



SHOP SPACE AVAILABLE

AVAILABILITY

- 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 NNN, combinable up to 20,000 sf)
- Excellent access and exposure to US-60 & Alma School Road
- 1-mile from Mesa Community College
- Located in the heart of the Alma School Office Corridor

NOTABLE TENANTS IN TRADE AREA



2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	21,885	166,611	440,780
Ave Household Income	\$64,130	\$66,727	\$71,705
Daytime Employment	10,667	84,676	185,518

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S Alma School Rd & US-60 &

Mesa, AZ 85210

Population

	1 mi radius		3 mi radius		5 mi radius	
Estimated Population (2019)	21,885		166,611		440,780	
Projected Population (2024)	24,061		183,012		481,897	
Census Population (2010)	18,058		145,558		389,141	
Census Population (2000)	19,181		154,859		400,296	
Projected Annual Growth (2019 to 2024)	2,176	2.0%	16,401	2.0%	41,117	1.9%
Historical Annual Growth (2010 to 2019)	3,827	1.9%	21,053	1.4%	51,639	1.3%
Historical Annual Growth (2000 to 2010)	-1,123	-0.6%	-9,301	-0.6%	-11,155	-0.3%
Estimated Population Density (2019)	6,970 psm		5,896 psm		5,614 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	

Households

Estimated Households (2019)	9,696		64,512		168,915	
Projected Households (2024)	10,236		68,123		177,851	
Census Households (2010)	7,851		55,577		146,214	
Census Households (2000)	8,244		58,037		147,263	
Estimated Households with Children (2019)	2,596	26.8%	19,950	30.9%	51,318	30.4%
Estimated Average Household Size (2019)	2.25		2.56		2.55	

Average Household Income

Estimated Average Household Income (2019)	\$64,130		\$66,727		\$71,705	
Projected Average Household Income (2024)	\$71,098		\$74,038		\$79,891	
Estimated Average Family Income (2019)	\$85,138		\$78,880		\$86,084	

Median Household Income

Estimated Median Household Income (2019)	\$53,324		\$58,234		\$62,196	
Projected Median Household Income (2024)	\$62,107		\$68,058		\$72,414	
Estimated Median Family Income (2019)	\$72,159		\$70,343		\$75,642	

Per Capita Income

Estimated Per Capita Income (2019)	\$28,439		\$25,948		\$27,623	
Projected Per Capita Income (2024)	\$30,270		\$27,660		\$29,617	
Estimated Per Capita Income 5 Year Growth	\$1,831	6.4%	\$1,712	6.6%	\$1,994	7.2%
Estimated Average Household Net Worth (2019)	\$546,015		\$560,367		\$640,548	

Daytime Demos (2019)

Total Businesses	1,091		7,840		17,379	
Total Employees	10,667		84,676		185,518	
Company Headquarter Businesses	6	0.6%	45	0.6%	80	0.5%
Company Headquarter Employees	368	3.4%	4,713	5.6%	8,880	4.8%
Employee Population per Business	9.8		10.8		10.7	
Residential Population per Business	20.1		21.3		25.4	

