



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

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PREMIER PAD AVAILABLE

Southwest Corner of Southern Avenue and Alma School Road

Mesa, Arizona



◆ BUILD-TO-SUIT OR GROUND LEASE

Property Highlights

- ±49,745 SF Redevelopment opportunity
- Corner of 2nd busiest intersection in Mesa
- 1 mile from Mesa Community College, Arizona's largest with 22,000 Students and Banner Regional Hospital
- 1 Mile off US 60 interchange
- Join In-N-Out, Longhorn Steakhouse, Olive Garden, Dutch Bros, and many more

Traffic Counts

Southern Avenue	29,767 CPD
Alma School Road	35,871 CPD
Total	65,638 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	29,123	175,860	434,375
Estimated Households	12,158	68,783	167,272
Med Household Income	\$43,816	\$53,287	\$59,511
Daytime Population	9,343	75,882	187,949

Source: SitesUSA

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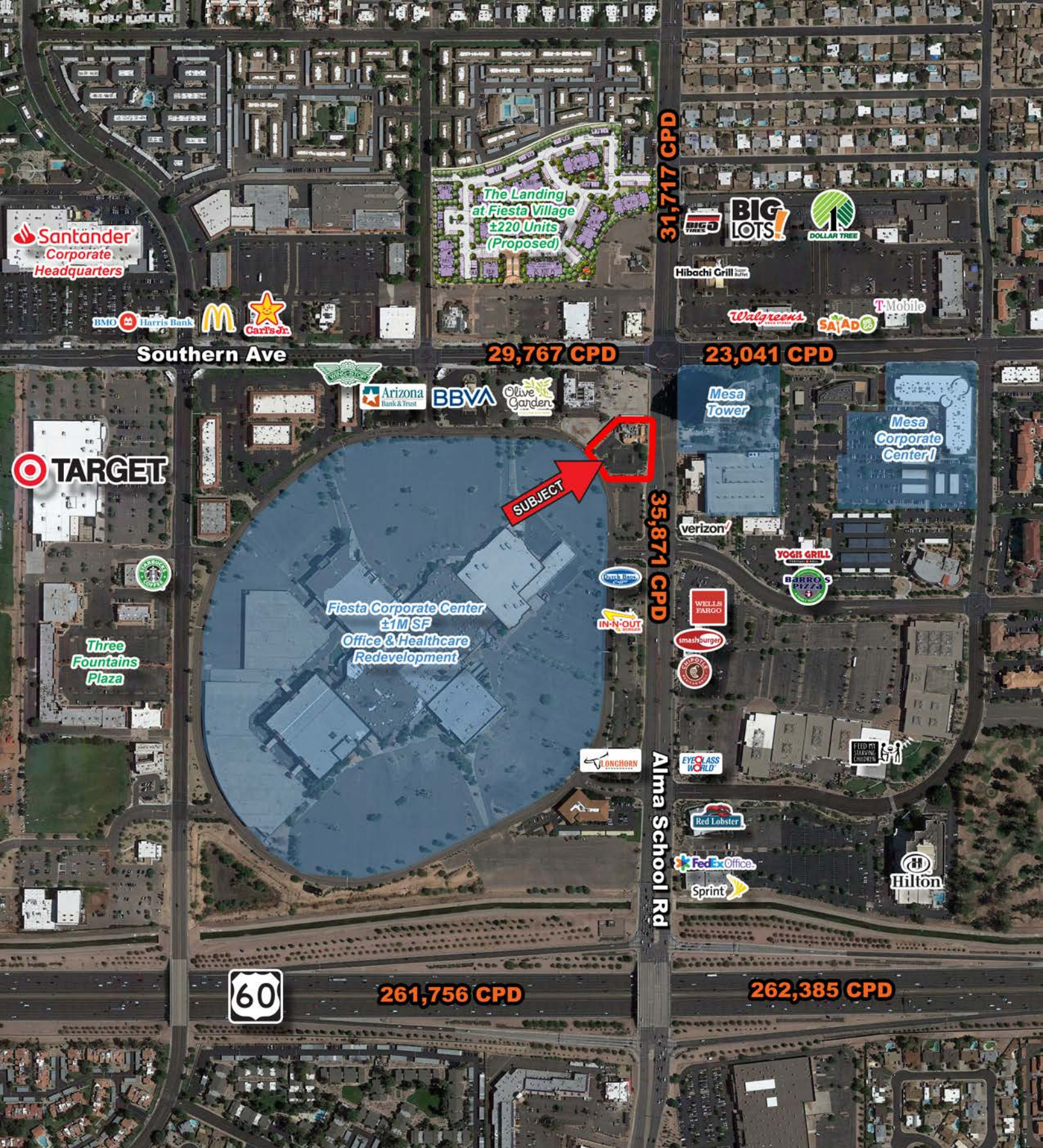
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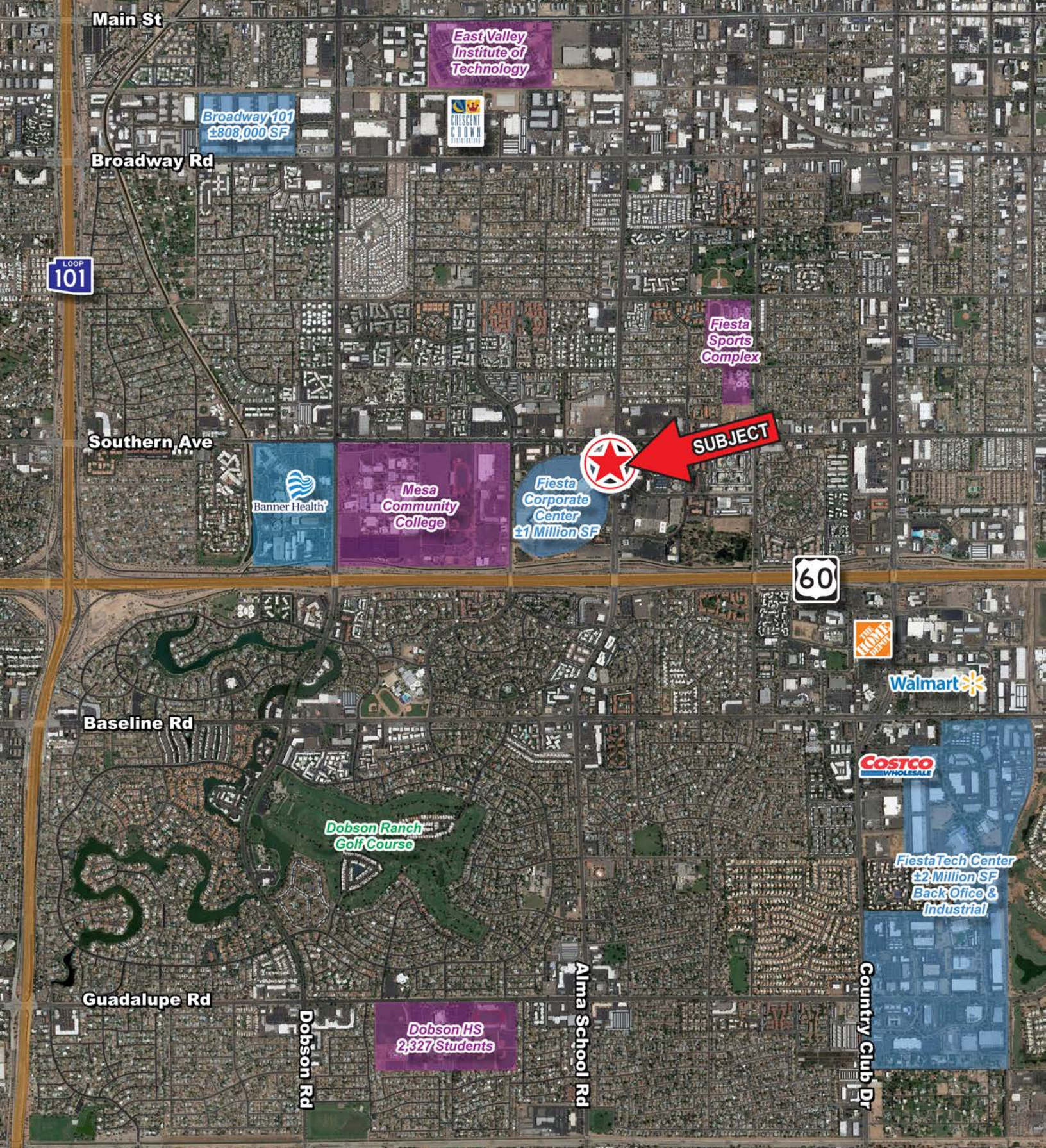
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EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3932/-111.8573

