



PAD AVAILABLE

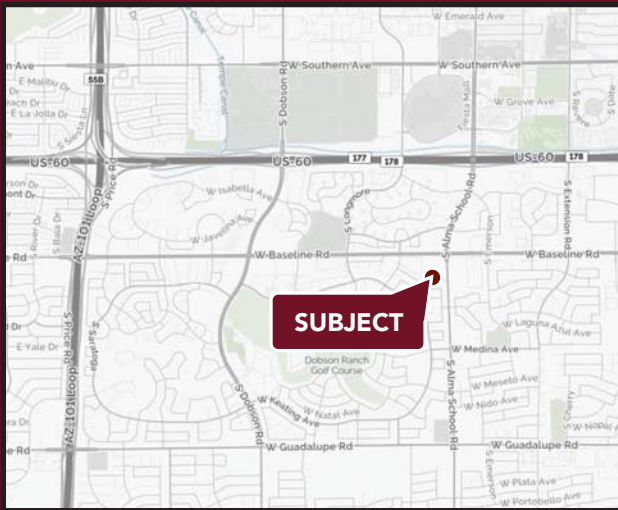
SOUTH OF THE SOUTHWEST CORNER OF ALMA SCHOOL RD. & BASELINE RD., MESA, AZ



Baseline Rd. - +/- 27,800 cpd

Alma School Rd. - +/- 36,700

SUBJECT



SUBJECT

AVAILABILITY

- PAD AVAILABLE - 18,484 SF (.42 ACRES)

FEATURES

- Dense, infill, established trade zone.
- Rare pad opportunity in the trade area.
- Strong daytime and nighttime demographics
- Zoning – LC (City of Mesa)
- APN # - 305-07-950

NOTABLE TENANTS IN TRADE AREA



Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	14,221	148,687	429,591
Ave Household Income	\$65,666	\$61,228	\$66,098
Daytime Employment	9,810	85,541	185,191

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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3786/-111.8599

RF5

W Baseline Rd & S Alma School Rd

Mesa, AZ 85202

1 mi radius 3 mi radius 5 mi radius

Population

Estimated Population (2017)	14,221	148,687	429,591
Projected Population (2022)	15,496	162,808	469,007
Census Population (2010)	13,950	137,495	395,500
Census Population (2000)	15,509	144,512	407,162
Projected Annual Growth (2017 to 2022)	1,275 1.8%	14,121 1.9%	39,416 1.8%
Historical Annual Growth (2010 to 2017)	271 0.3%	11,192 1.2%	34,091 1.2%
Historical Annual Growth (2000 to 2010)	-1,559 -1.0%	-7,017 -0.5%	-11,662 -0.3%
Estimated Population Density (2017)	4,530 <i>psm</i>	5,261 <i>psm</i>	5,471 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.52 <i>sq mi</i>

Households

Estimated Households (2017)	5,966	58,240	164,687
Projected Households (2022)	6,291	61,761	174,345
Census Households (2010)	5,700	53,052	148,905
Census Households (2000)	6,036	54,234	149,368
Estimated Households with Children (2017)	1,646 27.6%	17,879 30.7%	50,418 30.6%
Estimated Average Household Size (2017)	2.38	2.53	2.56

Average Household Income

Estimated Average Household Income (2017)	\$65,666	\$61,228	\$66,098
Projected Average Household Income (2022)	\$79,081	\$73,627	\$79,793
Estimated Average Family Income (2017)	\$79,860	\$72,027	\$79,445

Median Household Income

Estimated Median Household Income (2017)	\$57,614	\$53,558	\$56,142
Projected Median Household Income (2022)	\$68,123	\$62,696	\$65,874
Estimated Median Family Income (2017)	\$73,163	\$65,021	\$69,527

Per Capita Income

Estimated Per Capita Income (2017)	\$27,564	\$24,071	\$25,464
Projected Per Capita Income (2022)	\$32,117	\$28,011	\$29,776
Estimated Per Capita Income 5 Year Growth	\$4,553 16.5%	\$3,940 16.4%	\$4,312 16.9%
Estimated Average Household Net Worth (2017)	\$613,312	\$546,915	\$624,553

