

# FIESTA CROSSING

SWC ALMA SCHOOL & US 60 FREEWAY  
MESA, AZ



## SHOP SPACE AVAILABLE

### AVAILABILITY

- 106 - 1,050 SF
- 109 - 1,200 SF
- 110 - 1,300 SF
- 111 - 1,738 SF Dental Space
- 113 - 3,000 SF
- 114 - 13,229 SF
- 117 - 3,150 SF

### FEATURES

- LEASE RATE: \$12.00 SF/Yr (NNN)
- LOT SIZE: 6.1 Acres
- BUILDING SIZE: 79,273 SF
- Mini Anchor Space Available
- \$8.00-12.00 NNN Combinable up to 20,000 SF
- Excellent access and exposure to US 60 & Alma School Road
- One mile from Mesa Community College
- Located in the Heart of the Alma School Office Corridor

### NOTABLE TENANTS IN TRADE AREA



### 2018 Demographics

	1 MILE	3 MILE	5 MILE
Estimated Population	21,650	162,910	431,698
Ave Household Income	\$59,113	\$66,008	\$71,616
Daytime Employment	12,393	90,130	196,078



**STRATEGIC**

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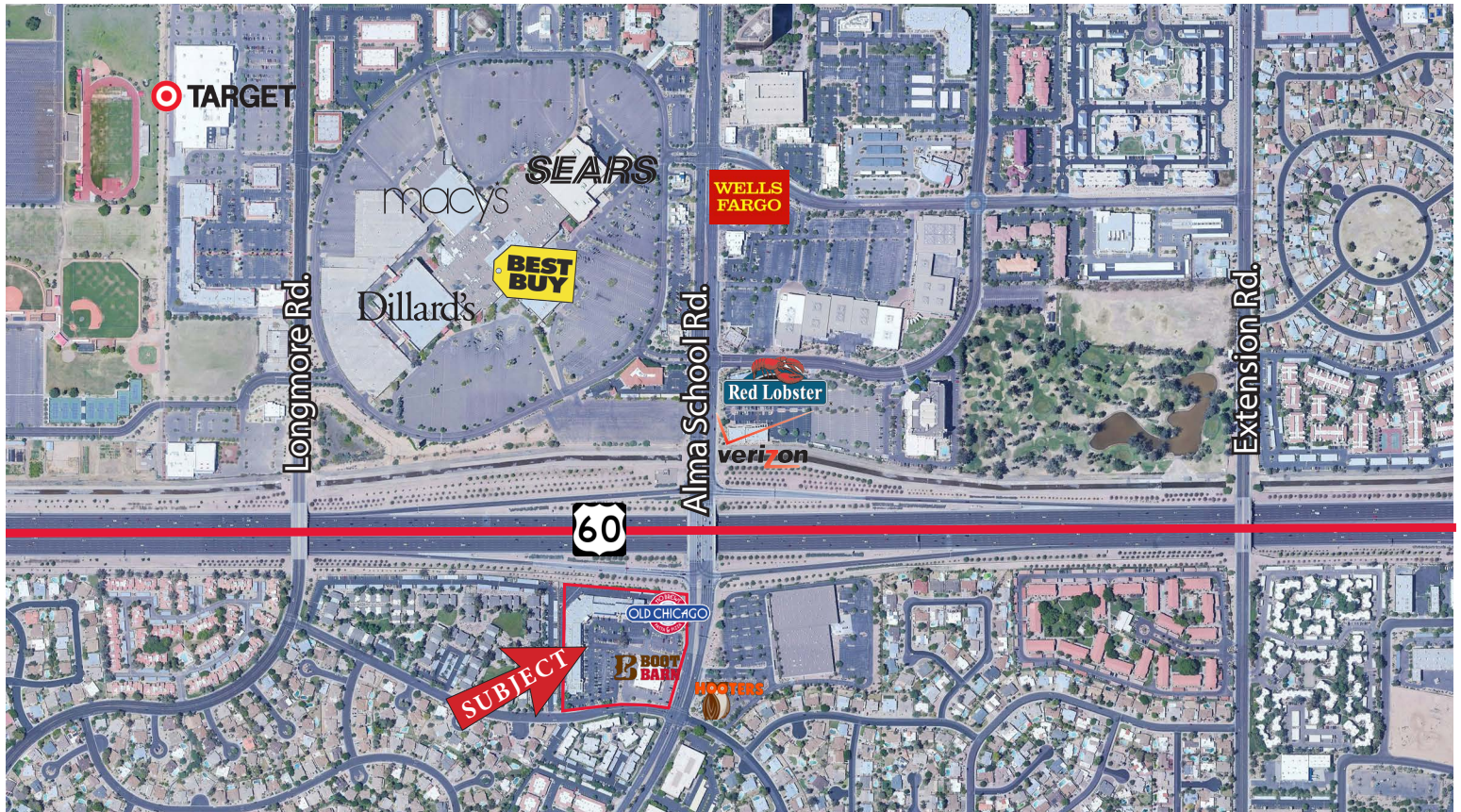
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SWC ALMA SCHOOL & US 60 FREEWAY  
MESA, AZ



