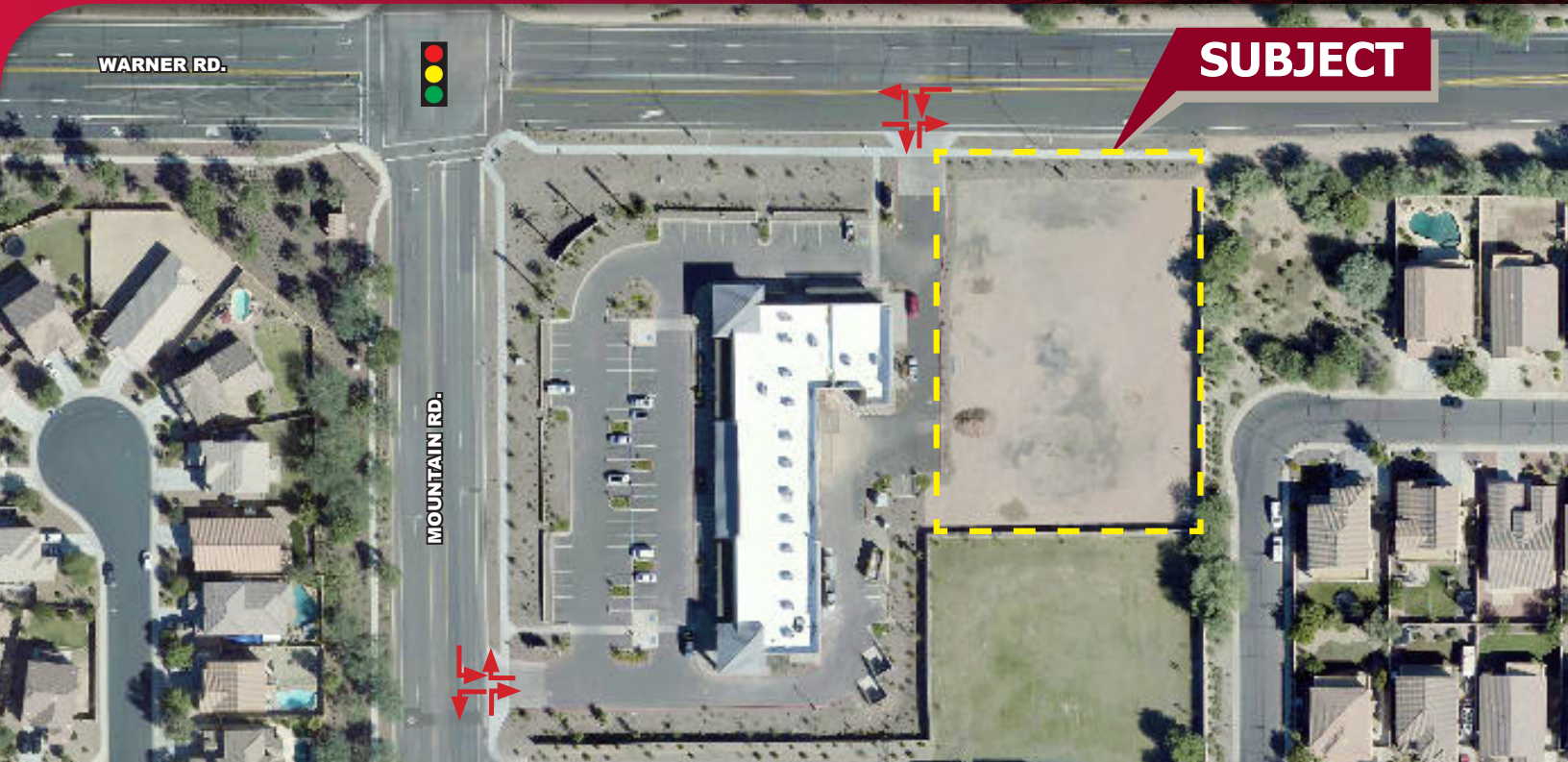


FOR SALE | BUILD TO SUIT | LAND LEASE
BELLA VIA VILLAGE SHOPS BUILD TO SUIT
 SEC OF MOUNTAIN & WARNER ROADS
 4425 SOUTH MOUNTAIN ROAD, MESA, ARIZONA 85212