Daytime Demos (2017)

Total Businesses	1,226	7,683	18,785
Total Employees	9,810	85,541	185,191
Company Headquarter Businesses	3 0.3%	35 0.5%	74 0.4%
Company Headquarter Employees	199 2.0%	4,615 5.4%	6,580 3.6%
Employee Population per Business	8.0	11.1	9.9
Residential Population per Business	11.6	19.4	22.9

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W Baseline Rd & S Alma School Rd		1 mi radius		3 mi radius		5 mi radius	
Mesa, AZ 85202							
Race & Ethnicity							
White (2017)		10,533	74.1%	98,239	66.1%	294,041	68.4%
Black or African American (2017)		859	6.0%	9,124	6.1%	24,285	5.7%
American Indian or Alaska Native (2017)		324	2.3%	4,550	3.1%	10,472	2.4%
Asian (2017)		546	3.8%	5,545	3.7%	20,556	4.8%
Hawaiian or Pacific Islander (2017)		80	0.6%	726	0.5%	1,639	0.4%
Other Race (2017)		1,266	8.9%	23,710	15.9%	60,134	14.0%
Two or More Races (2017)		614	4.3%	6,792	4.6%	18,465	4.3%
Not Hispanic or Latino Population (2017)		10,953	77.0%	97,848	65.8%	293,646	68.4%
Hispanic or Latino Population (2017)		3,268	23.0%	50,839	34.2%	135,946	31.6%
Not Hispanic or Latino Population (2022)		11,664	75.3%	104,553	64.2%	313,090	66.8%
Hispanic or Latino Population (2022)		3,832	24.7%	58,255	35.8%	155,917	33.2%
Not Hispanic or Latino Population (2010)		11,100	79.6%	91,745	66.7%	272,945	69.0%
Hispanic or Latino Population (2010)		2,850	20.4%	45,750	33.3%	122,555	31.0%
Not Hispanic or Latino Population (2000)		13,408	86.5%	108,852	75.3%	310,471	76.3%
Hispanic or Latino Population (2000)		2,101	13.5%	35,660	24.7%	96,691	23.7%
Projected Hispanic Annual Growth (2017 to 2022)		564	3.5%	7,416	2.9%	19,972	2.9%
Historic Hispanic Annual Growth (2000 to 2017)		1,167	3.3%	15,180	2.5%	39,254	2.4%
Age Distribution (2017)							
Age Under 5		883	6.2%	10,215	6.9%	28,115	6.5%
Age 5 to 9 Years		832	5.8%	9,600	6.5%	27,299	6.4%
Age 10 to 14 Years		863	6.1%	9,439	6.3%	27,337	6.4%
Age 15 to 19 Years		920	6.5%	10,211	6.9%	33,440	7.8%
Age 20 to 24 Years		1,177	8.3%	13,165	8.9%	43,280	10.1%
Age 25 to 29 Years		1,313	9.2%	13,224	8.9%	37,922	8.8%
Age 30 to 34 Years		1,105	7.8%	11,606	7.8%	32,398	7.5%
Age 35 to 39 Years		894	6.3%	9,718	6.5%	27,530	6.4%
Age 40 to 44 Years		839	5.9%	9,348	6.3%	26,183	6.1%
Age 45 to 49 Years		916	6.4%	9,461	6.4%	26,698	6.2%
Age 50 to 54 Years		963	6.8%	9,471	6.4%	26,961	6.3%
Age 55 to 59 Years		1,061	7.5%	9,172	6.2%	24,860	5.8%
Age 60 to 64 Years		887	6.2%	7,402	5.0%	20,064	4.7%
Age 65 to 74 Years		1,016	7.1%	9,719	6.5%	27,416	6.4%
Age 75 to 84 Years		395	2.8%	4,591	3.1%	13,604	3.2%
Age 85 Years or Over		158	1.1%	2,345	1.6%	6,486	1.5%
Median Age		34.7		33.8		33.0	
Gender Age Distribution (2017)							
Female Population		7,200	50.6%	73,940	49.7%	213,777	49.8%
Age 0 to 19 Years		1,722	23.9%	19,361	26.2%	57,099	26.7%
Age 20 to 64 Years		4,641	64.5%	45,212	61.1%	129,861	60.7%
Age 65 Years or Over		837	11.6%	9,368	12.7%	26,818	12.5%
Female Median Age		35.7		35.0		34.2	
Male Population		7,021	49.4%	74,747	50.3%	215,814	50.2%
Age 0 to 19 Years		1,776	25.3%	20,104	26.9%	59,091	27.4%
Age 20 to 64 Years		4,514	64.3%	47,355	63.4%	136,035	63.0%
Age 65 Years or Over		731	10.4%	7,288	9.7%	20,687	9.6%
Male Median Age		33.7		32.7		31.9	

