



PLAZA MESA

SOUTHWEST CORNER OF SOUTHERN AVE. & MESA DR., MESA, AZ

#1 Hispanic Trade Area in the City of Mesa



AVAILABILITY

- 4,000 SF TO 7,800 SF

FEATURES

- Build-to-Suit Pad Available
- +/- 32,000 cpd on Mesa Dr.
- +/- 24,000 cpd on Southern Ave.

NOTABLE TENANTS IN TRADE AREA



2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	19,562	171,489	414,868
Ave Household Income	\$43,443	\$54,766	\$66,619
Daytime Employment	8,680	91,986	161,077

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.



STRATEGIC

EXCLUSIVELY REPRESENTED BY

JAMES DECREMER
602.778.3840
jamesd@srgaz.com

WWW.STRATEGICRETAILGROUP.COM

KRISTINA REMON
602.792.5202
kristinar@srgaz.com

15169 N. Scottsdale Road Suite 330 Scottsdale, AZ 85254 602.778.3838(p) 602.778.3839(f)



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#	TENANT	SQ. FT.
303 E. Southern Ave		
101	Bahama Buck's	
102	Carniceria	
105	Beauty Salon	
106	Titan Auto Insurance	
107	Cellular Conexions	
108	Liberty Tax	
109-112	Super Pawn	
113	Salvadoreno Restaurant	
315 E. Southern Ave.		
101	Mission Church	
104	Fiesta Reception	
106	Available	4,000-7,800 sf
D2	Fast Auto Loans	1,400 sf

#	TENANT	SQ. FT.
347 E. Southern Ave.		
101	Rebel Smoke Shop	
102	Diamond Back Laundry	
106	Beauty	
107	C Store	
108	Palm Spa	
109	Little Ceasar	
Pad	Available	2,000-7,000 sf



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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3925/-111.8249

RF5

303 E Southern Ave

Mesa, AZ 85210

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2017)	19,562	171,489	414,868
Projected Population (2022)	21,572	188,363	453,756
Census Population (2010)	18,316	155,763	383,292
Census Population (2000)	19,064	162,873	398,424
Projected Annual Growth (2017 to 2022)	2,010 2.1%	16,874 2.0%	38,888 1.9%
Historical Annual Growth (2010 to 2017)	1,246 1.0%	15,726 1.4%	31,576 1.2%
Historical Annual Growth (2000 to 2010)	-748 -0.4%	-7,110 -0.4%	-15,132 -0.4%
Estimated Population Density (2017)	6,232 <i>psm</i>	6,068 <i>psm</i>	5,284 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
Households			
Estimated Households (2017)	5,596	61,926	156,861
Projected Households (2022)	5,976	65,913	166,238
Census Households (2010)	5,162	55,156	142,609
Census Households (2000)	5,594	57,559	142,850
Estimated Households with Children (2017)	2,747 49.1%	22,621 36.5%	51,649 32.9%
Estimated Average Household Size (2017)	3.44	2.75	2.63
Average Household Income			
Estimated Average Household Income (2017)	\$43,443	\$54,766	\$66,619
Projected Average Household Income (2022)	\$50,873	\$65,721	\$80,566
Estimated Average Family Income (2017)	\$46,614	\$63,821	\$79,175
Median Household Income			
Estimated Median Household Income (2017)	\$38,252	\$48,135	\$56,688
Projected Median Household Income (2022)	\$44,896	\$56,272	\$66,535
Estimated Median Family Income (2017)	\$42,562	\$57,474	\$69,290
Per Capita Income			
Estimated Per Capita Income (2017)	\$12,633	\$19,860	\$25,249
Projected Per Capita Income (2022)	\$14,280	\$23,074	\$29,571
Estimated Per Capita Income 5 Year Growth	\$1,648 13.0%	\$3,214 16.2%	\$4,322 17.1%
Estimated Average Household Net Worth (2017)	\$332,880	\$473,567	\$627,820
Daytime Demos (2017)			
Total Businesses	801	8,142	16,817
Total Employees	8,680	91,986	161,077
Company Headquarter Businesses	5 0.6%	36 0.4%	55 0.3%
Company Headquarter Employees	598 6.9%	4,585 5.0%	5,508 3.4%
Employee Population per Business	10.8	11.3	9.6
Residential Population per Business	24.4	21.1	24.7