OVERVIEW

LAND SF: 51,009
 PRICE: \$700,000 (\$13.72/SF)
 TARGET USES: Daycare/Veterinarian/School

FEATURES

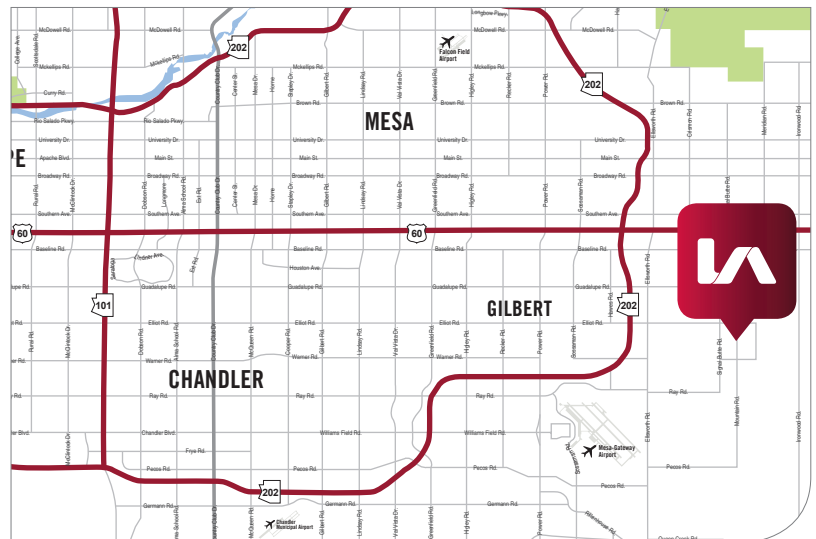
- Adjacent to ±18,000 SF, 100% Leased Neighborhood Strip Center
- Able to Deliver Shell, Turn Key or Land Sale
- LC Zoning, City of Mesa
- Brand New Apple Data Center Less than 1-mile away
- 5 Schools Within a 1-Mile Trade Area
- Immediately East of Eastmark - A 3,200 Acre Residential Development
- 51,009 Land SF (1.17 Acres)

DEMOGRAPHICS

| | 1 Mile Radius | 3 Mile Radius | 10 Min. Drive |
|---------------------|---------------|---------------|---------------|
| Population | 11,474 | 61,117 | 61,117 |
| Avg. Household Inc. | \$102,807 | \$100,948 | \$100,948 |
| No. of Households | 3,324 | 20,330 | 20,330 |