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.



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# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3857/-111.8574

RF5

## Alma School & US 60

### Mesa, AZ 85210

#### Population

	1 mi radius		3 mi radius		5 mi radius	
Estimated Population (2018)	21,650		162,910		431,698	
Projected Population (2023)	23,539		177,087		467,152	
Census Population (2010)	18,035		144,685		389,258	
Census Population (2000)	19,207		154,002		400,385	
Projected Annual Growth (2018 to 2023)	1,889	1.7%	14,177	1.7%	35,454	1.6%
Historical Annual Growth (2010 to 2018)	3,615	2.1%	18,225	1.4%	42,440	1.2%
Historical Annual Growth (2000 to 2010)	-1,172	-0.6%	-9,317	-0.6%	-11,127	-0.3%
Estimated Population Density (2018)	6,895 psm		5,765 psm		5,499 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	

#### Households

Estimated Households (2018)	9,694		63,636		166,362	
Projected Households (2023)	10,209		67,065		174,833	
Census Households (2010)	7,877		55,362		146,330	
Census Households (2000)	8,270		57,793		147,364	
Estimated Households with Children (2018)	2,568	26.5%	19,466	30.6%	50,243	30.2%
Estimated Average Household Size (2018)	2.23		2.54		2.54	

#### Average Household Income

Estimated Average Household Income (2018)	\$59,113		\$66,008		\$71,616	
Projected Average Household Income (2023)	\$65,798		\$73,373		\$80,260	
Estimated Average Family Income (2018)	\$80,710		\$79,239		\$87,505	

#### Median Household Income

Estimated Median Household Income (2018)	\$48,646		\$54,682		\$59,013	
Projected Median Household Income (2023)	\$54,955		\$62,261		\$67,477	
Estimated Median Family Income (2018)	\$67,926		\$67,650		\$73,443	

#### Per Capita Income

Estimated Per Capita Income (2018)	\$26,492		\$25,883		\$27,740	
Projected Per Capita Income (2023)	\$28,558		\$27,878		\$30,168	
Estimated Per Capita Income 5 Year Growth	\$2,066	7.8%	\$1,995	7.7%	\$2,428	8.8%
Estimated Average Household Net Worth (2018)	\$470,458		\$537,126		\$624,403	

#### Daytime Demos (2018)

Total Businesses	1,177		8,036		18,257	
Total Employees	12,393		90,130		196,078	
Company Headquarter Businesses	6	0.5%	42	0.5%	77	0.4%
Company Headquarter Employees	342	2.8%	4,689	5.2%	18,595	9.5%
Employee Population per Business	10.5		11.2		10.7	
Residential Population per Business	18.4		20.3		23.6	

