



FOR LEASE | RETAIL

OLIVE TREE PLAZA

535 E Southern Ave , Mesa, AZ 85204

Dave Collins VP, Associate Broker | 480.610.2400 | dave@coberealestate.com



coberealestate.com

FOR LEASE | RETAIL

Olive Tree Plaza

535 E Southern Ave , Mesa, AZ 85204



PROPERTY SUMMARY

Available SF:	600 - 2,000 SF
Lease Rate:	\$7.50 SF/yr (NNN)
Lot Size:	2.03 Acres
Building Size:	16,000 SF
Zoning:	NC- Neighborhood Commercial
Cross Streets:	Southern Ave & Mesa Drive

LOCATION OVERVIEW

±16,800 SF Neighborhood Retail Center located on Southern Ave, just east of Mesa Drive. Highly Visible Location with 22,739 VPD and Monument Signage along Southern Ave. Less than a mile from US-60 and AZ-87/ Country Club

PROPERTY HIGHLIGHTS

- ±600 - 2000 SF of Retail/Office Space Available
- ± 16,800 SF Neighborhood Retail Center
- High Traffic Location with 22,739 VPD on Southern Ave
- Parking Ratio of 7.50/1,000 SF
- Surround by Established Residential, Population of 20,892 within 1 mile.

Dave Collins, VP, Associate Broker | P: 480.610.2400 | C: 480.415.0055 | dave@coberealestate.com

www.coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

FOR LEASE | RETAIL

Olive Tree Plaza

535 E Southern Ave , Mesa, AZ 85204



Dave Collins, VP, Associate Broker | P: 480.610.2400 | C: 480.415.0055 | dave@coberealestate.com

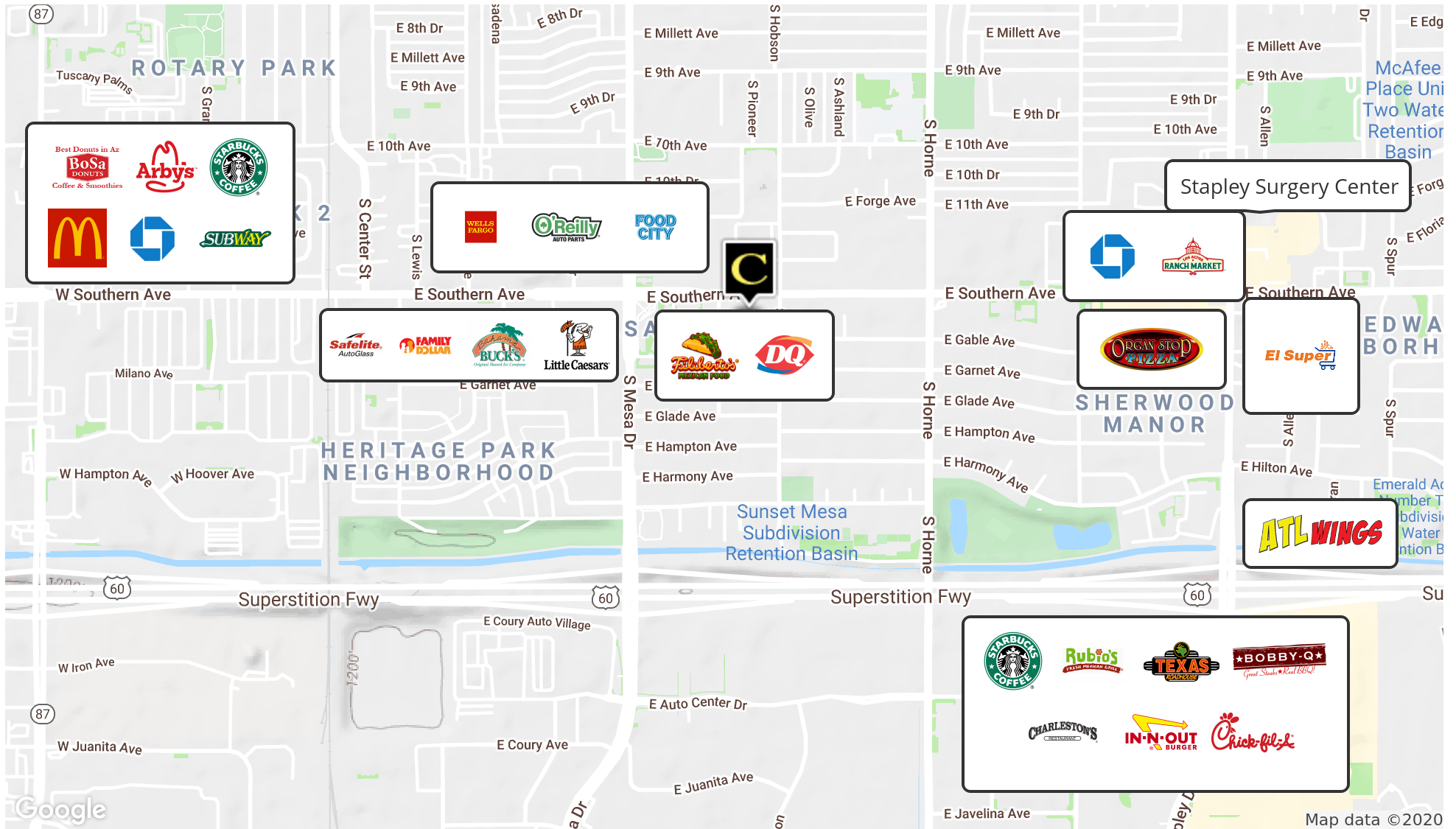
www.coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