RF5

S Alma School Rd & W Southern Ave

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2020)	29,123	175,860	434,375
Projected Population (2025)	31,853	192,711	472,907
Census Population (2010)	24,258	151,145	380,940
Census Population (2000)	24,082	159,561	391,141
Projected Annual Growth (2020 to 2025)	2,730 1.9%	16,851 1.9%	38,532 1.8%
Historical Annual Growth (2010 to 2020)	4,865 2.0%	24,715 1.6%	53,435 1.4%
Historical Annual Growth (2000 to 2010)	176 -	-8,416 -0.5%	-10,201 -0.3%
Estimated Population Density (2020)	9,275 psm	6,223 psm	5,533 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2020)	12,158	68,783	167,272
Projected Households (2025)	12,786	72,305	175,119
Census Households (2010)	9,959	58,212	143,601
Census Households (2000)	10,179	59,914	144,189
Estimated Households with Children (2020)	3,633 29.9%	20,522 29.8%	49,046 29.3%
Estimated Average Household Size (2020)	2.39	2.53	2.53
Average Household Income			
Estimated Average Household Income (2020)	\$50,747	\$63,176	\$70,905
Projected Average Household Income (2025)	\$55,176	\$69,301	\$78,672
Estimated Average Family Income (2020)	\$61,596	\$75,219	\$86,450
Median Household Income			
Estimated Median Household Income (2020)	\$43,816	\$53,287	\$59,511
Projected Median Household Income (2025)	\$51,764	\$62,500	\$69,785
Estimated Median Family Income (2020)	\$52,257	\$64,477	\$73,828
Per Capita Income			
Estimated Per Capita Income (2020)	\$21,205	\$24,822	\$27,462
Projected Per Capita Income (2025)	\$22,167	\$26,104	\$29,278
Estimated Per Capita Income 5 Year Growth	\$961 4.5%	\$1,282 5.2%	\$1,815 6.6%
Estimated Average Household Net Worth (2020)	\$346,497	\$479,813	\$586,926
Daytime Demos (2020)			
Total Businesses	941	7,924	17,397
Total Employees	9,343	75,882	187,949
Company Headquarter Businesses	5 0.6%	48 0.6%	92 0.5%
Company Headquarter Employees	230 2.5%	5,057 6.7%	19,587 10.4%
Employee Population per Business	9.9	9.6	10.8
Residential Population per Business	30.9	22.2	25.0