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## Alma School & US 60

### Mesa, AZ 85210

#### Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2018)	13,499	62.4%	105,422	64.7%	292,208	67.7%
Black or African American (2018)	1,998	9.2%	10,298	6.3%	25,867	6.0%
American Indian or Alaska Native (2018)	902	4.2%	5,083	3.1%	11,008	2.6%
Asian (2018)	848	3.9%	5,879	3.6%	19,986	4.6%
Hawaiian or Pacific Islander (2018)	100	0.5%	792	0.5%	1,751	0.4%
Other Race (2018)	3,259	15.1%	28,080	17.2%	62,007	14.4%
Two or More Races (2018)	1,044	4.8%	7,357	4.5%	18,870	4.4%
Not Hispanic or Latino Population (2018)	15,148	70.0%	102,903	63.2%	291,673	67.6%
Hispanic or Latino Population (2018)	6,502	30.0%	60,007	36.8%	140,026	32.4%
Not Hispanic or Latino Population (2023)	16,318	69.3%	110,874	62.6%	312,599	66.9%
Hispanic or Latino Population (2023)	7,221	30.7%	66,213	37.4%	154,553	33.1%
Not Hispanic or Latino Population (2010)	12,862	71.3%	92,712	64.1%	268,038	68.9%
Hispanic or Latino Population (2010)	5,173	28.7%	51,973	35.9%	121,220	31.1%
Not Hispanic or Latino Population (2000)	15,679	81.6%	112,428	73.0%	306,506	76.6%
Hispanic or Latino Population (2000)	3,528	18.4%	41,574	27.0%	93,879	23.4%
Projected Hispanic Annual Growth (2018 to 2023)	719	2.2%	6,207	2.1%	14,528	2.1%
Historic Hispanic Annual Growth (2000 to 2018)	2,975	4.7%	18,433	2.5%	46,146	2.7%

#### Age Distribution (2018)

Age Under 5	1,543	7.1%	11,353	7.0%	28,195	6.5%
Age 5 to 9 Years	1,297	6.0%	10,432	6.4%	26,700	6.2%
Age 10 to 14 Years	1,229	5.7%	10,489	6.4%	27,328	6.3%
Age 15 to 19 Years	1,415	6.5%	10,929	6.7%	32,527	7.5%
Age 20 to 24 Years	2,215	10.2%	14,186	8.7%	42,067	9.7%
Age 25 to 29 Years	2,479	11.4%	15,325	9.4%	40,309	9.3%
Age 30 to 34 Years	1,851	8.5%	12,559	7.7%	32,496	7.5%
Age 35 to 39 Years	1,478	6.8%	10,842	6.7%	28,190	6.5%
Age 40 to 44 Years	1,261	5.8%	9,783	6.0%	25,310	5.9%
Age 45 to 49 Years	1,310	6.1%	10,336	6.3%	26,890	6.2%
Age 50 to 54 Years	1,264	5.8%	9,802	6.0%	25,866	6.0%
Age 55 to 59 Years	1,303	6.0%	9,779	6.0%	25,150	5.8%
Age 60 to 64 Years	1,030	4.8%	8,090	5.0%	20,825	4.8%
Age 65 to 74 Years	1,280	5.9%	11,025	6.8%	29,038	6.7%
Age 75 to 84 Years	502	2.3%	5,446	3.3%	14,545	3.4%
Age 85 Years or Over	193	0.9%	2,535	1.6%	6,262	1.5%
Median Age	31.4		33.5		33.2	

#### Gender Age Distribution (2018)

Female Population	10,731	49.6%	80,765	49.6%	214,029	49.6%
Age 0 to 19 Years	2,666	24.8%	21,122	26.2%	56,303	26.3%
Age 20 to 64 Years	6,980	65.0%	48,995	60.7%	129,710	60.6%
Age 65 Years or Over	1,085	10.1%	10,649	13.2%	28,016	13.1%
Female Median Age	32.3		34.7		34.4	
Male Population	10,919	50.4%	82,145	50.4%	217,669	50.4%
Age 0 to 19 Years	2,818	25.8%	22,081	26.9%	58,447	26.9%
Age 20 to 64 Years	7,211	66.0%	51,706	62.9%	137,394	63.1%
Age 65 Years or Over	890	8.2%	8,358	10.2%	21,829	10.0%
Male Median Age	30.7		32.5		32.1	