FOR LEASE | RETAIL

Olive Tree Plaza

535 E Southern Ave , Mesa, AZ 85204



Dave Collins, VP, Associate Broker | P: 480.610.2400 | C: 480.415.0055 | dave@coberealestate.com

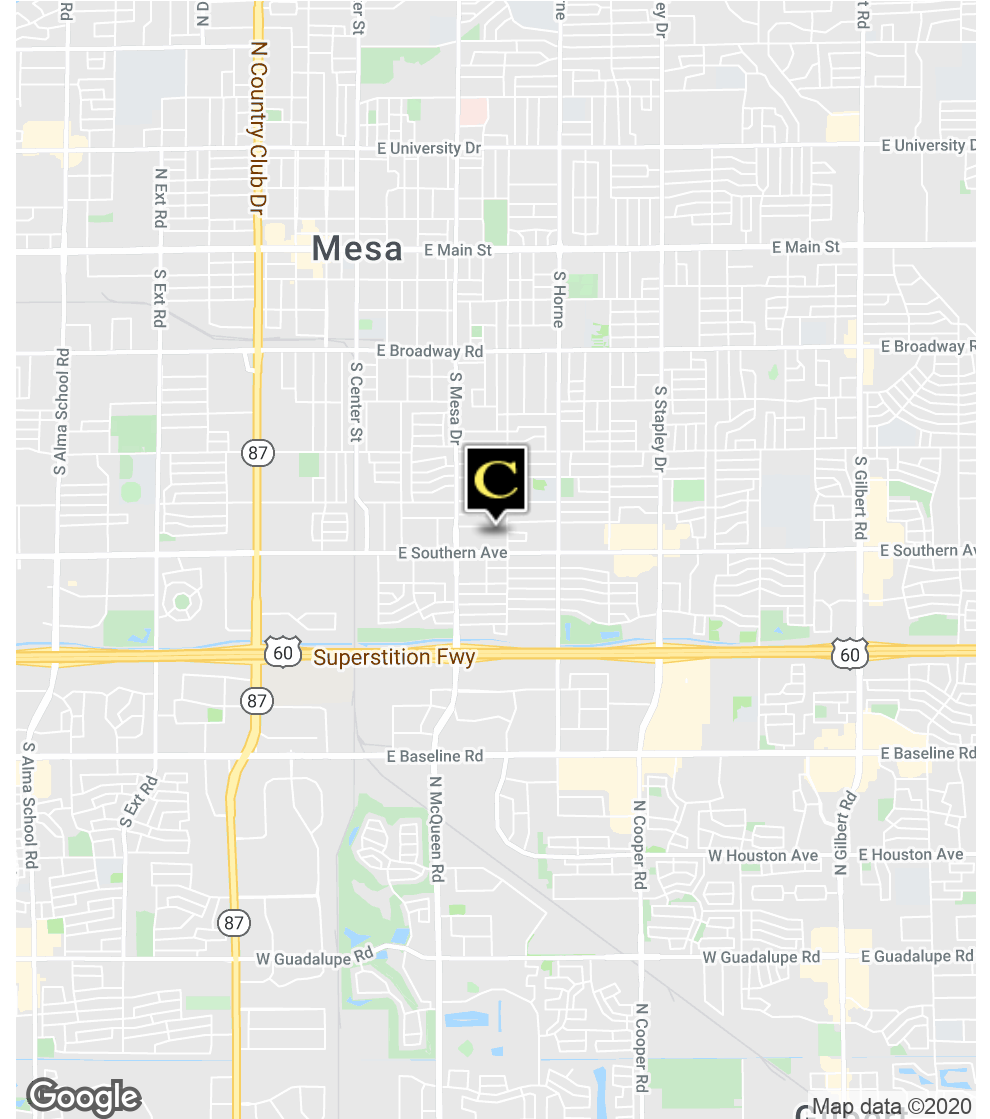
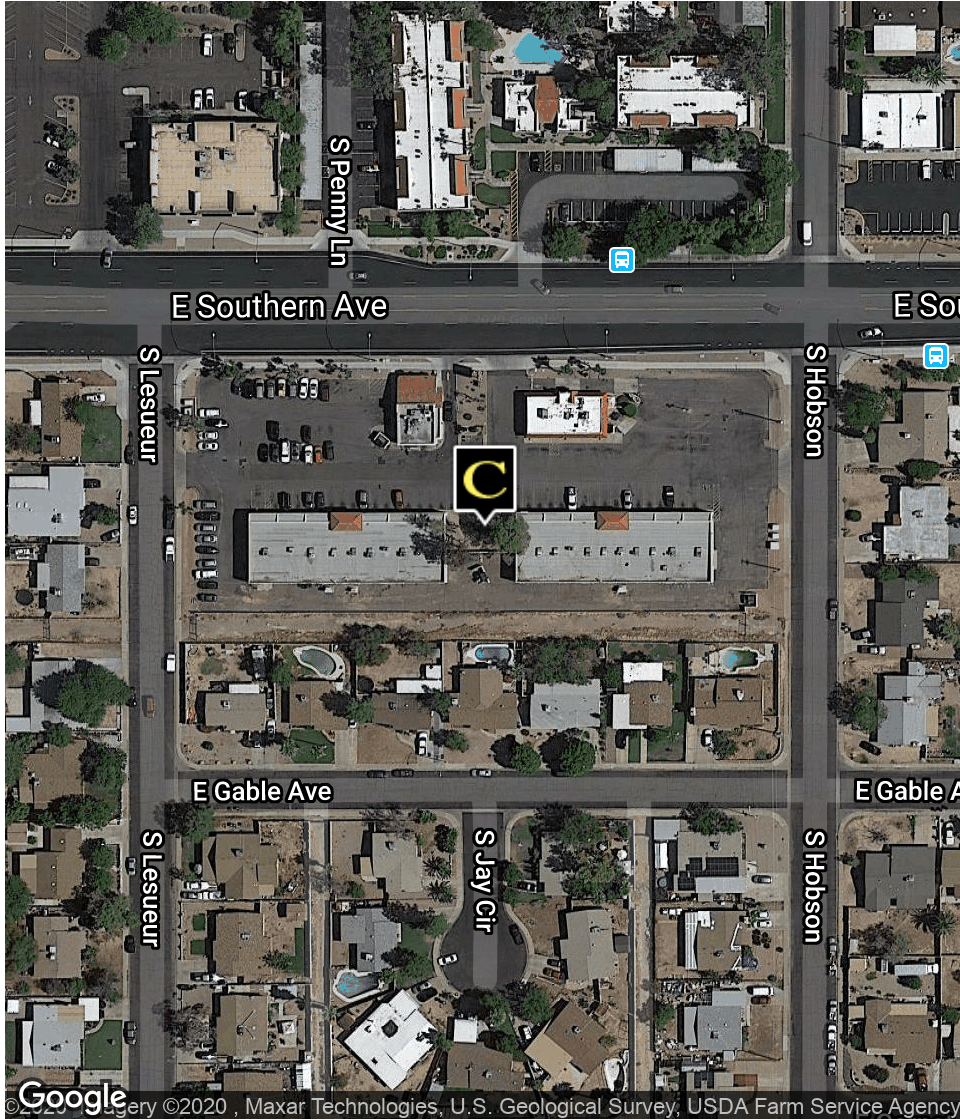
www.coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