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Race & Ethnicity						
White (2020)	16,209	55.7%	112,110	63.7%	290,743	66.9%
Black or African American (2020)	2,752	9.5%	11,622	6.6%	26,960	6.2%
American Indian or Alaska Native (2020)	1,448	5.0%	5,706	3.2%	11,796	2.7%
Asian (2020)	1,085	3.7%	6,402	3.6%	20,290	4.7%
Hawaiian or Pacific Islander (2020)	147	0.5%	853	0.5%	1,823	0.4%
Other Race (2020)	6,004	20.6%	31,300	17.8%	63,176	14.5%
Two or More Races (2020)	1,478	5.1%	7,868	4.5%	19,587	4.5%
Not Hispanic or Latino Population (2020)	17,736	60.9%	108,944	61.9%	292,580	67.4%
Hispanic or Latino Population (2020)	11,387	39.1%	66,916	38.1%	141,795	32.6%
Not Hispanic or Latino Population (2025)	19,275	60.5%	118,234	61.4%	315,225	66.7%
Hispanic or Latino Population (2025)	12,579	39.5%	74,476	38.6%	157,682	33.3%
Not Hispanic or Latino Population (2010)	14,596	60.2%	94,455	62.5%	263,366	69.1%
Hispanic or Latino Population (2010)	9,662	39.8%	56,690	37.5%	117,574	30.9%
Not Hispanic or Latino Population (2000)	17,693	73.5%	113,398	71.1%	300,175	76.7%
Hispanic or Latino Population (2000)	6,388	26.5%	46,163	28.9%	90,966	23.3%
Projected Hispanic Annual Growth (2020 to 2025)	1,192	2.1%	7,561	2.3%	15,887	2.2%
Historic Hispanic Annual Growth (2000 to 2020)	4,999	3.9%	20,753	2.2%	50,829	2.8%
Age Distribution (2020)						
Age Under 5	2,217	7.6%	11,908	6.8%	27,256	6.3%
Age 5 to 9 Years	1,887	6.5%	11,179	6.4%	26,372	6.1%
Age 10 to 14 Years	1,809	6.2%	11,190	6.4%	26,842	6.2%
Age 15 to 19 Years	2,024	6.9%	11,767	6.7%	33,075	7.6%
Age 20 to 24 Years	2,969	10.2%	15,830	9.0%	42,431	9.8%
Age 25 to 29 Years	3,248	11.2%	16,715	9.5%	40,065	9.2%
Age 30 to 34 Years	2,494	8.6%	13,943	7.9%	33,164	7.6%
Age 35 to 39 Years	2,007	6.9%	11,660	6.6%	28,209	6.5%
Age 40 to 44 Years	1,705	5.9%	10,436	5.9%	25,236	5.8%
Age 45 to 49 Years	1,686	5.8%	10,686	6.1%	25,896	6.0%
Age 50 to 54 Years	1,564	5.4%	10,130	5.8%	25,147	5.8%
Age 55 to 59 Years	1,498	5.1%	10,224	5.8%	25,066	5.8%
Age 60 to 64 Years	1,221	4.2%	8,575	4.9%	21,482	4.9%
Age 65 to 74 Years	1,700	5.8%	12,309	7.0%	31,191	7.2%
Age 75 to 84 Years	809	2.8%	6,396	3.6%	16,186	3.7%
Age 85 Years or Over	285	1.0%	2,912	1.7%	6,758	1.6%
Median Age	30.3		33.4		33.5	
Gender Age Distribution (2020)						
Female Population	14,583	50.1%	87,120	49.5%	214,931	49.5%
Age 0 to 19 Years	3,959	27.1%	22,553	25.9%	55,640	25.9%
Age 20 to 64 Years	9,050	62.1%	52,429	60.2%	128,936	60.0%
Age 65 Years or Over	1,574	10.8%	12,139	13.9%	30,355	14.1%
Female Median Age	30.9		34.6		34.8	
Male Population	14,540	49.9%	88,740	50.5%	219,444	50.5%
Age 0 to 19 Years	3,977	27.4%	23,491	26.5%	57,904	26.4%
Age 20 to 64 Years	9,343	64.3%	55,770	62.8%	137,760	62.8%
Age 65 Years or Over	1,220	8.4%	9,479	10.7%	23,780	10.8%
Male Median Age	29.8		32.5		32.4	

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1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2020)