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S Alma School Rd & US-60 &

Mesa, AZ 85210

1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity

White (2019)	13,903	63.5%	108,679	65.2%	301,023	68.3%
Black or African American (2019)	1,875	8.6%	10,510	6.3%	26,282	6.0%
American Indian or Alaska Native (2019)	872	4.0%	4,977	3.0%	10,777	2.4%
Asian (2019)	981	4.5%	6,849	4.1%	22,112	5.0%
Hawaiian or Pacific Islander (2019)	90	0.4%	782	0.5%	1,737	0.4%
Other Race (2019)	3,163	14.5%	27,504	16.5%	60,019	13.6%
Two or More Races (2019)	1,001	4.6%	7,310	4.4%	18,829	4.3%
Not Hispanic or Latino Population (2019)	15,652	71.5%	106,921	64.2%	303,544	68.9%
Hispanic or Latino Population (2019)	6,233	28.5%	59,690	35.8%	137,236	31.1%
Not Hispanic or Latino Population (2024)	17,038	70.8%	116,289	63.5%	328,437	68.2%
Hispanic or Latino Population (2024)	7,023	29.2%	66,723	36.5%	153,460	31.8%
Not Hispanic or Latino Population (2010)	12,755	70.6%	92,813	63.8%	267,775	68.8%
Hispanic or Latino Population (2010)	5,303	29.4%	52,745	36.2%	121,366	31.2%
Not Hispanic or Latino Population (2000)	15,599	81.3%	112,687	72.8%	306,389	76.5%
Hispanic or Latino Population (2000)	3,582	18.7%	42,173	27.2%	93,907	23.5%
Projected Hispanic Annual Growth (2019 to 2024)	790	2.5%	7,033	2.4%	16,224	2.4%
Historic Hispanic Annual Growth (2000 to 2019)	2,651	3.9%	17,517	2.2%	43,329	2.4%

Age Distribution (2019)

Age Under 5	1,452	6.6%	11,088	6.7%	27,436	6.2%
Age 5 to 9 Years	1,318	6.0%	10,403	6.2%	26,674	6.1%
Age 10 to 14 Years	1,280	5.8%	10,590	6.4%	27,635	6.3%
Age 15 to 19 Years	1,439	6.6%	11,039	6.6%	32,485	7.4%
Age 20 to 24 Years	2,144	9.8%	14,619	8.8%	41,782	9.5%
Age 25 to 29 Years	2,383	10.9%	15,937	9.6%	40,756	9.2%
Age 30 to 34 Years	1,829	8.4%	13,070	7.8%	33,256	7.5%
Age 35 to 39 Years	1,491	6.8%	11,169	6.7%	28,837	6.5%
Age 40 to 44 Years	1,303	6.0%	10,031	6.0%	25,930	5.9%
Age 45 to 49 Years	1,343	6.1%	10,418	6.3%	27,190	6.2%
Age 50 to 54 Years	1,265	5.8%	9,832	5.9%	26,255	6.0%
Age 55 to 59 Years	1,321	6.0%	9,991	6.0%	26,203	5.9%
Age 60 to 64 Years	1,112	5.1%	8,471	5.1%	22,331	5.1%
Age 65 to 74 Years	1,442	6.6%	11,755	7.1%	31,689	7.2%
Age 75 to 84 Years	565	2.6%	5,730	3.4%	15,808	3.6%
Age 85 Years or Over	200	0.9%	2,468	1.5%	6,513	1.5%
Median Age	32.2		33.7		33.8	

Gender Age Distribution (2019)

Female Population	10,910	49.9%	82,751	49.7%	219,195	49.7%
Age 0 to 19 Years	2,703	24.8%	21,174	25.6%	56,217	25.6%
Age 20 to 64 Years	6,994	64.1%	50,513	61.0%	132,901	60.6%
Age 65 Years or Over	1,213	11.1%	11,064	13.4%	30,077	13.7%
Female Median Age	33.1		34.8		35.0	
Male Population	10,974	50.1%	83,860	50.3%	221,585	50.3%
Age 0 to 19 Years	2,786	25.4%	21,946	26.2%	58,013	26.2%
Age 20 to 64 Years	7,195	65.6%	53,026	63.2%	139,639	63.0%
Age 65 Years or Over	993	9.1%	8,888	10.6%	23,934	10.8%
Male Median Age	31.5		32.7		32.7	

