



Mesa Drive - 33,572 VPD

acceptance metro
 auto insurance by F-Mobile

BUCK'S Cash America SUPER PAWN COIN LESS
 LAUNDRY

LIBERTY TAX YOU DO LIFE. WE DO TAXES.

FAMILY DOLLAR my family, my family dollar

APPLIANCE PARTS

AMERICA'S PREMIER Safelite AutoGlass

FARMERS INSURANCE

ARCO

JACK IN THE BOX

Domino's

E Southern Ave - 23,550 VPD

CUBE SMART storage + logistics

PASADENA PLAZA FOR LEASE

255 E Southern Ave | Mesa, AZ 85210

For More Information Contact

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PROPERTY OVERVIEW

Available

Suite 5*	1,332 SF	\$12.00 NNN Roll-up Door
Suite 6*	2,764 SF	\$8.00 NNN
Suite 7*	2,213 SF	\$10.00 NNN Roll-up Door

*Contiguous to 6,309 SF

Parking 3/1,000 SF

Year Built 1986

Zoning L-1

- Anchored by Family Dollar and Safelite Auto Glass
- Excellent visibility from Southern Ave
- Aggressive rental rates
- Located in a dense populated area - 158,432 people within a 3 mile radius
- Retail/Industrial space for lease, located one half mile north of US-60



SITE PLAN

255 E
SOUTHERN AVE



AERIAL

255 E
SOUTHERN AVE





POPULATION

	1 MILE	3 MILES	5 MILES
2019 Total Population:	20,341	179,152	438,404
2024 Population:	21,870	193,162	472,964
Pop Growth 2019-2024:	7.52%	7.82%	7.88%
Average Age:	31.10	33.80	35.50

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
2019 Total Households:	5,721	64,837	162,802
HH Growth 2019-2024:	7.52%	8.03%	7.82%
Median Home Value:	\$139,577	\$182,270	\$215,139
2019 Avg Household Income:	\$48,285	\$57,129	\$70,175

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

MESA OVERVIEW

With a population of more than 500,000, Mesa, Arizona is the 35th largest city in the United States and second largest in the Phoenix-Mesa metro area and is larger than Miami, Minneapolis, Atlanta and St. Louis. Mesa encompasses 138 square miles (357 square kilometers) inside a 21-city region that has a population of 4.8 million people, and is projected to grow to 6 million by 2030.

Mesa is a city on the move with an abundance of freeways, highways and state routes strategically located along commerce corridors and current and future population centers. The 101 runs along Mesa's west border and the Loop 202 circles the interior of Mesa. US 60 and SR 87 intersect in Mesa and minutes away are Interstates 10, 17 and 8, plus state routes 51, 74, 85 and 88 linking Mesa to other Arizona markets, California and Mexico.

Mesa has two airports, Falcon Field Airport and Phoenix-Mesa Gateway Airport, and is minutes from Phoenix Sky Harbor International Airport.

Leading employers like Boeing and Banner Medical Centers benefit from Mesa's well-educated workforce, more than 35% of which have an associate's degree or higher. From January 2006 to May 2016 the labor force in the Phoenix-Mesa MSA has increased by 12.2% and currently has more than 2,215,500 workers.

500,000

Half a million people live in Mesa, Arizona.

35TH

largest city in the U.S. Larger than Miami, Minneapolis, and Atlanta

2ND

largest city in Phoenix-Mesa metro. 3rd largest in Arizona.

1.4M

Half a million people live in Mesa, Arizona.



AVAILABLE FOR LEASE

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