

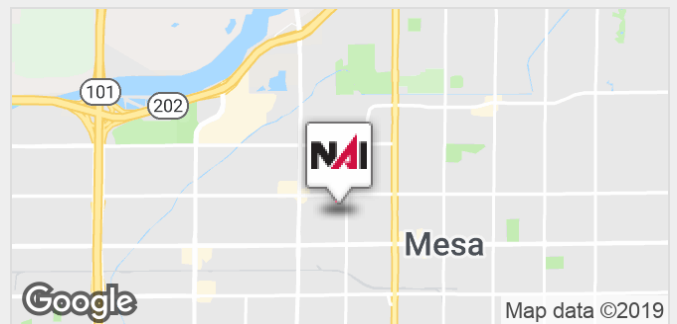


855 W University Dr

855 W University Dr, Mesa, Arizona 85201

Property Features

- ±900 - 7,752 SF Available
- 37,171 SF shadow anchored retail center
- Great visibility
- Ample parking
- Hard corner on signalized intersection at SWC University Dr & Extension Rd
- LC Zoning, City of Mesa
- Easy ingress and egress
- Established Mesa neighborhood
- Anchored by Planet Fitness, O'Reilly Auto Parts, FastMed and more



Demographics

	1 Mile	3 Miles	5 Miles
Average Age:	34	33	35
Population:	19,890	162,449	359,229
Average HH Income:	\$53,977	\$50,619	\$61,624
Daytime Employment/Population	7,633	74,654	177,427

Traffic Counts

	VPD
W University Dr	25,100
N Alma School Rd	23,700

For Lease: \$12.00 SF/yr (NNN)

Matt Harper, CCIM

+1 602 393 6604

matt.harper@naihorizon.com

Michael Gaida

+1 602 393 6611

michael.gaida@naihorizon.com

2944 N 44th St, 200

Phoenix, AZ 85018

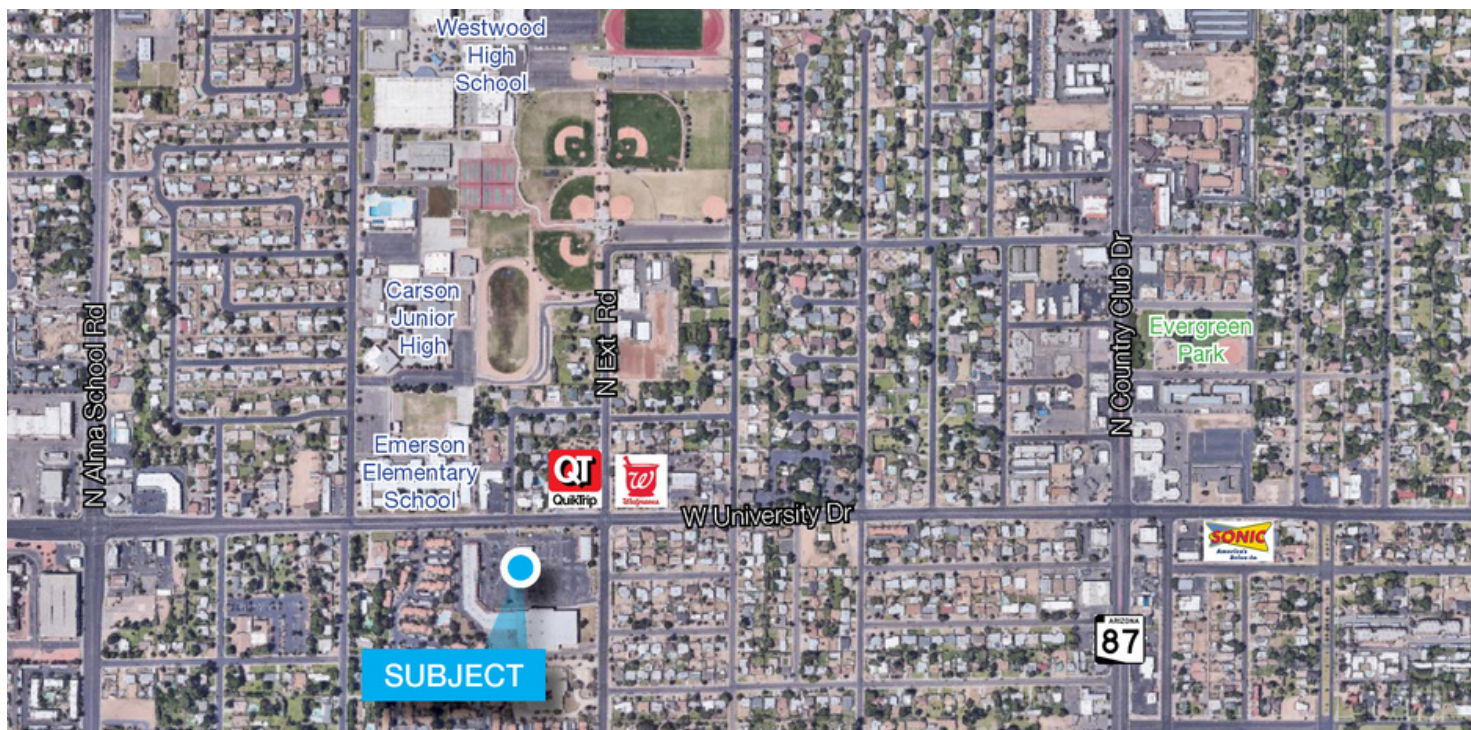
+1 602 955 4000

naihorizon.com

For Lease

Continental Plaza

Aerial & Photos



Matt Harper, CCIM
+1 602.393.6604
matt.harper@naihorizon.com

Michael Gaida
+1 602.393.6611
michael.gaida@naihorizon.com

NAI Horizon

For Lease

Continental Plaza

Additional Photos



Matt Harper, CCIM
+1 602.393.6604
matt.harper@naihorizon.com

Michael Gaida
+1 602.393.6611
michael.gaida@naihorizon.com

NAI Horizon

For Lease

Continental Plaza

Available Spaces



Lease Rate: \$12.00 SF/YR (NNN) Total Space 900 - 7,752 SF
 Lease Type: NNN

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suites 1-2	\$12.00 SF/YR	NNN	4,085 - 7,752 SF	VACANT
Suite 3	\$12.00 SF/YR	NNN	2,107 - 7,752 SF	VACANT
Suite 4	\$12.00 SF/YR	NNN	1,560 - 7,752 SF	VACANT
Suite 6	\$12.00 SF/YR	NNN	3,789 SF	VACANT
Suite 13	\$12.00 SF/YR	NNN	900 - 3,000 SF	VACANT
Suite 14-15	\$12.00 SF/YR	NNN	2,100 - 3,000 SF	VACANT
Suite 19-20	\$12.00 SF/YR	NNN	1,800 SF	VACANT

Matt Harper, CCIM
 +1 602.393.6604
 matt.harper@naihorizon.com

Michael Gaida
 +1 602.393.6611
 michael.gaida@naihorizon.com