HH Income \$200,000 or More	185	1.5%	1,862	2.7%	6,293	3.8%
HH Income \$150,000 to \$199,999	229	1.9%	2,408	3.5%	8,282	5.0%
HH Income \$100,000 to \$149,999	878	7.2%	7,850	11.4%	22,936	13.7%
HH Income \$75,000 to \$99,999	1,167	9.6%	8,119	11.8%	21,381	12.8%
HH Income \$50,000 to \$74,999	2,414	19.9%	13,922	20.2%	33,041	19.8%
HH Income \$35,000 to \$49,999	2,581	21.2%	11,828	17.2%	25,844	15.5%
HH Income \$25,000 to \$34,999	1,557	12.8%	7,612	11.1%	16,222	9.7%
HH Income \$15,000 to \$24,999	1,763	14.5%	7,770	11.3%	16,543	9.9%
HH Income Under \$15,000	1,383	11.4%	7,412	10.8%	16,730	10.0%
HH Income \$35,000 or More	7,455	61.3%	45,989	66.9%	117,777	70.4%
HH Income \$75,000 or More	2,459	20.2%	20,239	29.4%	58,892	35.2%

Housing (2020)

Total Housing Units	12,591		71,312		173,245	
Housing Units Occupied	12,158	96.6%	68,783	96.5%	167,272	96.6%
Housing Units Owner-Occupied	3,270	26.9%	29,371	42.7%	79,463	47.5%
Housing Units, Renter-Occupied	8,888	73.1%	39,411	57.3%	87,809	52.5%
Housing Units, Vacant	433	3.6%	2,529	3.7%	5,974	3.6%

Marital Status (2020)

Never Married	11,135	48.0%	63,640	44.9%	160,123	45.2%
Currently Married	6,803	29.3%	46,954	33.2%	120,361	34.0%
Separated	1,374	5.9%	7,529	5.3%	16,593	4.7%
Widowed	635	2.7%	5,803	4.1%	13,940	3.9%
Divorced	3,264	14.1%	17,656	12.5%	42,888	12.1%

Household Type (2020)

Population Family	21,380	73.4%	132,531	75.4%	320,273	73.7%
Population Non-Family	7,700	26.4%	41,769	23.8%	103,406	23.8%
Population Group Quarters	43	0.1%	1,559	0.9%	10,696	2.5%
Family Households	6,293	51.8%	38,443	55.9%	94,966	56.8%
Non-Family Households	5,865	48.2%	30,340	44.1%	72,306	43.2%
Married Couple with Children	1,599	23.5%	10,813	23.0%	27,212	22.6%
Average Family Household Size	3.4		3.4		3.4	

Household Size (2020)

1 Person Households	4,363	35.9%	22,048	32.1%	50,365	30.1%
2 Person Households	3,407	28.0%	20,349	29.6%	52,303	31.3%
3 Person Households	1,844	15.2%	10,275	14.9%	25,548	15.3%
4 Person Households	1,246	10.2%	7,495	10.9%	19,434	11.6%
5 Person Households	746	6.1%	4,443	6.5%	10,523	6.3%
6 or More Person Households	552	4.5%	4,174	6.1%	9,099	5.4%

Household Vehicles (2020)

Households with 0 Vehicles Available	1,169	9.6%	6,079	8.8%	13,465	8.0%
Households with 1 Vehicles Available	5,846	48.1%	27,535	40.0%	63,019	37.7%
Households with 2 or More Vehicles Available	5,143	42.3%	35,168	51.1%	90,789	54.3%
Total Vehicles Available	18,267		113,922		288,244	
Average Vehicles Per Household	1.5		1.7		1.7	

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Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography

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Labor Force (2020)

Estimated Labor Population Age 16 Years or Over	22,880		139,464		348,994	
Estimated Civilian Employed	16,084	70.3%	94,508	67.8%	234,906	67.3%
Estimated Civilian Unemployed	749	3.3%	4,143	3.0%	9,318	2.7%
Estimated in Armed Forces	29	0.1%	118	-	199	-
Estimated Not in Labor Force	6,019	26.3%	40,695	29.2%	104,571	30.0%
Unemployment Rate	3.3%		3.0%		2.7%	

Occupation (2020)