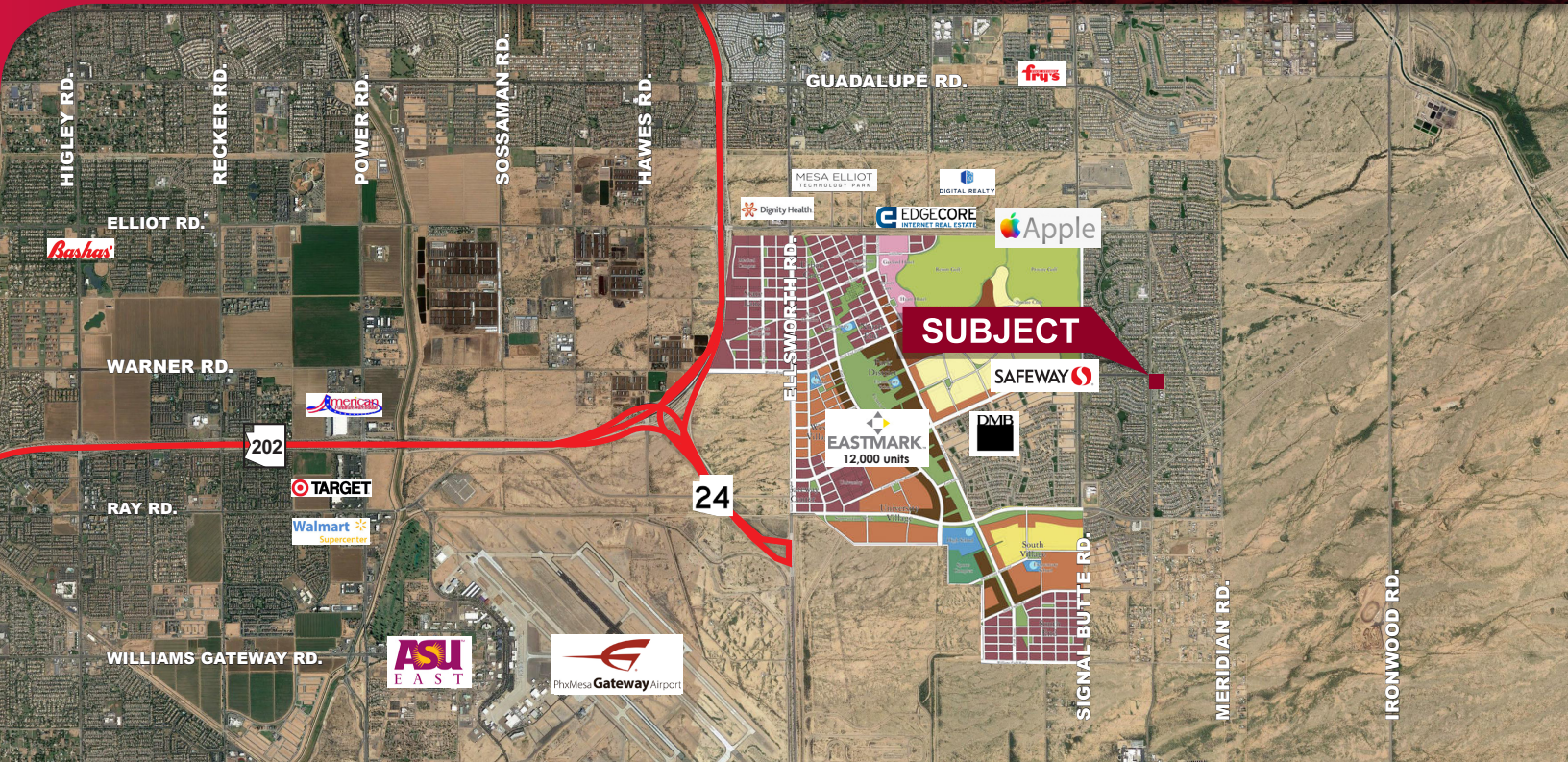
Sean M. Bishop, CCIM
 sbishop@learizona.com
 D 602.954.3774

John A. Esslinger
 jesslinger@learizona.com
 D 602.385.3797



FOR SALE | BUILD TO SUIT | LAND LEASE
BELLA VIA VILLAGE SHOPS BUILD TO SUIT
SEC OF MOUNTAIN & WARNER ROADS
4425 SOUTH MOUNTAIN ROAD, MESA, ARIZONA 85212