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S Alma School Rd & US-60 & Mesa, AZ 85210		1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2019)							
HH Income \$200,000 or More	342	3.5%	2,082	3.2%	7,171	4.2%	
HH Income \$150,000 to \$199,999	432	4.5%	3,223	5.0%	9,735	5.8%	
HH Income \$100,000 to \$149,999	998	10.3%	8,073	12.5%	22,979	13.6%	
HH Income \$75,000 to \$99,999	1,182	12.2%	8,999	13.9%	24,884	14.7%	
HH Income \$50,000 to \$74,999	1,915	19.7%	13,443	20.8%	33,080	19.6%	
HH Income \$35,000 to \$49,999	1,705	17.6%	10,027	15.5%	24,130	14.3%	
HH Income \$25,000 to \$34,999	1,138	11.7%	6,685	10.4%	16,047	9.5%	
HH Income \$15,000 to \$24,999	1,004	10.4%	6,071	9.4%	15,461	9.2%	
HH Income Under \$15,000	981	10.1%	5,911	9.2%	15,426	9.1%	
HH Income \$35,000 or More	6,573	67.8%	45,846	71.1%	121,980	72.2%	
HH Income \$75,000 or More	2,954	30.5%	22,376	34.7%	64,770	38.3%	
Housing (2019)							
Total Housing Units	10,021		66,733		174,626		
Housing Units Occupied	9,696	96.8%	64,512	96.7%	168,915	96.7%	
Housing Units Owner-Occupied	2,952	30.4%	29,708	46.1%	81,474	48.2%	
Housing Units, Renter-Occupied	6,745	69.6%	34,804	53.9%	87,441	51.8%	
Housing Units, Vacant	324	3.3%	2,221	3.4%	5,711	3.4%	
Marital Status (2019)							
Never Married	7,757	43.5%	58,962	43.8%	160,226	44.6%	
Currently Married	5,889	33.0%	47,263	35.1%	126,694	35.3%	
Separated	947	5.3%	6,486	4.8%	16,018	4.5%	
Widowed	372	2.1%	5,106	3.8%	13,429	3.7%	
Divorced	2,870	16.1%	16,713	12.4%	42,668	11.9%	
Household Type (2019)							
Population Family	15,686	71.7%	128,563	77.2%	332,270	75.4%	
Population Non-Family	6,156	28.1%	36,614	22.0%	99,008	22.5%	
Population Group Quarters	42	0.2%	1,435	0.9%	9,502	2.2%	
Family Households	4,960	51.2%	37,760	58.5%	99,299	58.8%	
Non-Family Households	4,737	48.8%	26,752	41.5%	69,615	41.2%	
Married Couple with Children	1,243	21.1%	10,994	23.3%	29,666	23.4%	
Average Family Household Size	3.2		3.4		3.3		
Household Size (2019)							
1 Person Households	3,606	37.2%	19,516	30.3%	48,684	28.8%	
2 Person Households	2,959	30.5%	19,463	30.2%	53,579	31.7%	
3 Person Households	1,424	14.7%	10,052	15.6%	26,377	15.6%	
4 Person Households	958	9.9%	7,450	11.5%	20,392	12.1%	
5 Person Households	471	4.9%	4,239	6.6%	10,850	6.4%	
6 or More Person Households	279	2.9%	3,793	5.9%	9,033	5.3%	
Household Vehicles (2019)							
Households with 0 Vehicles Available	786	8.1%	4,764	7.4%	12,907	7.6%	
Households with 1 Vehicles Available	4,513	46.5%	25,235	39.1%	62,590	37.1%	
Households with 2 or More Vehicles Available	4,398	45.4%	34,513	53.5%	93,417	55.3%	
Total Vehicles Available	15,070		110,680		295,807		
Average Vehicles Per Household	1.6		1.7		1.8		

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S Alma School Rd & US-60 &

Mesa, AZ 85210

1 mi radius 3 mi radius 5 mi radius

Labor Force (2019)

Estimated Labor Population Age 16 Years or Over	17,600		132,514		353,913	
Estimated Civilian Employed	12,561	71.4%	89,460	67.5%	238,422	67.4%
Estimated Civilian Unemployed	623	3.5%	4,465	3.4%	10,275	2.9%
Estimated in Armed Forces	30	0.2%	152	0.1%	216	-
Estimated Not in Labor Force	4,386	24.9%	38,437	29.0%	105,000	29.7%
Unemployment Rate	3.5%		3.4%		2.9%	

Occupation (2019)