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## Alma School & US 60

### Mesa, AZ 85210

#### Household Income Distribution (2018)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	264	2.7%	2,073	3.3%	7,485	4.5%
HH Income \$150,000 to \$199,999	334	3.4%	2,831	4.4%	8,401	5.0%
HH Income \$100,000 to \$149,999	1,014	10.5%	7,743	12.2%	21,775	13.1%
HH Income \$75,000 to \$99,999	1,083	11.2%	7,676	12.1%	21,445	12.9%
HH Income \$50,000 to \$74,999	1,700	17.5%	12,608	19.8%	31,658	19.0%
HH Income \$35,000 to \$49,999	1,787	18.4%	10,289	16.2%	24,504	14.7%
HH Income \$25,000 to \$34,999	1,355	14.0%	7,189	11.3%	17,072	10.3%
HH Income \$15,000 to \$24,999	1,023	10.6%	6,345	10.0%	15,889	9.6%
HH Income Under \$15,000	1,134	11.7%	6,882	10.8%	18,135	10.9%
HH Income \$35,000 or More	6,182	63.8%	43,220	67.9%	115,267	69.3%
HH Income \$75,000 or More	2,695	27.8%	20,323	31.9%	59,106	35.5%

#### Housing (2018)

Total Housing Units	10,023		65,852		172,092	
Housing Units Occupied	9,694	96.7%	63,636	96.6%	166,362	96.7%
Housing Units Owner-Occupied	2,952	30.4%	29,362	46.1%	80,270	48.2%
Housing Units, Renter-Occupied	6,742	69.6%	34,274	53.9%	86,092	51.8%
Housing Units, Vacant	329	3.4%	2,216	3.5%	5,730	3.4%

#### Marital Status (2018)

Never Married	7,821	44.5%	56,538	43.3%	154,471	44.2%
Currently Married	5,856	33.3%	46,632	35.7%	124,149	35.5%
Separated	919	5.2%	6,012	4.6%	14,663	4.2%
Widowed	433	2.5%	5,257	4.0%	13,497	3.9%
Divorced	2,553	14.5%	16,197	12.4%	42,694	12.2%

#### Household Type (2018)

Population Family	15,220	70.3%	124,643	76.5%	321,825	74.5%
Population Non-Family	6,387	29.5%	36,859	22.6%	100,403	23.3%
Population Group Quarters	43	0.2%	1,408	0.9%	9,470	2.2%
Family Households	4,804	49.6%	36,639	57.6%	95,910	57.7%
Non-Family Households	4,890	50.4%	26,997	42.4%	70,452	42.3%
Married Couple with Children	1,166	19.9%	10,491	22.5%	28,356	22.8%
Average Family Household Size	3.2		3.4		3.4	

#### Household Size (2018)

1 Person Households	3,700	38.2%	19,801	31.1%	49,207	29.6%
2 Person Households	2,918	30.1%	19,053	29.9%	52,452	31.5%
3 Person Households	1,425	14.7%	9,753	15.3%	25,527	15.3%
4 Person Households	917	9.5%	7,122	11.2%	19,494	11.7%
5 Person Households	463	4.8%	4,142	6.5%	10,611	6.4%
6 or More Person Households	270	2.8%	3,765	5.9%	9,070	5.5%

#### Household Vehicles (2018)

Households with 0 Vehicles Available	789	8.1%	4,527	7.1%	12,147	7.3%
Households with 1 Vehicles Available	4,582	47.3%	25,804	40.5%	64,167	38.6%
Households with 2 or More Vehicles Available	4,324	44.6%	33,305	52.3%	90,049	54.1%
Total Vehicles Available	14,910		108,573		288,488	
Average Vehicles Per Household	1.5		1.7		1.7	

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## Alma School & US 60

### Mesa, AZ 85210

#### Labor Force (2018)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	17,366		128,667		344,458	
Estimated Civilian Employed	12,584	72.5%	87,014	67.6%	232,230	67.4%
Estimated Civilian Unemployed	589	3.4%	4,181	3.2%	9,890	2.9%
Estimated in Armed Forces	44	0.3%	200	0.2%	307	-
Estimated Not in Labor Force	4,149	23.9%	37,273	29.0%	102,031	29.6%
Unemployment Rate	3.4%		3.2%		2.9%	

