



1533 N Alma School Rd

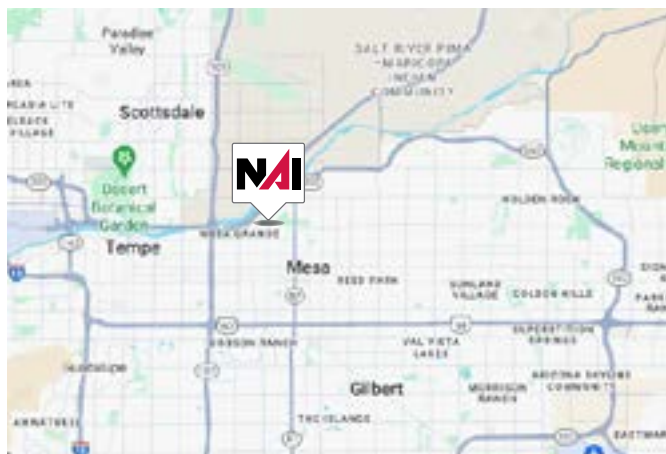
Mesa, Arizona 85201

Property Features

- Suite 3 - 1,350 SF Available
- New monument sign
- Immediate access to Loop 202
- High traffic intersection
- Excellent visibility
- Frontage on Alma School Road
- Hard-to-find, small size suites
- Renovated 2017

Location Features

- Signalized intersection
- Strong traffic counts
- 1 block south on Loop 202



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| Average Age: | 35.2 | 32.4 | 31.6 |
| Population: | 8,035 | 101,372 | 325,452 |
| Average HH Income: | \$82,413 | \$71,998 | \$84,632 |

| Traffic Counts | VPD |
|------------------|---------|
| N Alma School Rd | 25,623 |
| Loop 202 | 109,160 |

Rate: **\$1,495/monthly**
(Modified Gross)

Matt Harper, CCIM

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Photos

FOR LEASE
1533 N Alma School Rd
Retail/Office Suite Available



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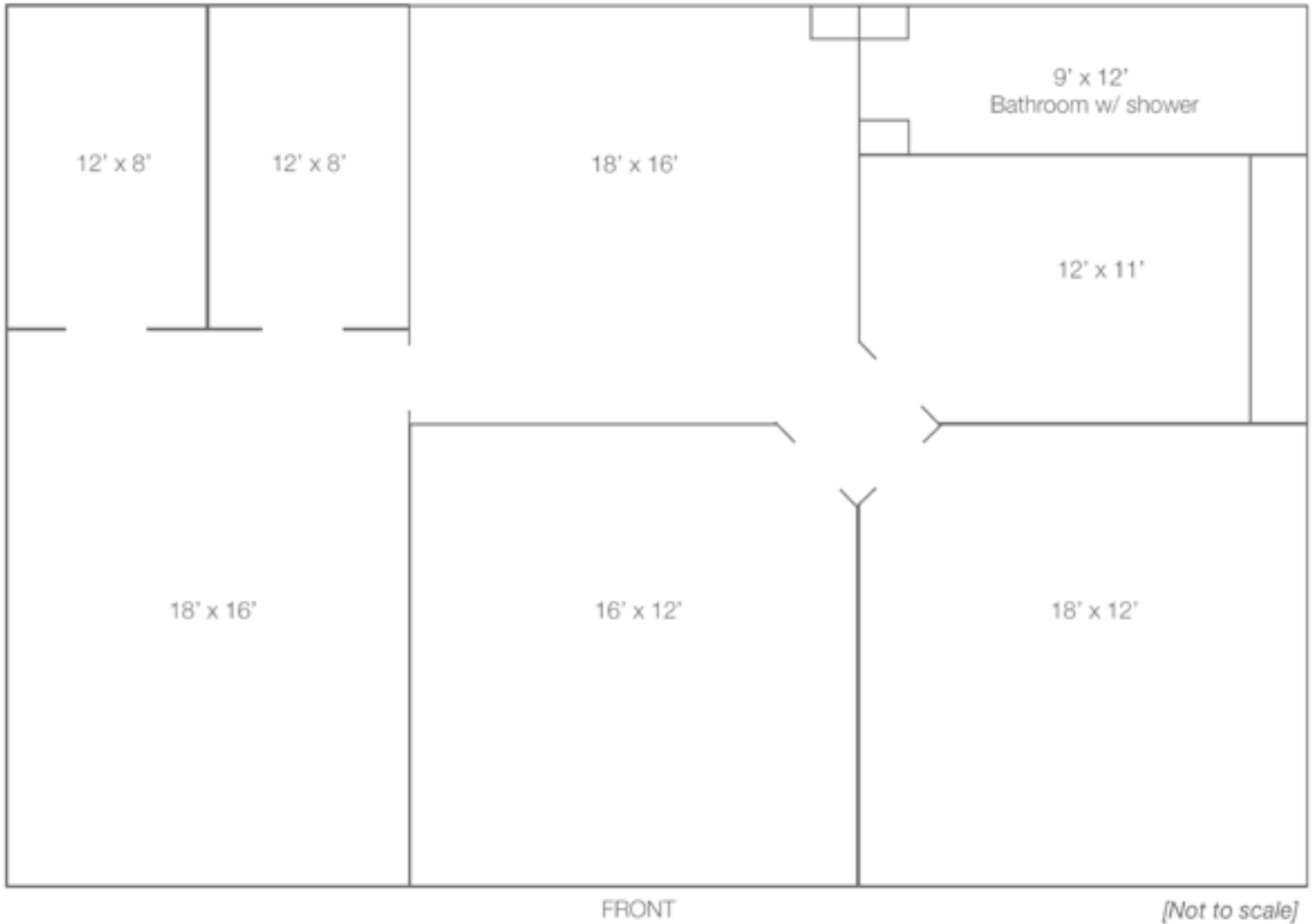
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Floor Plan