Occupation: Population Age 16 Years or Over	16,084		94,508		234,906	
Management, Business, Financial Operations	1,766	11.0%	11,531	12.2%	32,200	13.7%
Professional, Related	2,725	16.9%	18,208	19.3%	50,616	21.5%
Service	3,950	24.6%	21,478	22.7%	49,067	20.9%
Sales, Office	4,171	25.9%	22,650	24.0%	56,609	24.1%
Farming, Fishing, Forestry	9	-	131	0.1%	335	0.1%
Construct, Extraction, Maintenance	1,198	7.4%	8,848	9.4%	19,494	8.3%
Production, Transport Material Moving	2,266	14.1%	11,661	12.3%	26,586	11.3%
White Collar Workers	8,662	53.9%	52,389	55.4%	139,425	59.4%
Blue Collar Workers	7,422	46.1%	42,119	44.6%	95,481	40.6%

Consumer Expenditure (2020)

Total Household Expenditure	\$536.24 M		\$3.49 B		\$9.19 B	
Total Non-Retail Expenditure	\$283.69 M	52.9%	\$1.84 B	52.8%	\$4.85 B	52.7%
Total Retail Expenditure	\$252.56 M	47.1%	\$1.65 B	47.2%	\$4.34 B	47.3%
Apparel	\$18.71 M	3.5%	\$122.19 M	3.5%	\$323.01 M	3.5%
Contributions	\$15.99 M	3.0%	\$107.64 M	3.1%	\$288.31 M	3.1%
Education	\$14.26 M	2.7%	\$96.53 M	2.8%	\$261.76 M	2.8%
Entertainment	\$28.9 M	5.4%	\$192.33 M	5.5%	\$511.7 M	5.6%
Food and Beverages	\$80.69 M	15.0%	\$521.3 M	14.9%	\$1.37 B	14.9%
Furnishings and Equipment	\$17.99 M	3.4%	\$119.71 M	3.4%	\$318.35 M	3.5%
Gifts	\$12.15 M	2.3%	\$81.19 M	2.3%	\$217.12 M	2.4%
Health Care	\$45.95 M	8.6%	\$298.26 M	8.5%	\$781.17 M	8.5%
Household Operations	\$20.41 M	3.8%	\$134.28 M	3.8%	\$355.65 M	3.9%
Miscellaneous Expenses	\$9.99 M	1.9%	\$65.41 M	1.9%	\$172.69 M	1.9%
Personal Care	\$7.16 M	1.3%	\$46.74 M	1.3%	\$123.22 M	1.3%
Personal Insurance	\$3.32 M	0.6%	\$22.89 M	0.7%	\$61.83 M	0.7%
Reading	\$1.14 M	0.2%	\$7.49 M	0.2%	\$19.8 M	0.2%
Shelter	\$116.14 M	21.7%	\$745.32 M	21.4%	\$1.95 B	21.3%
Tobacco	\$3.91 M	0.7%	\$23.58 M	0.7%	\$59.65 M	0.6%
Transportation	\$97.36 M	18.2%	\$637.46 M	18.3%	\$1.68 B	18.3%
Utilities	\$42.19 M	7.9%	\$267.74 M	7.7%	\$694.45 M	7.6%

Educational Attainment (2020)

Adult Population Age 25 Years or Over	18,217		113,986		278,400	
Elementary (Grade Level 0 to 8)	1,484	8.1%	7,946	7.0%	14,740	5.3%
Some High School (Grade Level 9 to 11)	1,672	9.2%	9,841	8.6%	19,373	7.0%
High School Graduate	5,301	29.1%	27,310	24.0%	60,904	21.9%
Some College	4,788	26.3%	28,867	25.3%	71,016	25.5%
Associate Degree Only	1,576	8.7%	10,021	8.8%	24,646	8.9%
Bachelor Degree Only	2,418	13.3%	20,383	17.9%	56,155	20.2%
Graduate Degree	979	5.4%	9,617	8.4%	31,567	11.3%