#### Occupation (2018)

Occupation: Population Age 16 Years or Over	12,584		87,014		232,230	
Management, Business, Financial Operations	1,513	12.0%	10,925	12.6%	31,066	13.4%
Professional, Related	2,573	20.4%	18,129	20.8%	51,307	22.1%
Service	2,746	21.8%	18,400	21.1%	47,442	20.4%
Sales, Office	3,503	27.8%	22,777	26.2%	61,011	26.3%
Farming, Fishing, Forestry	20	0.2%	260	0.3%	454	0.2%
Construct, Extraction, Maintenance	909	7.2%	7,885	9.1%	19,368	8.3%
Production, Transport Material Moving	1,320	10.5%	8,637	9.9%	21,582	9.3%
White Collar Workers	7,589	60.3%	51,832	59.6%	143,385	61.7%
Blue Collar Workers	4,996	39.7%	35,182	40.4%	88,846	38.3%

#### Consumer Expenditure (2018)

Total Household Expenditure	\$472.33 M		\$3.34 B		\$9.2 B	
Total Non-Retail Expenditure	\$243.97 M	51.7%	\$1.72 B	51.7%	\$4.77 B	51.9%
Total Retail Expenditure	\$228.36 M	48.3%	\$1.61 B	48.3%	\$4.43 B	48.1%
Apparel	\$16.44 M	3.5%	\$116.61 M	3.5%	\$322.09 M	3.5%
Contributions	\$19.1 M	4.0%	\$138.46 M	4.1%	\$394.43 M	4.3%
Education	\$16.48 M	3.5%	\$118.91 M	3.6%	\$338.19 M	3.7%
Entertainment	\$26.19 M	5.5%	\$186.21 M	5.6%	\$515.43 M	5.6%
Food and Beverages	\$70.56 M	14.9%	\$495.57 M	14.8%	\$1.36 B	14.7%
Furnishings and Equipment	\$15.81 M	3.3%	\$113.15 M	3.4%	\$315.34 M	3.4%
Gifts	\$11.15 M	2.4%	\$80.13 M	2.4%	\$225.96 M	2.5%
Health Care	\$39.01 M	8.3%	\$270.62 M	8.1%	\$737.36 M	8.0%
Household Operations	\$12.83 M	2.7%	\$92.71 M	2.8%	\$260.78 M	2.8%
Miscellaneous Expenses	\$7.11 M	1.5%	\$49.76 M	1.5%	\$136.12 M	1.5%
Personal Care	\$6.18 M	1.3%	\$43.49 M	1.3%	\$119.74 M	1.3%
Personal Insurance	\$3.31 M	0.7%	\$23.96 M	0.7%	\$67.66 M	0.7%
Reading	\$1.05 M	0.2%	\$7.39 M	0.2%	\$20.43 M	0.2%
Shelter	\$96.67 M	20.5%	\$684.32 M	20.5%	\$1.89 B	20.5%
Tobacco	\$3.13 M	0.7%	\$21.33 M	0.6%	\$57.01 M	0.6%
Transportation	\$90.25 M	19.1%	\$638.13 M	19.1%	\$1.75 B	19.0%
Utilities	\$37.05 M	7.8%	\$256.58 M	7.7%	\$697.93 M	7.6%

#### Educational Attainment (2018)

Adult Population Age 25 Years or Over	13,950		105,522		274,882	
Elementary (Grade Level 0 to 8)	717	5.1%	8,153	7.7%	16,370	6.0%
Some High School (Grade Level 9 to 11)	1,135	8.1%	8,352	7.9%	19,224	7.0%
High School Graduate	3,311	23.7%	24,604	23.3%	61,446	22.4%
Some College	3,792	27.2%	26,180	24.8%	69,140	25.2%
Associate Degree Only	1,517	10.9%	9,456	9.0%	24,597	8.9%
Bachelor Degree Only	2,340	16.8%	19,408	18.4%	54,084	19.7%
Graduate Degree	1,140	8.2%	9,369	8.9%	30,021	10.9%