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Mesa, AZ 85202

1 mi radius 3 mi radius 5 mi radius

Household Income Distribution (2017)

HH Income \$200,000 or More	152	2.6%	1,190	2.0%	5,995	3.6%
HH Income \$150,000 to \$199,999	285	4.8%	2,521	4.3%	7,549	4.6%
HH Income \$100,000 to \$149,999	841	14.1%	6,778	11.6%	19,873	12.1%
HH Income \$75,000 to \$99,999	908	15.2%	6,970	12.0%	20,297	12.3%
HH Income \$50,000 to \$74,999	1,159	19.4%	11,546	19.8%	31,636	19.2%
HH Income \$35,000 to \$49,999	976	16.4%	9,536	16.4%	24,319	14.8%
HH Income \$25,000 to \$34,999	620	10.4%	6,543	11.2%	17,206	10.4%
HH Income \$15,000 to \$24,999	456	7.6%	6,169	10.6%	17,636	10.7%
HH Income Under \$15,000	570	9.6%	6,987	12.0%	20,177	12.3%
HH Income \$35,000 or More	4,320	72.4%	38,541	66.2%	109,669	66.6%
HH Income \$75,000 or More	2,185	36.6%	17,459	30.0%	53,714	32.6%

Housing (2017)

Total Housing Units	6,167		60,528		171,037	
Housing Units Occupied	5,966	96.7%	58,240	96.2%	164,687	96.3%
Housing Units Owner-Occupied	3,034	50.9%	28,317	48.6%	81,593	49.5%
Housing Units, Renter-Occupied	2,932	49.1%	29,923	51.4%	83,094	50.5%
Housing Units, Vacant	201	3.3%	2,288	3.8%	6,349	3.7%

Marital Status (2017)

Never Married	4,346	37.3%	51,846	43.4%	155,549	44.8%
Currently Married	4,715	40.5%	42,018	35.2%	120,037	34.6%
Separated	432	3.7%	5,191	4.3%	14,453	4.2%
Widowed	437	3.7%	4,779	4.0%	13,658	3.9%
Divorced	1,714	14.7%	15,598	13.1%	43,145	12.4%

Household Type (2017)

Population Family	10,880	76.5%	114,322	76.9%	322,802	75.1%
Population Non-Family	3,308	23.3%	33,063	22.2%	98,245	22.9%
Population Group Quarters	33	0.2%	1,302	0.9%	8,544	2.0%
Family Households	3,503	58.7%	34,136	58.6%	95,959	58.3%
Non-Family Households	2,463	41.3%	24,104	41.4%	68,729	41.7%
Married Couple with Children	880	18.7%	9,651	23.0%	28,781	24.0%
Average Family Household Size	3.1		3.3		3.4	

Household Size (2017)

1 Person Households	1,807	30.3%	17,532	30.1%	47,780	29.0%
2 Person Households	2,038	34.2%	17,941	30.8%	51,633	31.4%
3 Person Households	968	16.2%	9,195	15.8%	25,872	15.7%
4 Person Households	648	10.9%	6,701	11.5%	19,829	12.0%
5 Person Households	306	5.1%	3,710	6.4%	10,668	6.5%
6 or More Person Households	200	3.4%	3,160	5.4%	8,906	5.4%

Household Vehicles (2017)

