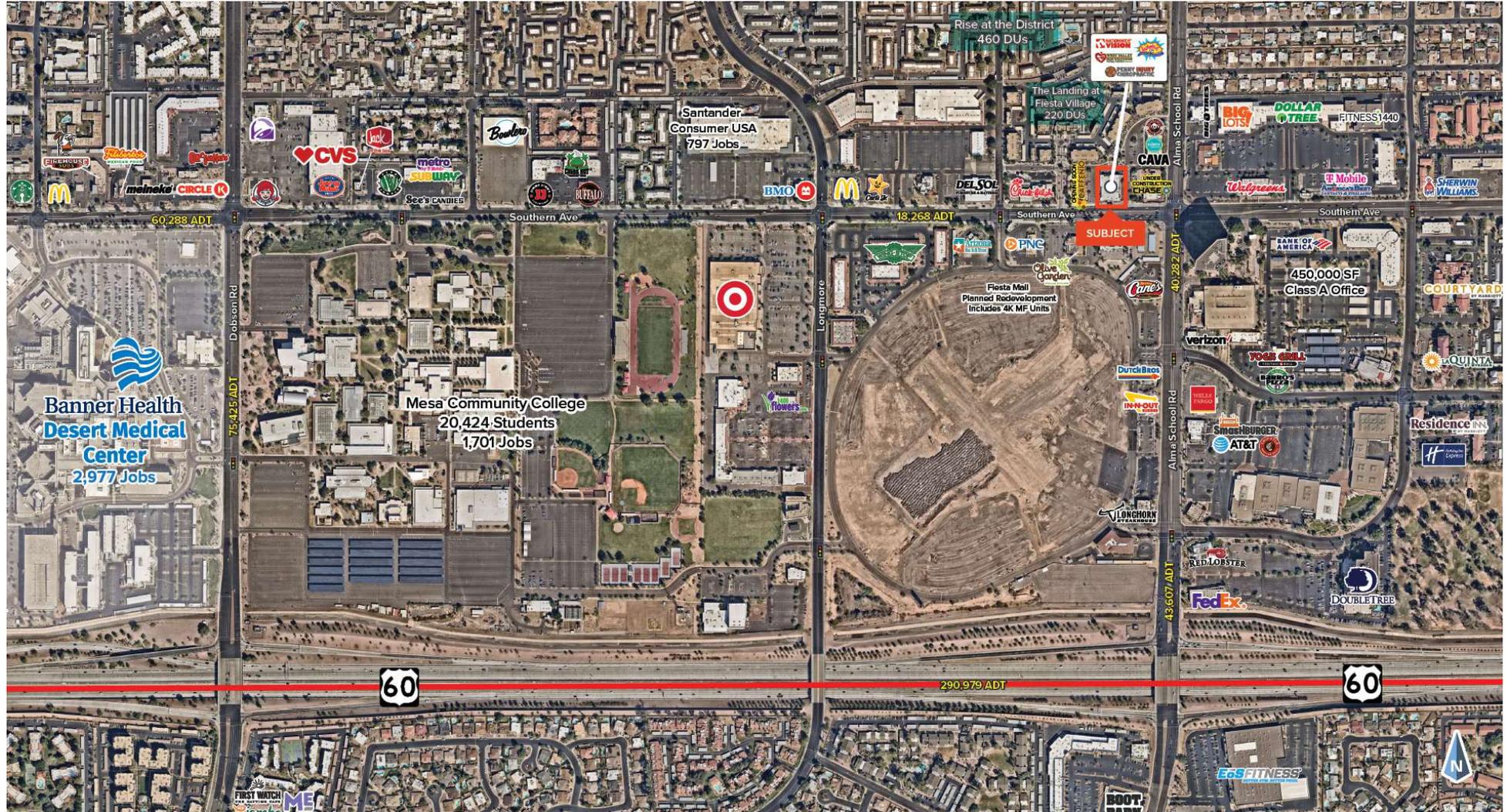
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,285 SF	Lease Rate:	Negotiable