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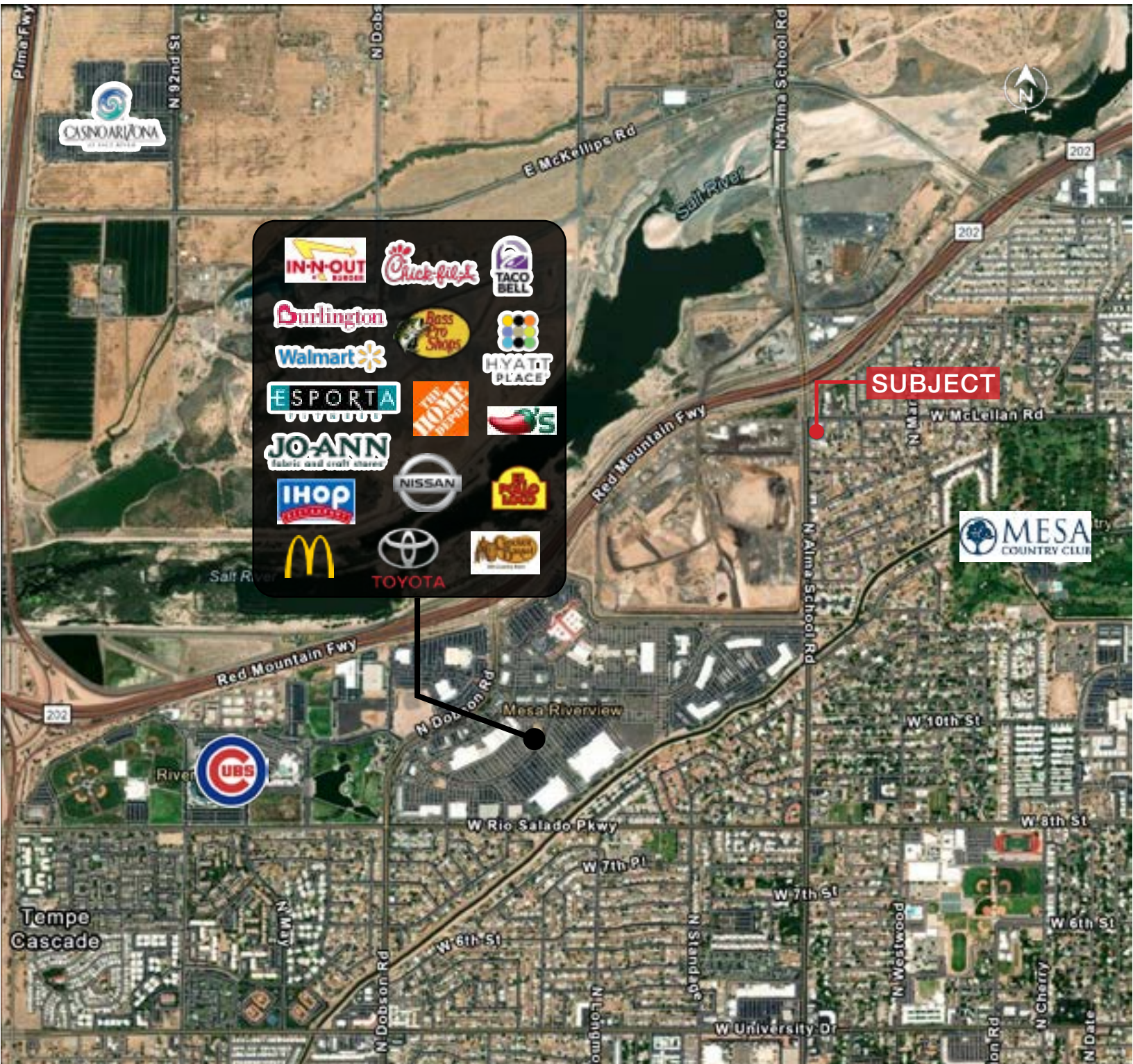


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Aerial Map

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23-04-130

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