

FIESTA PALMS



SEC

ALMA SCHOOL RD & BASELINE RD

MESA, AZ 85210 | 2035 SOUTH ALMA SCHOOL ROAD



property highlights

AVAILABLE ±12,858 SF / ±3,157 SF / ±1,623 SF / ±1,586 SF

PRICING Call for Rates

LOCATION HIGHLIGHTS

- » Situated on the hard corner of two of Mesa's most heavily traveled thoroughfares: Alma School Rd & Baseline Rd.
- » Frontage and monument signage opportunities along Alma School Rd & Baseline Rd.
- » Surrounded by national retailers, restaurants, and service providers, including Walmart, Fry's Food & Drug, Home Depot, and Fiesta Mall redevelopment area.
- » Strong population with over 145,000 residents within a 3-mile radius.
- » One of the highest trafficked intersections in Mesa.
- » Convenient surface parking with four (4) points of ingress/egress.

TRAFFIC COUNTS

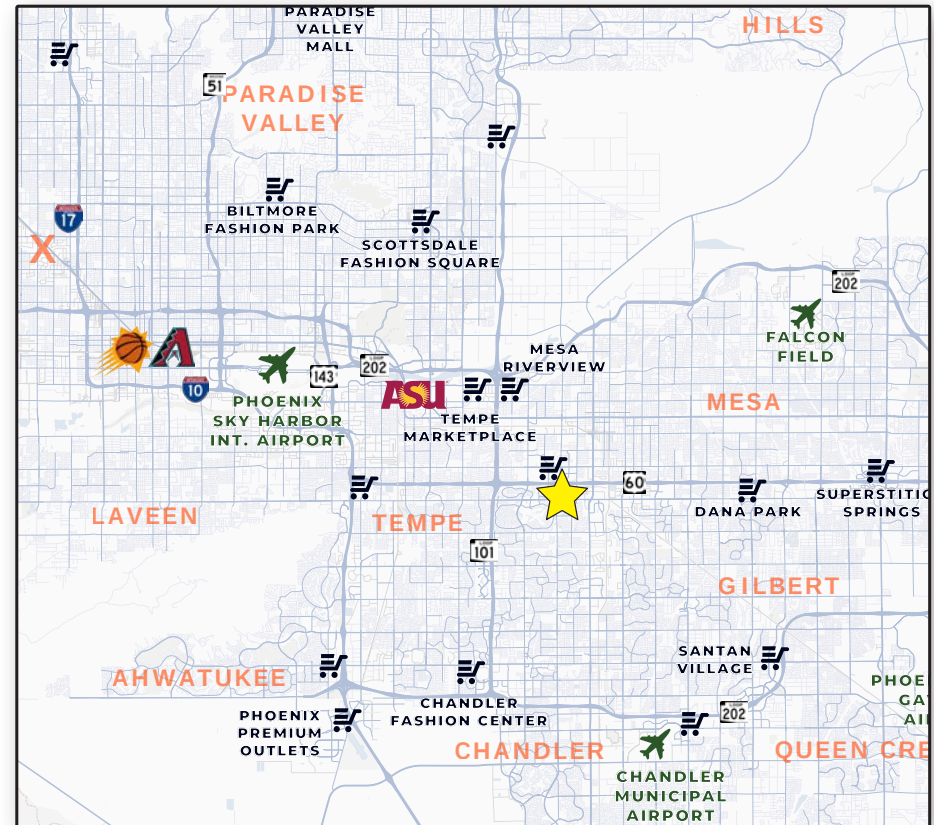
Alma School Rd

N ±41,803 VPD (NB & SB)
S ±35,491 VPD (NB & SB)

