



PAD available for sale or ground lease

- ±73,495 sf (±1.68 acres), can be sub-divided
- APN: 220-81-744
- Zoning: LC, City of Mesa
- 0.3-miles from US-60 Freeway
- Adjacent to Mountain Vista Medical Center:
general medical and surgical hospital consisting
of 178 beds and over 600 employees
- Located near Skyline High School (±2,700 students)

For further information

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Parcel aerial

PAD available for sale or ground lease
E/SEC Crismon Rd & Southern Ave



Notable tenants in trade area



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Aerial

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Trade area

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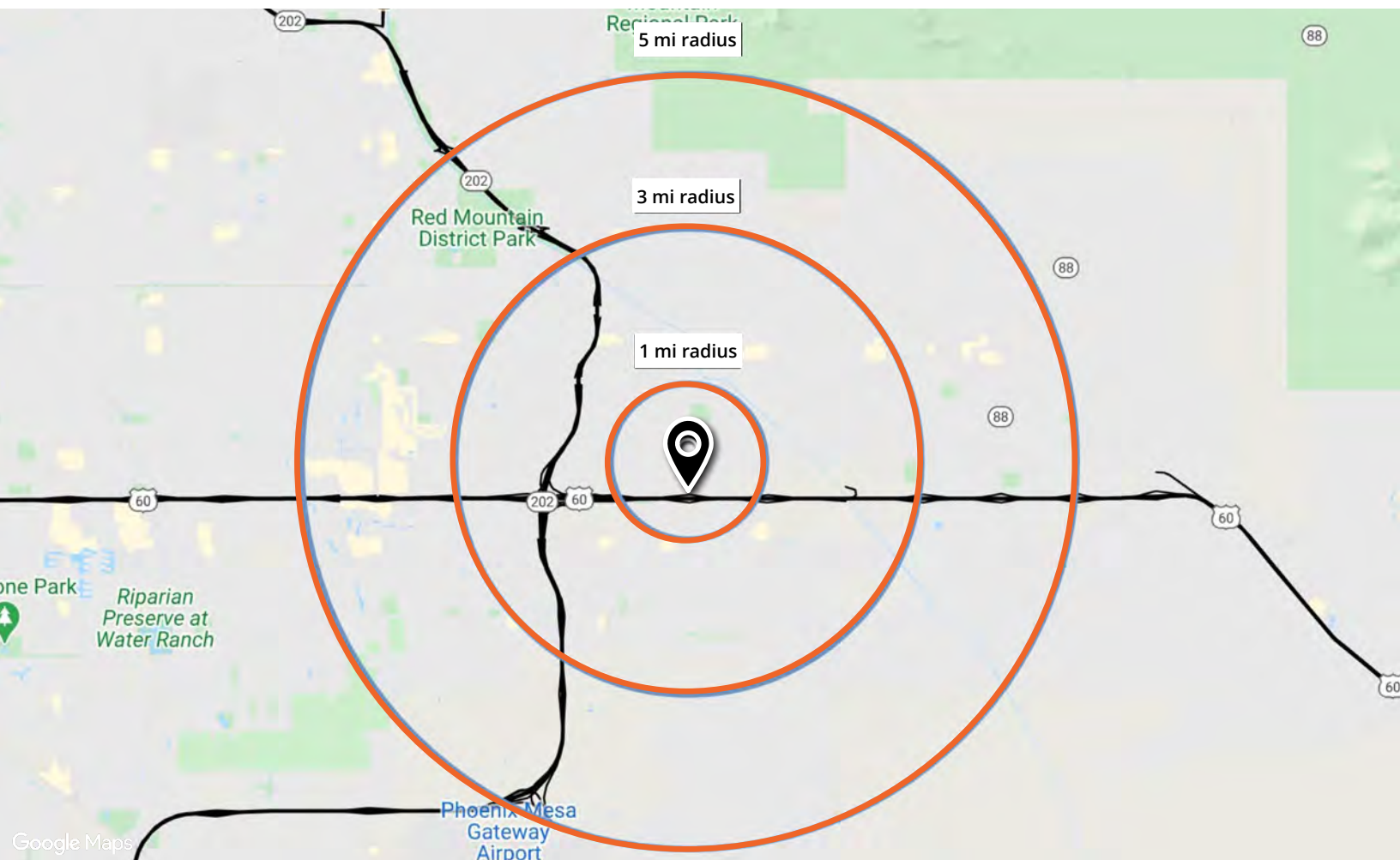


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Demographics

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	1-mile radius	3-mile radius	5-mile radius
Population	14,349	107,693	212,570
Median age	36.0	44.0	43.6
Daytime employment	2,493	12,373	38,085
Avg. HH income	\$74,614	\$73,308	\$81,632
HH units	6,402	54,275	104,954

Traffic counts

Crismon Road	±43,212 cpd
Southern Avenue	±26,366 cpd

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