Occupation: Population Age 16 Years or Over	12,561		89,460		238,422	
Management, Business, Financial Operations	1,548	12.3%	11,389	12.7%	33,571	14.1%
Professional, Related	2,373	18.9%	17,337	19.4%	50,712	21.3%
Service	2,697	21.5%	19,072	21.3%	47,861	20.1%
Sales, Office	3,504	27.9%	24,120	27.0%	64,048	26.9%
Farming, Fishing, Forestry	14	0.1%	229	0.3%	399	0.2%
Construct, Extraction, Maintenance	923	7.3%	8,523	9.5%	20,587	8.6%
Production, Transport Material Moving	1,502	12.0%	8,790	9.8%	21,244	8.9%
White Collar Workers	7,425	59.1%	52,846	59.1%	148,331	62.2%
Blue Collar Workers	5,137	40.9%	36,614	40.9%	90,091	37.8%

Consumer Expenditure (2019)

Total Household Expenditure	\$499.16 M		\$3.41 B		\$9.36 B	
Total Non-Retail Expenditure	\$264.12 M	52.9%	\$1.8 B	52.7%	\$4.93 B	52.7%
Total Retail Expenditure	\$235.05 M	47.1%	\$1.61 B	47.3%	\$4.42 B	47.3%
Apparel	\$17.53 M	3.5%	\$119.67 M	3.5%	\$329.66 M	3.5%
Contributions	\$15.45 M	3.1%	\$106.06 M	3.1%	\$295.3 M	3.2%
Education	\$14.1 M	2.8%	\$95.82 M	2.8%	\$269.59 M	2.9%
Entertainment	\$27.44 M	5.5%	\$189.16 M	5.6%	\$522.98 M	5.6%
Food and Beverages	\$74.42 M	14.9%	\$507.48 M	14.9%	\$1.39 B	14.9%
Furnishings and Equipment	\$17.09 M	3.4%	\$117.75 M	3.5%	\$325.36 M	3.5%
Gifts	\$11.8 M	2.4%	\$79.96 M	2.3%	\$222.69 M	2.4%
Health Care	\$42.26 M	8.5%	\$289.95 M	8.5%	\$792.96 M	8.5%
Household Operations	\$19.2 M	3.8%	\$131.5 M	3.9%	\$362.79 M	3.9%
Miscellaneous Expenses	\$9.35 M	1.9%	\$63.9 M	1.9%	\$175.76 M	1.9%
Personal Care	\$6.69 M	1.3%	\$45.67 M	1.3%	\$125.52 M	1.3%
Personal Insurance	\$3.25 M	0.7%	\$22.75 M	0.7%	\$63.58 M	0.7%
Reading	\$1.07 M	0.2%	\$7.32 M	0.2%	\$20.17 M	0.2%
Shelter	\$107.37 M	21.5%	\$724.77 M	21.3%	\$1.99 B	21.2%
Tobacco	\$3.38 M	0.7%	\$22.36 M	0.7%	\$59.77 M	0.6%
Transportation	\$90.73 M	18.2%	\$623.8 M	18.3%	\$1.71 B	18.3%
Utilities	\$38.04 M	7.6%	\$258.55 M	7.6%	\$702.59 M	7.5%

Educational Attainment (2019)

Adult Population Age 25 Years or Over	14,252		108,872		284,768	
Elementary (Grade Level 0 to 8)	691	4.8%	7,758	7.1%	15,850	5.6%
Some High School (Grade Level 9 to 11)	1,115	7.8%	8,444	7.8%	19,382	6.8%
High School Graduate	3,241	22.7%	25,063	23.0%	61,568	21.6%
Some College	3,751	26.3%	27,213	25.0%	71,079	25.0%
Associate Degree Only	1,489	10.4%	9,744	8.9%	25,714	9.0%
Bachelor Degree Only	2,537	17.8%	20,392	18.7%	58,329	20.5%
Graduate Degree	1,429	10.0%	10,258	9.4%	32,846	11.5%