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Units In Structure (2020)						
1 Detached Unit	3,369	33.8%	31,299	53.8%	84,403	58.8%
1 Attached Unit	589	5.9%	4,032	6.9%	10,061	7.0%
2 to 4 Units	1,300	13.0%	6,707	11.5%	13,363	9.3%
5 to 9 Units	1,650	16.6%	5,931	10.2%	13,090	9.1%
10 to 19 Units	2,221	22.3%	7,482	12.9%	15,286	10.6%
20 to 49 Units	938	9.4%	3,706	6.4%	8,460	5.9%
50 or More Units	1,718	17.3%	7,436	12.8%	15,705	10.9%
Mobile Home or Trailer	358	3.6%	2,111	3.6%	6,639	4.6%
Other Structure	16	0.2%	80	0.1%	265	0.2%
Homes Built By Year (2020)						
Homes Built 2010 or later	466	4.7%	3,055	5.2%	7,488	5.2%
Homes Built 2000 to 2009	805	8.1%	5,431	9.3%	14,065	9.8%
Homes Built 1990 to 1999	1,689	17.0%	8,737	15.0%	26,709	18.6%
Homes Built 1980 to 1989	3,697	37.1%	16,649	28.6%	44,383	30.9%
Homes Built 1970 to 1979	4,098	41.2%	22,231	38.2%	45,882	32.0%
Homes Built 1960 to 1969	955	9.6%	7,185	12.3%	18,298	12.7%
Homes Built 1950 to 1959	314	3.2%	3,681	6.3%	7,364	5.1%
Homes Built Before 1949	133	1.3%	1,814	3.1%	3,082	2.1%
Home Values (2020)						
Home Values \$1,000,000 or More	19	0.7%	133	0.5%	358	0.5%
Home Values \$500,000 to \$999,999	187	6.3%	1,346	5.0%	4,287	5.8%
Home Values \$400,000 to \$499,999	136	4.6%	1,378	5.1%	4,851	6.6%
Home Values \$300,000 to \$399,999	265	8.9%	4,389	16.4%	14,037	19.1%
Home Values \$200,000 to \$299,999	989	33.4%	11,258	42.0%	30,348	41.3%
Home Values \$150,000 to \$199,999	630	21.2%	5,052	18.8%	12,111	16.5%
Home Values \$100,000 to \$149,999	445	15.0%	2,578	9.6%	5,692	7.8%
Home Values \$70,000 to \$99,999	212	7.1%	1,120	4.2%	2,006	2.7%
Home Values \$50,000 to \$69,999	76	2.6%	389	1.4%	760	1.0%
Home Values \$25,000 to \$49,999	40	1.4%	329	1.2%	969	1.3%
Home Values Under \$25,000	227	7.7%	1,219	4.5%	3,679	5.0%
Owner-Occupied Median Home Value	\$188,784		\$229,138		\$244,203	
Renter-Occupied Median Rent	\$848		\$882		\$932	
Transportation To Work (2020)						
Drive to Work Alone	10,564	72.9%	64,608	74.3%	160,403	74.4%
Drive to Work in Carpool	2,001	13.8%	11,297	13.0%	24,848	11.5%
Travel to Work by Public Transportation	521	3.6%	3,300	3.8%	7,523	3.5%
Drive to Work on Motorcycle	35	0.2%	362	0.4%	870	0.4%
Walk or Bicycle to Work	467	3.2%	2,583	3.0%	8,878	4.1%
Other Means	279	1.9%	1,214	1.4%	2,955	1.4%
Work at Home	629	4.3%	3,648	4.2%	10,198	4.7%
Travel Time (2020)						
Travel to Work in 14 Minutes or Less	3,504	24.2%	20,994	24.1%	54,418	25.2%
Travel to Work in 15 to 29 Minutes	7,425	51.2%	42,442	48.8%	104,470	48.4%
Travel to Work in 30 to 59 Minutes	3,655	25.2%	22,669	26.1%	54,417	25.2%
Travel to Work in 60 Minutes or More	791	5.5%	4,292	4.9%	10,197	4.7%
Average Minutes Travel to Work	20.9		21.2		20.9	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

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