Households with 0 Vehicles Available	337	5.6%	4,376	7.5%	13,570	8.2%
Households with 1 Vehicles Available	2,310	38.7%	24,057	41.3%	64,083	38.9%
Households with 2 or More Vehicles Available	3,320	55.6%	29,807	51.2%	87,034	52.8%
Total Vehicles Available	10,322		96,482		276,300	
Average Vehicles Per Household	1.7		1.7		1.7	

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Mesa, AZ 85202

1 mi radius 3 mi radius 5 mi radius

Labor Force (2017)

Estimated Labor Population Age 16 Years or Over	11,489		117,590		341,643
Estimated Civilian Employed	7,750	67.5%	77,364	65.8%	223,189
Estimated Civilian Unemployed	411	3.6%	4,283	3.6%	11,417
Estimated in Armed Forces	8	0.1%	113	0.1%	149
Estimated Not in Labor Force	3,320	28.9%	35,829	30.5%	106,888
Unemployment Rate	3.6%		3.6%		3.3%

Occupation (2010)

Occupation: Population Age 16 Years or Over	8,755		77,361		223,122
Management, Business, Financial Operations	1,271	14.5%	9,526	12.3%	29,057
Professional, Related	2,053	23.4%	15,399	19.9%	46,431
Service	1,409	16.1%	15,941	20.6%	46,360
Sales, Office	2,705	30.9%	21,408	27.7%	61,256
Farming, Fishing, Forestry	31	0.3%	346	0.4%	712
Construct, Extraction, Maintenance	563	6.4%	7,139	9.2%	18,142
Production, Transport Material Moving	723	8.3%	7,602	9.8%	21,163
White Collar Workers	6,029	68.9%	46,333	59.9%	136,744
Blue Collar Workers	2,726	31.1%	31,028	40.1%	86,378

Consumer Expenditure (2017)

Total Household Expenditure	\$314 M		\$2.91 B		\$8.64 B
Total Non-Retail Expenditure	\$170 M	54.2%	\$1.57 B	54.1%	\$4.69 B
Total Retail Expenditure	\$144 M	45.8%	\$1.33 B	45.9%	\$3.96 B
Apparel	\$10.9 M	3.5%	\$101 M	3.5%	\$302 M
Contributions	\$12.9 M	4.1%	\$118 M	4.1%	\$363 M
Education	\$11.1 M	3.5%	\$102 M	3.5%	\$312 M
Entertainment	\$17.5 M	5.6%	\$162 M	5.6%	\$483 M
Food and Beverages	\$46.5 M	14.8%	\$433 M	14.9%	\$1.28 B
Furnishings and Equipment	\$10.7 M	3.4%	\$98.0 M	3.4%	\$294 M
Gifts	\$7.53 M	2.4%	\$68.8 M	2.4%	\$209 M
Health Care	\$25.5 M	8.1%	\$238 M	8.2%	\$698 M
Household Operations	\$8.69 M	2.8%	\$79.7 M	2.7%	\$242 M
Miscellaneous Expenses	\$4.68 M	1.5%	\$43.5 M	1.5%	\$128 M
Personal Care	\$4.10 M	1.3%	\$37.9 M	1.3%	\$113 M
Personal Insurance	\$2.25 M	0.7%	\$20.6 M	0.7%	\$62.6 M
Reading	\$698 K	0.2%	\$6.43 M	0.2%	\$19.1 M
Shelter	\$64.2 M	20.5%	\$596 M	20.5%	\$1.77 B
Tobacco	\$2.00 M	0.6%	\$18.9 M	0.7%	\$54.8 M
Transportation	\$60.3 M	19.2%	\$558 M	19.2%	\$1.65 B
Utilities	\$24.1 M	7.7%	\$225 M	7.7%	\$662 M

Educational Attainment (2017)

Adult Population Age 25 Years or Over	9,547		96,057		270,120
Elementary (Grade Level 0 to 8)	234	2.5%	7,036	7.3%	17,788
Some High School (Grade Level 9 to 11)	584	6.1%	7,472	7.8%	19,843
High School Graduate	1,773	18.6%	22,389	23.3%	59,360
Some College	2,985	31.3%	25,861	26.9%	70,487
Associate Degree Only	1,001	10.5%	7,928	8.3%	22,954
Bachelor Degree Only	1,885	19.7%	16,630	17.3%	50,672
Graduate Degree	1,085	11.4%	8,742	9.1%	29,015