FOR LEASE | RETAIL

Olive Tree Plaza

535 E Southern Ave , Mesa, AZ 85204



Dave Collins, VP, Associate Broker | P: 480.610.2400 | C: 480.415.0055 | dave@coberealestate.com

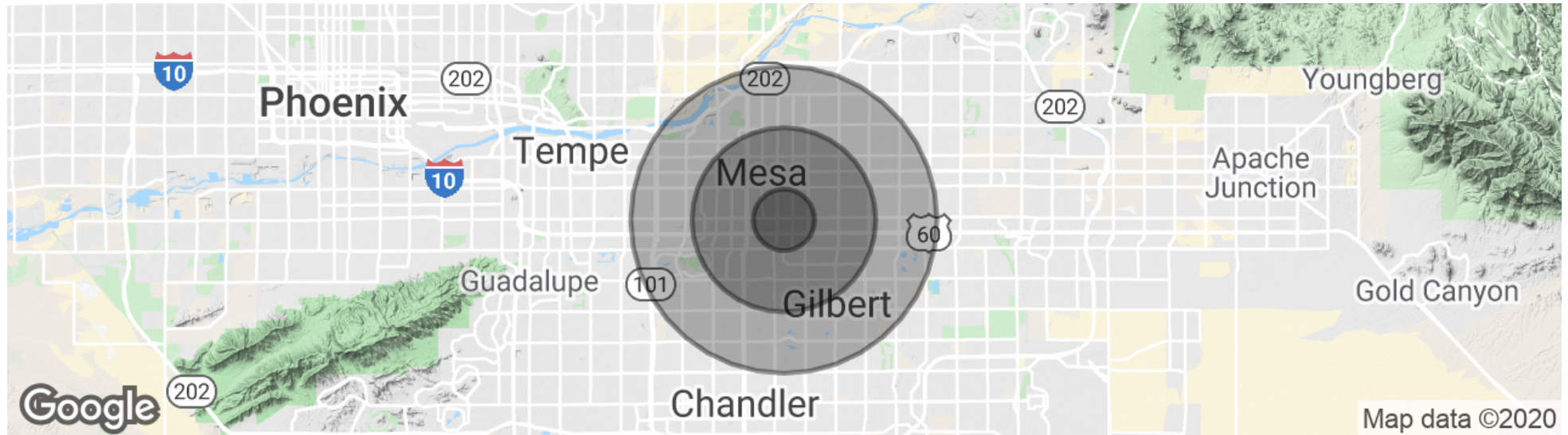
www.coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

FOR LEASE | RETAIL

Olive Tree Plaza

535 E Southern Ave , Mesa, AZ 85204



POPULATION

Total Population

Median age

Median age (Male)

Median age (Female)

1 MILE

17,846

26.5

26.9

25.9

3 MILES

149,813

29.3

28.3

30.4

5 MILES

387,059

32.3

31.3

33.5

HOUSEHOLDS & INCOME

Total households

of persons per HH

Average HH income

Average house value

1 MILE

5,061

3.5

\$46,273

\$171,055

3 MILES

50,989

2.9

\$55,806

\$210,298

5 MILES

142,488

2.7

\$62,779

\$219,660

* Demographic data derived from 2010 US Census

Dave Collins, VP, Associate Broker | P: 480.610.2400 | C: 480.415.0055 | dave@coberealestate.com

www.coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.