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Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2017)	10,700	54.7%	110,446	64.4%	292,092	70.4%
Black or African American (2017)	604	3.1%	9,152	5.3%	21,590	5.2%
American Indian or Alaska Native (2017)	453	2.3%	4,698	2.7%	10,057	2.4%
Asian (2017)	204	1.0%	4,877	2.8%	14,488	3.5%
Hawaiian or Pacific Islander (2017)	137	0.7%	911	0.5%	1,596	0.4%
Other Race (2017)	6,623	33.9%	33,902	19.8%	57,855	13.9%
Two or More Races (2017)	840	4.3%	7,503	4.4%	17,189	4.1%
Not Hispanic or Latino Population (2017)	6,113	31.2%	99,599	58.1%	284,922	68.7%
Hispanic or Latino Population (2017)	13,449	68.8%	71,890	41.9%	129,946	31.3%
Not Hispanic or Latino Population (2022)	6,514	30.2%	106,652	56.6%	304,004	67.0%
Hispanic or Latino Population (2022)	15,058	69.8%	81,711	43.4%	149,752	33.0%
Not Hispanic or Latino Population (2010)	5,344	29.2%	89,861	57.7%	267,160	69.7%
Hispanic or Latino Population (2010)	12,972	70.8%	65,902	42.3%	116,132	30.3%
Not Hispanic or Latino Population (2000)	8,415	44.1%	112,835	69.3%	310,452	77.9%
Hispanic or Latino Population (2000)	10,648	55.9%	50,038	30.7%	87,972	22.1%
Projected Hispanic Annual Growth (2017 to 2022)	1,609	2.4%	9,821	2.7%	19,806	3.0%
Historic Hispanic Annual Growth (2000 to 2017)	2,801	1.5%	21,852	2.6%	41,974	2.8%

Age Distribution (2017)

Age Under 5	1,766	9.0%	13,417	7.8%	28,504	6.9%
Age 5 to 9 Years	1,722	8.8%	12,768	7.4%	28,073	6.8%
Age 10 to 14 Years	1,539	7.9%	12,355	7.2%	28,304	6.8%
Age 15 to 19 Years	1,678	8.6%	12,625	7.4%	29,282	7.1%
Age 20 to 24 Years	1,778	9.1%	14,580	8.5%	33,717	8.1%
Age 25 to 29 Years	1,725	8.8%	15,058	8.8%	34,061	8.2%
Age 30 to 34 Years	1,526	7.8%	13,486	7.9%	30,841	7.4%
Age 35 to 39 Years	1,325	6.8%	11,577	6.8%	26,616	6.4%
Age 40 to 44 Years	1,331	6.8%	10,928	6.4%	26,029	6.3%
Age 45 to 49 Years	1,161	5.9%	10,766	6.3%	26,643	6.4%
Age 50 to 54 Years	1,045	5.3%	10,381	6.1%	27,127	6.5%
Age 55 to 59 Years	907	4.6%	9,310	5.4%	24,904	6.0%
Age 60 to 64 Years	672	3.4%	7,241	4.2%	20,381	4.9%
Age 65 to 74 Years	853	4.4%	9,812	5.7%	28,863	7.0%
Age 75 to 84 Years	414	2.1%	4,852	2.8%	14,643	3.5%
Age 85 Years or Over	120	0.6%	2,332	1.4%	6,881	1.7%
Median Age	27.9		31.4		34.2	

Gender Age Distribution (2017)

Female Population	9,289	47.5%	85,425	49.8%	208,476	50.3%
Age 0 to 19 Years	3,209	34.5%	25,060	29.3%	55,764	26.7%
Age 20 to 64 Years	5,358	57.7%	50,710	59.4%	124,317	59.6%
Age 65 Years or Over	722	7.8%	9,654	11.3%	28,395	13.6%
Female Median Age	27.7		32.3		35.4	
Male Population	10,273	52.5%	86,064	50.2%	206,392	49.7%
Age 0 to 19 Years	3,496	34.0%	26,105	30.3%	58,400	28.3%
Age 20 to 64 Years	6,112	59.5%	52,618	61.1%	126,000	61.0%
Age 65 Years or Over	666	6.5%	7,341	8.5%	21,991	10.7%
Male Median Age	28.0		30.7		33.0	