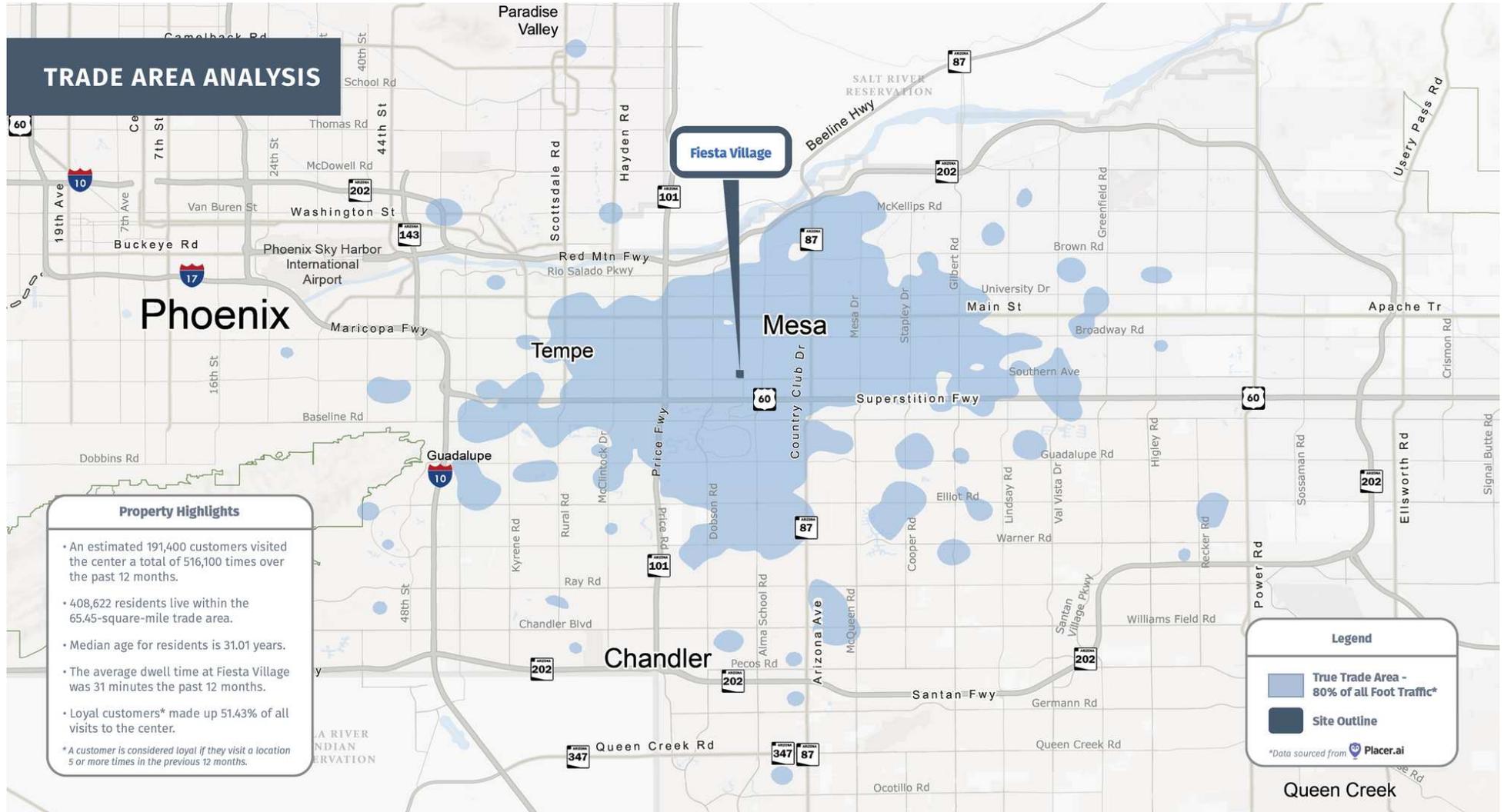
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1-2	KIDTASTIC	1,750 SF	NNN	-	-
3	PAIN SOLUTIONS OF ARIZONA	2,400 SF	NNN	-	-
4	PENNY CHIROPRACTIC	1,500 SF	NNN	-	-
5	NATIONWIDE VISION	0 SF	NNN	-	-
6	Available	2,285 SF	NNN	CALL FOR PRICING	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	27,431	163,901	410,901
Median Age	31.7	33.6	32.9



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$54,816	\$65,403	\$73,502
Average	\$69,502	\$87,125	\$95,229



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	838	7,065	15,464
Employees	13,139	96,712	219,784
Daytime Population	29,505	188,778	455,729



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	33.2%	41.4%	41.8%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	56.9%	58.4%	63.5%
Services	21.1%	21.2%	18.5%
Blue Collar	22.0%	20.4%	18.1%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	12,006	66,325	162,292
Median Home Value	\$339,051	\$391,684	\$424,537

*2024 Demographic data derived from ESRI

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