ADOT 2025

Baseline Rd

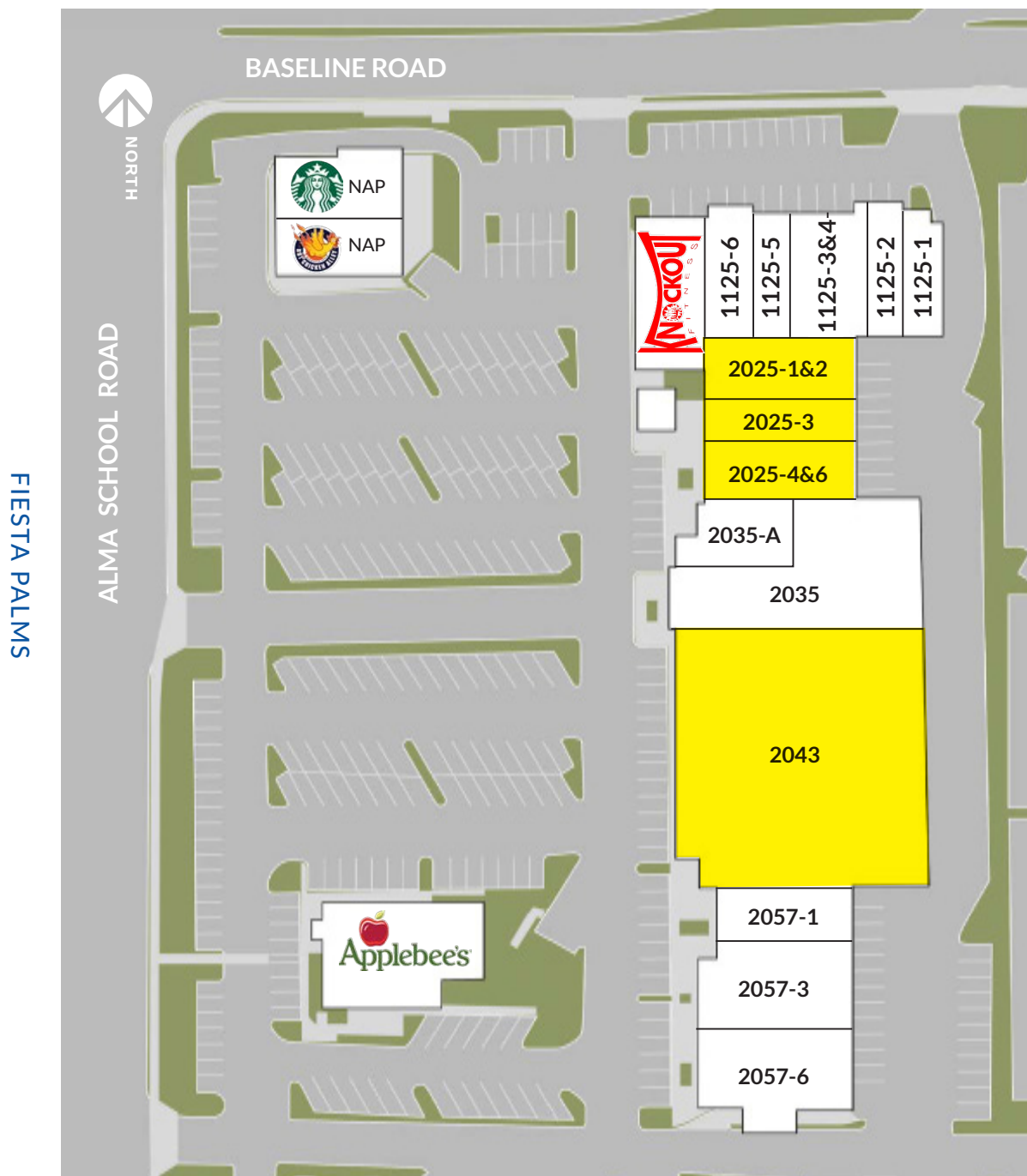
E ±26,562 VPD (EB & WB)
W ±25,352 VPD (EB & WB)