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Household Income Distribution (2017)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	19	0.3%	1,057	1.7%	5,632	3.6%
HH Income \$150,000 to \$199,999	119	2.1%	2,089	3.4%	7,239	4.6%
HH Income \$100,000 to \$149,999	279	5.0%	5,949	9.6%	19,400	12.4%
HH Income \$75,000 to \$99,999	546	9.8%	6,355	10.3%	19,781	12.6%
HH Income \$50,000 to \$74,999	1,081	19.3%	11,875	19.2%	30,627	19.5%
HH Income \$35,000 to \$49,999	894	16.0%	10,427	16.8%	23,559	15.0%
HH Income \$25,000 to \$34,999	879	15.7%	8,009	12.9%	16,942	10.8%
HH Income \$15,000 to \$24,999	798	14.3%	8,027	13.0%	16,384	10.4%
HH Income Under \$15,000	980	17.5%	8,138	13.1%	17,297	11.0%
HH Income \$35,000 or More	2,938	52.5%	37,752	61.0%	106,238	67.7%
HH Income \$75,000 or More	963	17.2%	15,449	24.9%	52,052	33.2%

Housing (2017)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	5,848		64,721		165,882	
Housing Units Occupied	5,596	95.7%	61,926	95.7%	156,861	94.6%
Housing Units Owner-Occupied	2,432	43.5%	26,870	43.4%	84,740	54.0%
Housing Units, Renter-Occupied	3,164	56.5%	35,055	56.6%	72,122	46.0%
Housing Units, Vacant	253	4.3%	2,796	4.3%	9,021	5.4%

Marital Status (2017)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	6,736	46.3%	57,350	43.1%	131,857	40.0%
Currently Married	4,745	32.6%	46,601	35.1%	126,754	38.4%
Separated	1,045	7.2%	6,638	5.0%	13,404	4.1%
Widowed	662	4.6%	4,924	3.7%	14,360	4.4%
Divorced	1,347	9.3%	17,436	13.1%	43,610	13.2%

Household Type (2017)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	16,807	85.9%	138,146	80.6%	332,076	80.0%
Population Non-Family	2,449	12.5%	32,043	18.7%	80,348	19.4%
Population Group Quarters	306	1.6%	1,300	0.8%	2,444	0.6%
Family Households	3,975	71.0%	38,167	61.6%	97,602	62.2%
Non-Family Households	1,621	29.0%	23,759	38.4%	59,259	37.8%
Married Couple with Children	1,576	33.2%	12,419	26.7%	30,131	23.8%
Average Family Household Size	4.2		3.6		3.4	

Household Size (2017)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	1,122	20.0%	17,843	28.8%	43,699	27.9%
2 Person Households	1,113	19.9%	16,647	26.9%	48,352	30.8%
3 Person Households	840	15.0%	9,538	15.4%	24,578	15.7%
4 Person Households	827	14.8%	7,770	12.5%	19,444	12.4%
5 Person Households	748	13.4%	5,116	8.3%	11,087	7.1%
6 or More Person Households	945	16.9%	5,012	8.1%	9,701	6.2%

Household Vehicles (2017)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	461	8.2%	5,939	9.6%	11,414	7.3%
Households with 1 Vehicles Available	2,197	39.3%	25,846	41.7%	60,717	38.7%
Households with 2 or More Vehicles Available	2,938	52.5%	30,141	48.7%	84,731	54.0%
Total Vehicles Available	9,518		99,626		268,349	
Average Vehicles Per Household	1.7		1.6		1.7	