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S Alma School Rd & US-60 & Mesa, AZ 85210		1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2019)							
1 Detached Unit		3,126	39.8%	32,536	58.5%	88,967	60.8%
1 Attached Unit		495	6.3%	3,606	6.5%	10,623	7.3%
2 to 4 Units		883	11.2%	6,238	11.2%	13,988	9.6%
5 to 9 Units		1,127	14.4%	4,880	8.8%	12,126	8.3%
10 to 19 Units		1,789	22.8%	6,863	12.3%	16,247	11.1%
20 to 49 Units		826	10.5%	3,260	5.9%	8,669	5.9%
50 or More Units		1,397	17.8%	5,372	9.7%	13,215	9.0%
Mobile Home or Trailer		50	0.6%	1,682	3.0%	4,861	3.3%
Other Structure		3	-	75	0.1%	219	0.1%
Homes Built By Year (2019)							
Homes Built 2010 or later		393	5.0%	2,435	4.4%	7,020	4.8%
Homes Built 2000 to 2009		553	7.0%	4,533	8.2%	15,297	10.5%
Homes Built 1990 to 1999		1,228	15.6%	7,495	13.5%	26,990	18.5%
Homes Built 1980 to 1989		3,414	43.5%	16,722	30.1%	44,063	30.1%
Homes Built 1970 to 1979		3,438	43.8%	22,187	39.9%	46,420	31.7%
Homes Built 1960 to 1969		472	6.0%	6,218	11.2%	18,183	12.4%
Homes Built 1950 to 1959		99	1.3%	3,329	6.0%	7,707	5.3%
Homes Built Before 1949		100	1.3%	1,593	2.9%	3,236	2.2%
Home Values (2019)							
Home Values \$1,000,000 or More		10	0.4%	107	0.4%	340	0.5%
Home Values \$500,000 to \$999,999		112	4.2%	1,164	4.3%	4,013	5.3%
Home Values \$400,000 to \$499,999		103	3.9%	1,231	4.5%	4,410	5.9%
Home Values \$300,000 to \$399,999		238	8.9%	3,497	12.8%	12,505	16.6%
Home Values \$200,000 to \$299,999		1,079	40.4%	10,746	39.4%	28,644	38.1%
Home Values \$150,000 to \$199,999		682	25.5%	6,125	22.5%	16,027	21.3%
Home Values \$100,000 to \$149,999		379	14.2%	3,312	12.2%	7,748	10.3%
Home Values \$70,000 to \$99,999		176	6.6%	1,287	4.7%	2,620	3.5%
Home Values \$50,000 to \$69,999		55	2.0%	466	1.7%	971	1.3%
Home Values \$25,000 to \$49,999		63	2.4%	420	1.5%	924	1.2%
Home Values Under \$25,000		45	1.7%	1,172	4.3%	2,921	3.9%
Owner-Occupied Median Home Value		\$202,453		\$215,568		\$233,693	
Renter-Occupied Median Rent		\$810		\$838		\$889	
Transportation To Work (2019)							
Drive to Work Alone		8,282	76.4%	61,690	75.4%	163,471	75.3%
Drive to Work in Carpool		1,172	10.8%	10,147	12.4%	25,112	11.6%
Travel to Work by Public Transportation		414	3.8%	2,598	3.2%	6,940	3.2%
Drive to Work on Motorcycle		30	0.3%	412	0.5%	1,057	0.5%
Walk or Bicycle to Work		453	4.2%	2,696	3.3%	8,653	4.0%
Other Means		187	1.7%	861	1.1%	2,155	1.0%
Work at Home		304	2.8%	3,378	4.1%	9,639	4.4%
Travel Time (2019)							
Travel to Work in 14 Minutes or Less		2,876	26.5%	19,697	24.1%	54,412	25.1%
Travel to Work in 15 to 29 Minutes		5,842	53.9%	39,609	48.4%	105,166	48.5%
Travel to Work in 30 to 59 Minutes		2,799	25.8%	22,075	27.0%	57,116	26.3%
Travel to Work in 60 Minutes or More		681	6.3%	4,235	5.2%	10,704	4.9%
Average Minutes Travel to Work		20.7		21.4		21.1	

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