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Units In Structure (2010)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	3,887	68.2%	31,281	59.0%	90,683	60.9%
1 Attached Unit	269	4.7%	3,405	6.4%	9,533	6.4%
2 to 4 Units	329	5.8%	4,549	8.6%	13,262	8.9%
5 to 9 Units	611	10.7%	4,327	8.2%	12,246	8.2%
10 to 19 Units	851	14.9%	7,162	13.5%	17,702	11.9%
20 to 49 Units	237	4.1%	2,459	4.6%	7,360	4.9%
50 or More Units	524	9.2%	3,504	6.6%	9,665	6.5%
Mobile Home or Trailer	49	0.9%	1,482	2.8%	4,017	2.7%
Other Structure	-	-	67	0.1%	157	0.1%

Homes Built By Year (2010)

Homes Built 2005 or later	32	0.6%	280	0.5%	792	0.5%
Homes Built 2000 to 2004	346	6.1%	4,295	8.1%	15,222	10.2%
Homes Built 1990 to 1999	854	15.0%	8,028	15.1%	31,175	20.9%
Homes Built 1980 to 1989	2,228	39.1%	16,502	31.1%	42,396	28.5%
Homes Built 1970 to 1979	2,854	50.1%	20,050	37.8%	43,039	28.9%
Homes Built 1960 to 1969	183	3.2%	4,753	9.0%	17,156	11.5%
Homes Built 1950 to 1959	99	1.7%	2,518	4.7%	8,903	6.0%
Homes Built Before 1949	51	0.9%	922	1.7%	2,795	1.9%

Home Values (2010)

Home Values \$1,000,000 or More	17	0.5%	191	0.7%	555	0.7%
Home Values \$500,000 to \$999,999	133	4.2%	1,257	4.6%	4,454	5.8%
Home Values \$400,000 to \$499,999	106	3.3%	1,126	4.1%	3,738	4.8%
Home Values \$300,000 to \$399,999	253	7.9%	2,766	10.2%	10,245	13.3%
Home Values \$200,000 to \$299,999	1,113	34.8%	8,091	29.7%	22,407	29.1%
Home Values \$150,000 to \$199,999	889	27.8%	6,290	23.1%	17,722	23.0%
Home Values \$100,000 to \$149,999	464	14.5%	4,413	16.2%	12,182	15.8%
Home Values \$70,000 to \$99,999	120	3.7%	1,838	6.7%	4,793	6.2%
Home Values \$50,000 to \$69,999	47	1.5%	698	2.6%	1,632	2.1%
Home Values \$25,000 to \$49,999	66	2.1%	548	2.0%	1,057	1.4%
Home Values Under \$25,000	45	1.4%	974	3.6%	2,470	3.2%
Owner-Occupied Median Home Value	\$203,255		\$192,228		\$208,393	
Renter-Occupied Median Rent	\$982		\$785		\$813	

Transportation To Work (2010)

Drive to Work Alone	5,897	77.1%	52,453	74.5%	152,695	75.0%
Drive to Work in Carpool	856	11.2%	8,304	11.8%	22,213	10.9%
Travel to Work by Public Transportation	218	2.9%	2,715	3.9%	7,259	3.6%
Drive to Work on Motorcycle	31	0.4%	418	0.6%	1,220	0.6%
Walk or Bicycle to Work	221	2.9%	2,734	3.9%	9,663	4.7%
Other Means	82	1.1%	589	0.8%	1,815	0.9%
Work at Home	345	4.5%	3,217	4.6%	8,730	4.3%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	2,087	28.6%	18,269	27.2%	52,568	27.0%
Travel to Work in 15 to 29 Minutes	3,960	54.2%	33,237	49.4%	98,904	50.8%
Travel to Work in 30 to 59 Minutes	1,924	26.3%	18,774	27.9%	52,462	26.9%
Travel to Work in 60 Minutes or More	389	5.3%	3,509	5.2%	9,483	4.9%
Average Minutes Travel to Work	21.3		20.9		20.9	

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