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	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2017)						
Estimated Labor Population Age 16 Years or Over	14,231		130,630		324,542	
Estimated Civilian Employed	8,644	60.7%	84,471	64.7%	210,390	64.8%
Estimated Civilian Unemployed	755	5.3%	5,149	3.9%	10,783	3.3%
Estimated in Armed Forces	-	-	98	0.1%	189	0.1%
Estimated Not in Labor Force	4,832	34.0%	40,912	31.3%	103,179	31.8%
Unemployment Rate	5.3%		3.9%		3.3%	
Occupation (2010)						
Occupation: Population Age 16 Years or Over	8,637		84,370		210,331	
Management, Business, Financial Operations	575	6.7%	9,179	10.9%	26,693	12.7%
Professional, Related	800	9.3%	14,050	16.7%	41,426	19.7%
Service	2,598	30.1%	19,707	23.4%	42,536	20.2%
Sales, Office	2,213	25.6%	22,565	26.7%	58,257	27.7%
Farming, Fishing, Forestry	59	0.7%	375	0.4%	787	0.4%
Construct, Extraction, Maintenance	1,184	13.7%	9,095	10.8%	19,103	9.1%
Production, Transport Material Moving	1,209	14.0%	9,398	11.1%	21,528	10.2%
White Collar Workers	3,587	41.5%	45,794	54.3%	126,377	60.1%
Blue Collar Workers	5,050	58.5%	38,576	45.7%	83,954	39.9%
Consumer Expenditure (2017)						
Total Household Expenditure	\$223 M		\$2.86 B		\$8.28 B	
Total Non-Retail Expenditure	\$120 M	53.9%	\$1.55 B	54.0%	\$4.49 B	54.2%
Total Retail Expenditure	\$103 M	46.1%	\$1.32 B	46.0%	\$3.79 B	45.8%
Apparel	\$7.87 M	3.5%	\$100.0 M	3.5%	\$290 M	3.5%
Contributions	\$8.18 M	3.7%	\$113 M	3.9%	\$347 M	4.2%
Education	\$7.14 M	3.2%	\$97.7 M	3.4%	\$297 M	3.6%
Entertainment	\$12.3 M	5.5%	\$159 M	5.5%	\$463 M	5.6%
Food and Beverages	\$34.4 M	15.4%	\$431 M	15.0%	\$1.23 B	14.8%
Furnishings and Equipment	\$7.14 M	3.2%	\$94.9 M	3.3%	\$282 M	3.4%
Gifts	\$4.79 M	2.1%	\$66.1 M	2.3%	\$200 M	2.4%
Health Care	\$18.7 M	8.4%	\$237 M	8.3%	\$670 M	8.1%
Household Operations	\$5.81 M	2.6%	\$77.4 M	2.7%	\$232 M	2.8%
Miscellaneous Expenses	\$3.35 M	1.5%	\$43.1 M	1.5%	\$123 M	1.5%
Personal Care	\$2.93 M	1.3%	\$37.4 M	1.3%	\$108 M	1.3%
Personal Insurance	\$1.47 M	0.7%	\$19.9 M	0.7%	\$59.9 M	0.7%
Reading	\$479 K	0.2%	\$6.29 M	0.2%	\$18.3 M	0.2%
Shelter	\$45.6 M	20.4%	\$586 M	20.5%	\$1.70 B	20.5%
Tobacco	\$1.62 M	0.7%	\$19.3 M	0.7%	\$52.5 M	0.6%
Transportation	\$43.3 M	19.4%	\$550 M	19.2%	\$1.58 B	19.1%
Utilities	\$18.2 M	8.1%	\$225 M	7.9%	\$634 M	7.6%
Educational Attainment (2017)						
Adult Population Age 25 Years or Over	11,079		105,743		266,987	
Elementary (Grade Level 0 to 8)	2,403	21.7%	10,734	10.2%	16,695	6.3%
Some High School (Grade Level 9 to 11)	1,542	13.9%	10,393	9.8%	19,326	7.2%
High School Graduate	3,276	29.6%	26,928	25.5%	63,643	23.8%
Some College	2,149	19.4%	27,477	26.0%	72,604	27.2%
Associate Degree Only	693	6.3%	9,134	8.6%	23,598	8.8%
Bachelor Degree Only	799	7.2%	14,633	13.8%	47,059	17.6%
Graduate Degree	218	2.0%	6,444	6.1%	24,063	9.0%