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Mesa, AZ 85210

### Units In Structure (2018)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	3,348	42.5%	32,893	59.4%	89,495	61.2%
1 Attached Unit	532	6.7%	3,760	6.8%	10,163	6.9%
2 to 4 Units	768	9.7%	5,399	9.8%	13,044	8.9%
5 to 9 Units	1,115	14.1%	5,021	9.1%	12,937	8.8%
10 to 19 Units	1,799	22.8%	7,238	13.1%	17,046	11.6%
20 to 49 Units	780	9.9%	2,929	5.3%	7,113	4.9%
50 or More Units	1,274	16.2%	4,698	8.5%	11,642	8.0%
Mobile Home or Trailer	78	1.0%	1,638	3.0%	4,769	3.3%
Other Structure	3	-	60	0.1%	153	0.1%

### Homes Built By Year (2018)

Homes Built 2010 or later	226	2.9%	1,665	3.0%	5,011	3.4%
Homes Built 2000 to 2009	594	7.5%	4,443	8.0%	14,824	10.1%
Homes Built 1990 to 1999	1,321	16.8%	7,960	14.4%	27,419	18.7%
Homes Built 1980 to 1989	3,573	45.4%	17,445	31.5%	45,059	30.8%
Homes Built 1970 to 1979	3,319	42.1%	21,511	38.9%	46,262	31.6%
Homes Built 1960 to 1969	424	5.4%	5,892	10.6%	17,063	11.7%
Homes Built 1950 to 1959	139	1.8%	3,225	5.8%	7,570	5.2%
Homes Built Before 1949	97	1.2%	1,495	2.7%	3,153	2.2%

### Home Values (2018)

Home Values \$1,000,000 or More	16	0.6%	171	0.6%	509	0.7%
Home Values \$500,000 to \$999,999	149	5.6%	1,311	4.8%	4,223	5.6%
Home Values \$400,000 to \$499,999	135	5.1%	1,312	4.8%	4,387	5.8%
Home Values \$300,000 to \$399,999	229	8.6%	3,100	11.4%	10,267	13.7%
Home Values \$200,000 to \$299,999	903	33.9%	9,265	34.0%	24,994	33.2%
Home Values \$150,000 to \$199,999	679	25.5%	6,309	23.2%	16,933	22.5%
Home Values \$100,000 to \$149,999	393	14.7%	3,743	13.7%	9,756	13.0%
Home Values \$70,000 to \$99,999	235	8.8%	1,726	6.3%	3,664	4.9%
Home Values \$50,000 to \$69,999	70	2.6%	660	2.4%	1,441	1.9%
Home Values \$25,000 to \$49,999	82	3.1%	468	1.7%	915	1.2%
Home Values Under \$25,000	45	1.7%	1,094	4.0%	2,704	3.6%
Owner-Occupied Median Home Value	\$195,712		\$201,974		\$217,157	
Renter-Occupied Median Rent	\$771		\$801		\$846	

### Transportation To Work (2018)

Drive to Work Alone	8,236	77.3%	60,943	76.7%	161,610	76.6%
Drive to Work in Carpool	1,150	10.8%	9,173	11.5%	23,464	11.1%
Travel to Work by Public Transportation	358	3.4%	2,157	2.7%	5,706	2.7%
Drive to Work on Motorcycle	46	0.4%	407	0.5%	1,023	0.5%
Walk or Bicycle to Work	363	3.4%	2,271	2.9%	6,852	3.2%
Other Means	188	1.8%	1,035	1.3%	2,647	1.3%
Work at Home	315	3.0%	3,505	4.4%	9,721	4.6%

### Travel Time (2018)

Travel to Work in 14 Minutes or Less	2,958	27.8%	20,499	25.8%	55,293	26.2%
Travel to Work in 15 to 29 Minutes	5,573	52.3%	37,656	47.4%	101,310	48.0%
Travel to Work in 30 to 59 Minutes	2,776	26.1%	20,259	25.5%	53,270	25.2%
Travel to Work in 60 Minutes or More	897	8.4%	4,642	5.8%	11,366	5.4%
Average Minutes Travel to Work	20.7		20.7		20.7	

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