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



100% OCCUPIED RETAIL CENTER

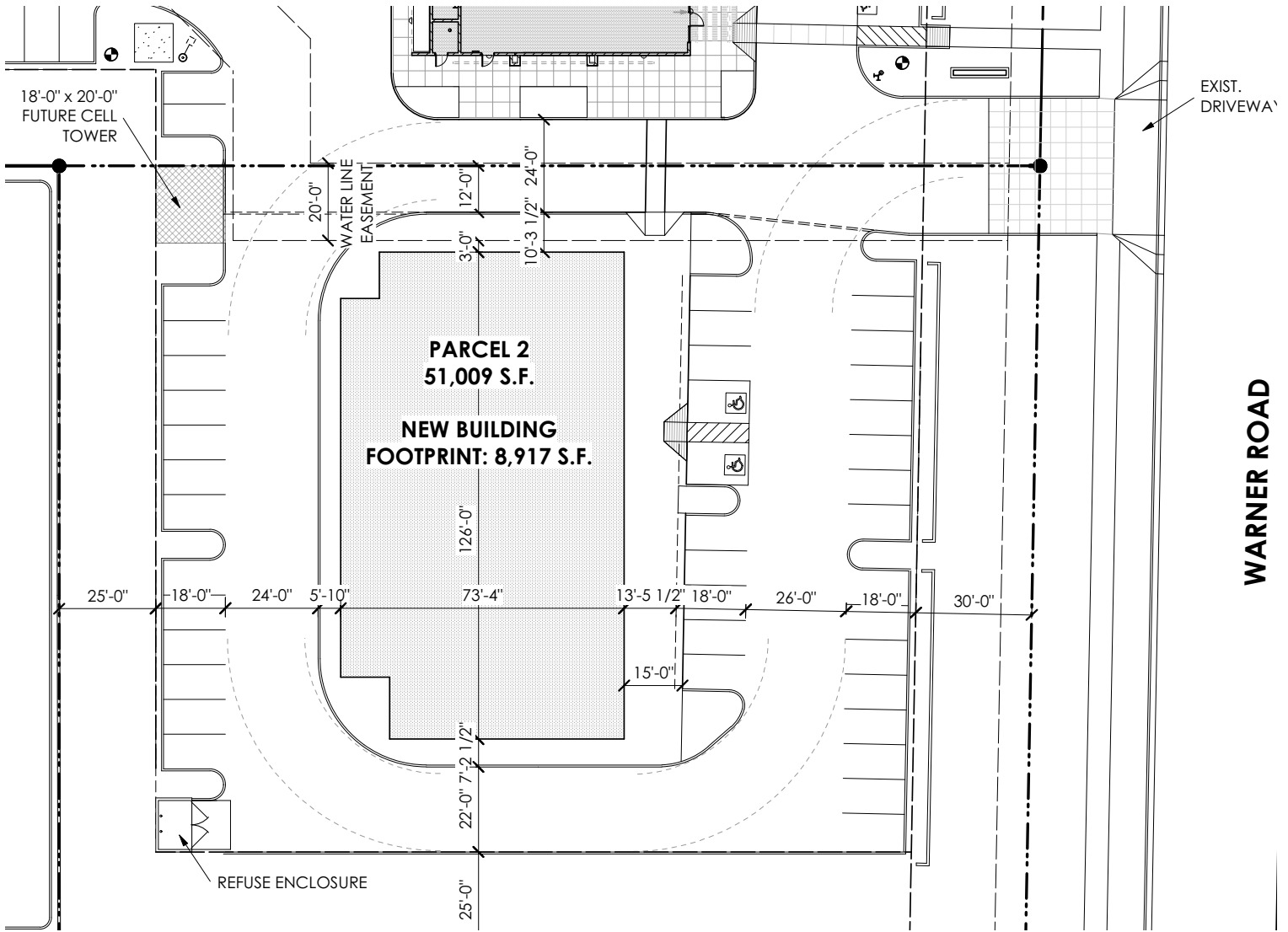


3200 East Camelback Road, Suite 100 | Phoenix, Arizona 85018 | 602-956-7777 | www.learizona.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE | BUILD TO SUIT | LAND LEASE
BELLA VIA VILLAGE SHOPS BUILD TO SUIT
 SEC OF MOUNTAIN & WARNER ROADS
 4425 SOUTH MOUNTAIN ROAD, MESA, ARIZONA 85212



Sean M. Bishop, CCIM
 sbishop@leearizona.com
 D 602.954.3774

John A. Esslinger
 jesslinger@leearizona.com
 D 602.385.3797