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Units In Structure (2010)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	3,156	61.1%	30,968	56.1%	90,281	63.3%
1 Attached Unit	353	6.8%	3,222	5.8%	8,628	6.1%
2 to 4 Units	706	13.7%	6,529	11.8%	11,634	8.2%
5 to 9 Units	223	4.3%	5,157	9.4%	10,275	7.2%
10 to 19 Units	528	10.2%	7,572	13.7%	14,419	10.1%
20 to 49 Units	232	4.5%	2,651	4.8%	5,528	3.9%
50 or More Units	179	3.5%	3,901	7.1%	7,984	5.6%
Mobile Home or Trailer	196	3.8%	1,786	3.2%	7,771	5.4%
Other Structure	17	0.3%	62	0.1%	322	0.2%

Homes Built By Year (2010)

Homes Built 2005 or later	25	0.5%	296	0.5%	786	0.6%
Homes Built 2000 to 2004	422	8.2%	4,708	8.5%	15,536	10.9%
Homes Built 1990 to 1999	480	9.3%	10,076	18.3%	31,881	22.4%
Homes Built 1980 to 1989	1,068	20.7%	15,978	29.0%	42,941	30.1%
Homes Built 1970 to 1979	1,643	31.8%	16,722	30.3%	40,432	28.4%
Homes Built 1960 to 1969	1,096	21.2%	7,309	13.3%	13,126	9.2%
Homes Built 1950 to 1959	555	10.7%	4,258	7.7%	6,964	4.9%
Homes Built Before 1949	187	3.6%	1,473	2.7%	2,421	1.7%

Home Values (2010)

Home Values \$1,000,000 or More	40	1.7%	199	0.8%	575	0.7%
Home Values \$500,000 to \$999,999	109	4.7%	1,285	5.0%	4,400	5.4%
Home Values \$400,000 to \$499,999	92	3.9%	1,100	4.3%	3,944	4.9%
Home Values \$300,000 to \$399,999	172	7.4%	2,634	10.3%	9,629	11.9%
Home Values \$200,000 to \$299,999	355	15.3%	6,227	24.4%	23,056	28.5%
Home Values \$150,000 to \$199,999	422	18.2%	5,764	22.6%	17,973	22.2%
Home Values \$100,000 to \$149,999	533	23.0%	4,687	18.3%	12,605	15.6%
Home Values \$70,000 to \$99,999	335	14.4%	2,298	9.0%	4,916	6.1%
Home Values \$50,000 to \$69,999	150	6.5%	967	3.8%	1,809	2.2%
Home Values \$25,000 to \$49,999	90	3.9%	644	2.5%	1,512	1.9%
Home Values Under \$25,000	124	5.3%	925	3.6%	3,996	4.9%
Owner-Occupied Median Home Value	\$145,829		\$179,671		\$197,369	
Renter-Occupied Median Rent	\$695		\$740		\$798	

Transportation To Work (2010)

Drive to Work Alone	6,597	72.1%	60,322	74.6%	149,284	76.5%
Drive to Work in Carpool	1,390	15.2%	9,913	12.3%	21,491	11.0%
Travel to Work by Public Transportation	239	2.6%	2,815	3.5%	5,924	3.0%
Drive to Work on Motorcycle	28	0.3%	536	0.7%	1,176	0.6%
Walk or Bicycle to Work	473	5.2%	3,302	4.1%	6,658	3.4%
Other Means	78	0.9%	876	1.1%	1,675	0.9%
Work at Home	350	3.8%	3,062	3.8%	8,962	4.6%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	2,150	24.4%	18,062	23.2%	44,911	24.1%
Travel to Work in 15 to 29 Minutes	3,555	40.4%	36,546	47.0%	90,916	48.8%
Travel to Work in 30 to 59 Minutes	2,214	25.1%	22,528	29.0%	54,922	29.5%
Travel to Work in 60 Minutes or More	399	4.5%	4,040	5.2%	9,741	5.2%
Average Minutes Travel to Work	21.5		22.0		21.7	

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