



PROPERTY FOR SALE/LEASE

11,801 SF BLDG/1 ACRE PAD

856 S Alma School Rd Mesa, AZ 85210

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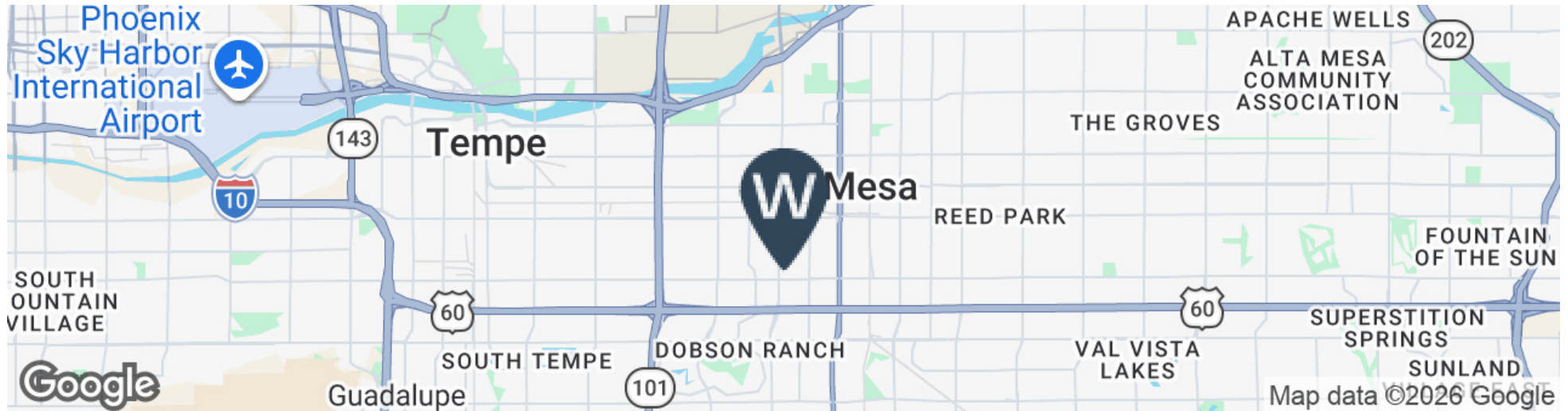
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856 S ALMA SCHOOL RD

Mesa, AZ 85210



LOCATION DESCRIPTION

SWC Alma School Rd & 8th Ave
Just South of US 60 with 258,276 ADT

PROPERTY HIGHLIGHTS

- 11,801 SF SINGLE TENANT BUILDING FOR LEASE OR SALE / 1 ACRE PAD
- Just South of Southern Ave/US 60 with 258,276 ADT
- C-2 Zoning
- Population over 400,000 in 5 miles & over 163,000 in 3 miles
- Average Income nearly \$98,000 in 5 miles & over \$87,000 in 3 miles
- Hispanic population 41.2% in 5 miles & 39.1% in 3 miles (2025)

AREA CO-TENANTS



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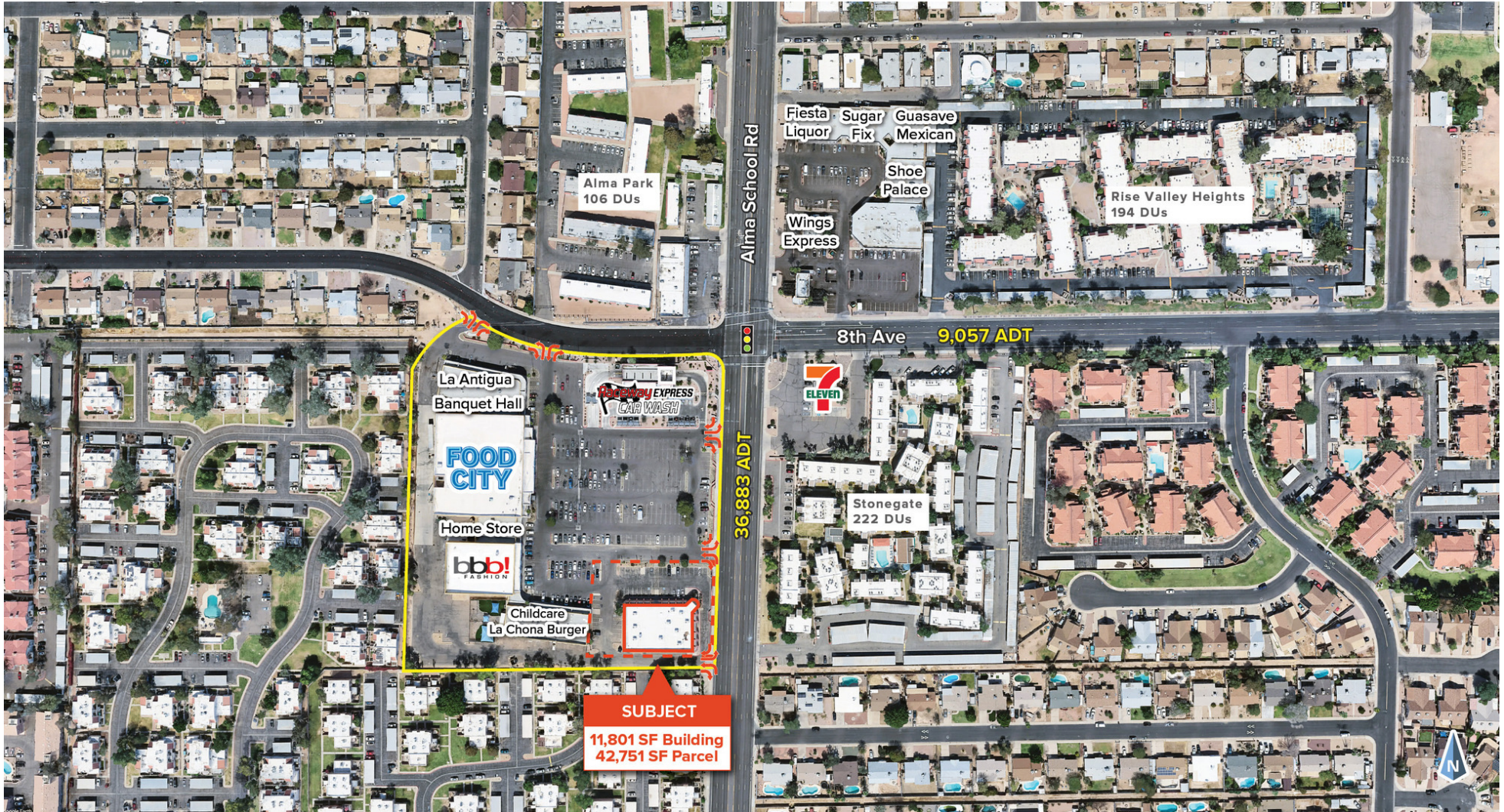
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	24,535	163,692	402,708
Median Age	31.90	33.70	33.20



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$54,139	\$65,711	\$75,462
Average	\$65,646	\$87,509	\$97,665



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	760	6,733	15,356
Employees	8,622	89,765	212,911
Daytime Population	21,701	177,604	440,168



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	32.2%	41.8%	46.6%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	54.4%	57.7%	63.2%
Services	22.8%	21.0%	18.2%
Blue Collar	22.8%	21.3%	18.6%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	10,380	66,975	161,241
Median Home Value	\$267,222	\$403,513	\$433,031

* 2025 Demographic data derived from ESRI

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