NEARBY TENANTS



site plan

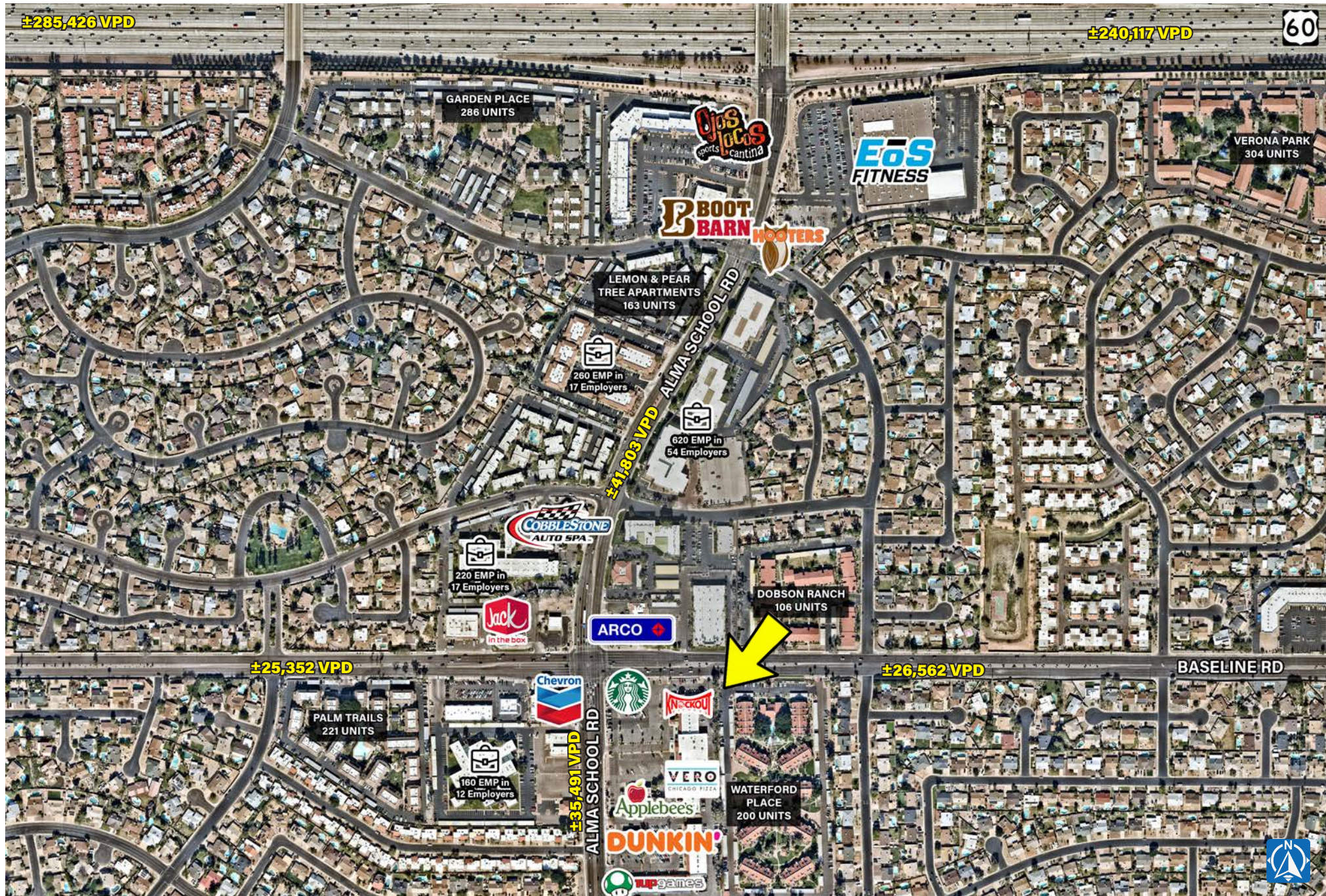


SUITE	TENANT	SF
PAD	Applebee's	
1125-1	Dragon Express	1,520
1125-2	Sunshine Day Spa	1,200
1125-3-4	Nail Salon	2,400
1125-5	Magic Vapor	900
1125-6	Knockout Fitness	3,303
1125-7	Knockout Fitness	
2025-1&2*	AVAILABLE	1,586
2025-3*	AVAILABLE	1,623
2025-4&6*	AVAILABLE	3,157
2035-A	Sunny's Hair & Wig	2,238
2035	Desi Rasoi	9,710
2043	AVAILABLE	12,858 - 22,568
2057-1	Baby Bargains**	3,045
2057-3	Vero Pizza	2,776
2057-6	Black Tie Cleaners	2,097

*Contiguous to 6,366 SF **Tenant MTM - Available

zoom aerial

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demographics

2025 ESRI

2025 DAYTIME POPULATION



TOTAL

WORKERS

RESIDENTS

1 MILE	19,073	12,655	6,418
3 MILE	167,263	102,474	64,789
5 MILE	428,038	235,574	192,464

2025 HOUSEHOLD INCOMES



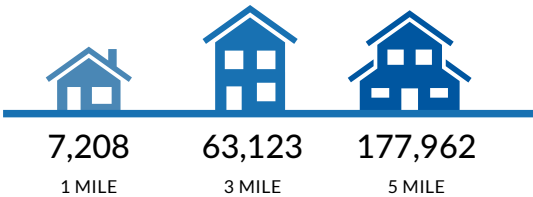
MEDIAN

AVERAGE

PER CAPITA

1 MILE	\$81,764	\$105,005	\$45,494
3 MILE	\$75,788	\$97,418	\$39,783
5 MILE	\$78,724	\$102,995	\$40,956

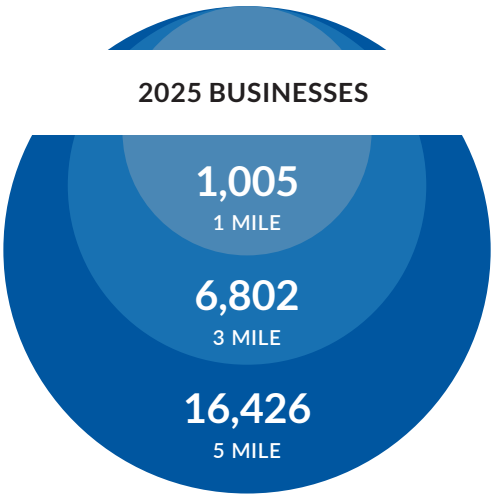
2025 HOUSING UNITS



OWNER OCCUPIED



2025 BUSINESSES



2025 POPULATION

1 MILE	16,176
3 MILE	147,402
5 MILE	422,876

2025 HOUSEHOLDS

1 MILE	6,968
3 MILE	59,765
5 MILE	167,347

2030 POPULATION

1 MILE	15,935
3 MILE	151,126
5 MILE	433,854

2030 HOUSEHOLDS

1 MILE	6,952
3 MILE	62,185
5 MILE	174,634

FIESTA PALMS



exclusively listed by

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