



FOR LEASE | RETAIL

OLIVE TREE PLAZA

535 E Southern Ave, Mesa, AZ 85204

Dave Collins VP, Associate Broker | 480.610.2400 | dave@coberealestate.com



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PROPERTY SUMMARY

Available SF:	800 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	16,000 SF
Zoning:	NC- Neighborhood Commercial
Cross Streets:	Southern Ave & Mesa Dr
Suite 15:	800 SF

LOCATION OVERVIEW

±16,800 SF neighborhood retail center located on Southern Ave, just east of Mesa Drive. Highly visible location with 22,739 VPD and monument signage along Southern Ave. Less than a mile from US-60 and AZ-87/ Country Club

PROPERTY HIGHLIGHTS

- 800 SF retail space available for lease
- ± 16,800 SF neighborhood retail center
- High traffic location with 22,739 VPD on Southern Ave
- Parking ratio of 7.50/1,000 SF
- Surrounded by established residential, population of 20,892 within 1 mile.

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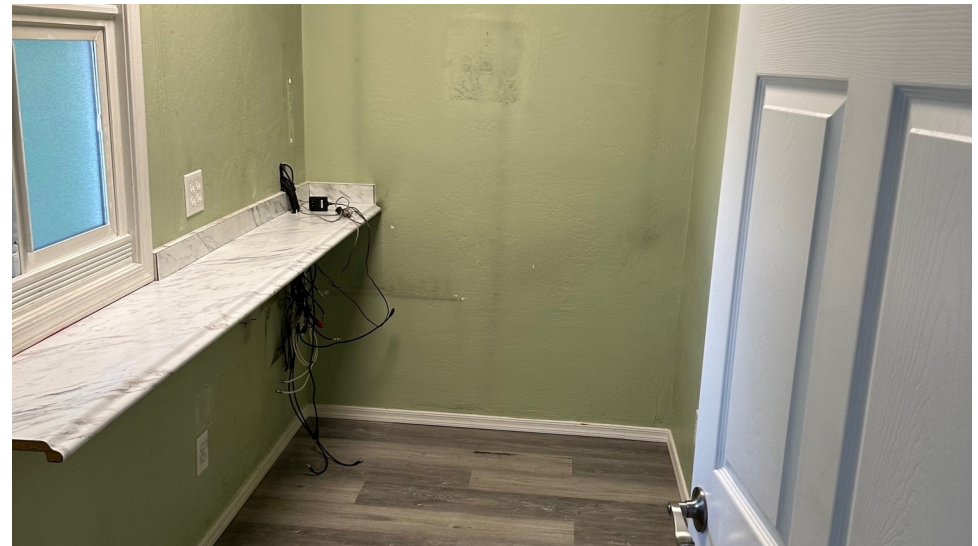
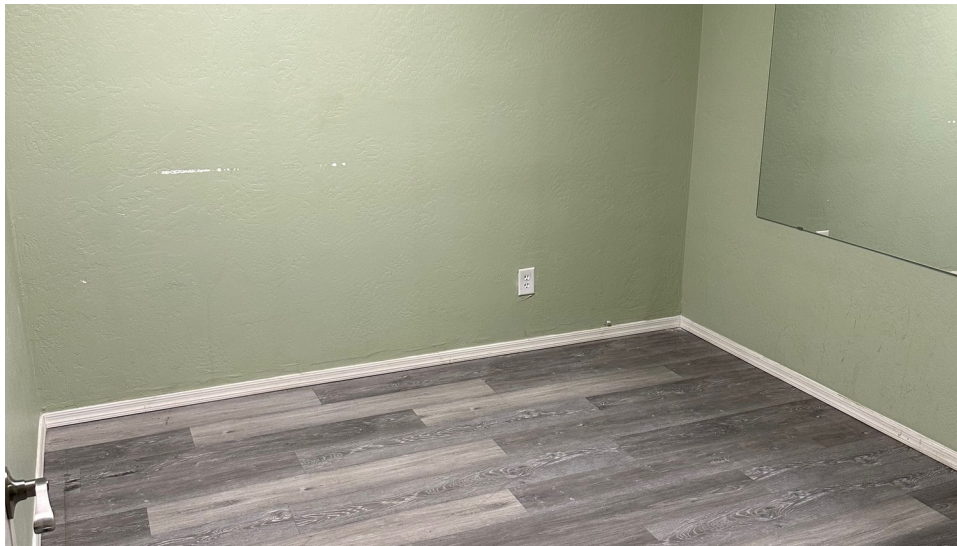
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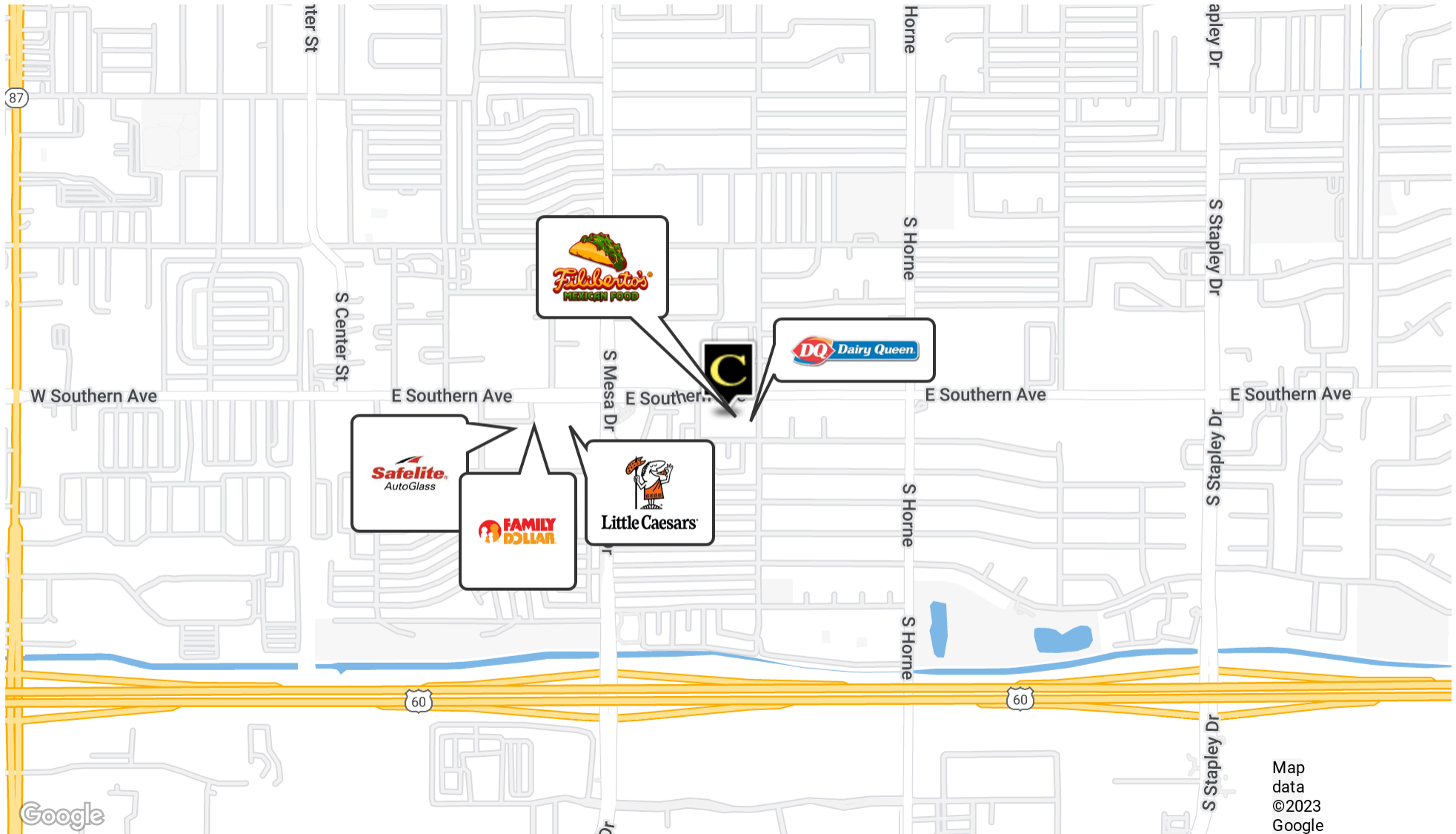
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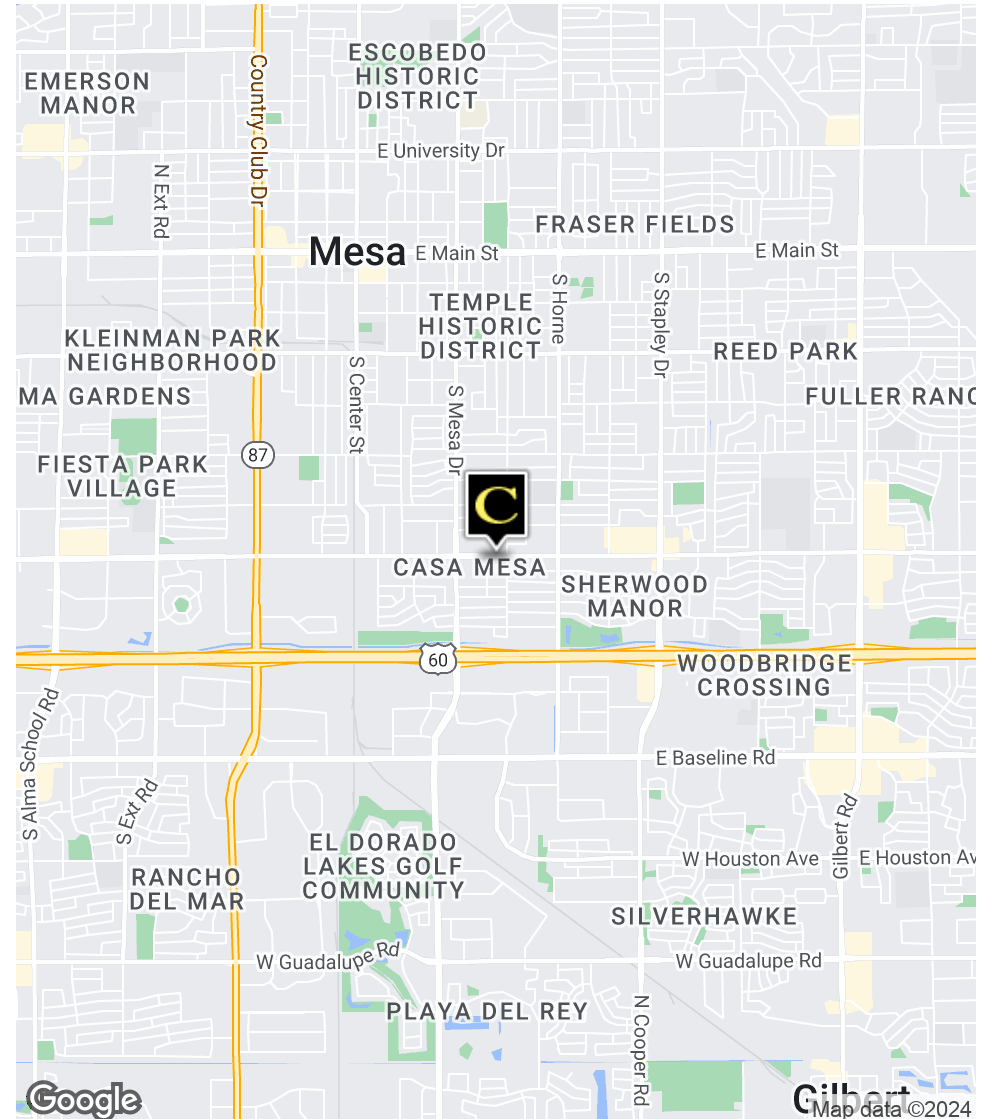
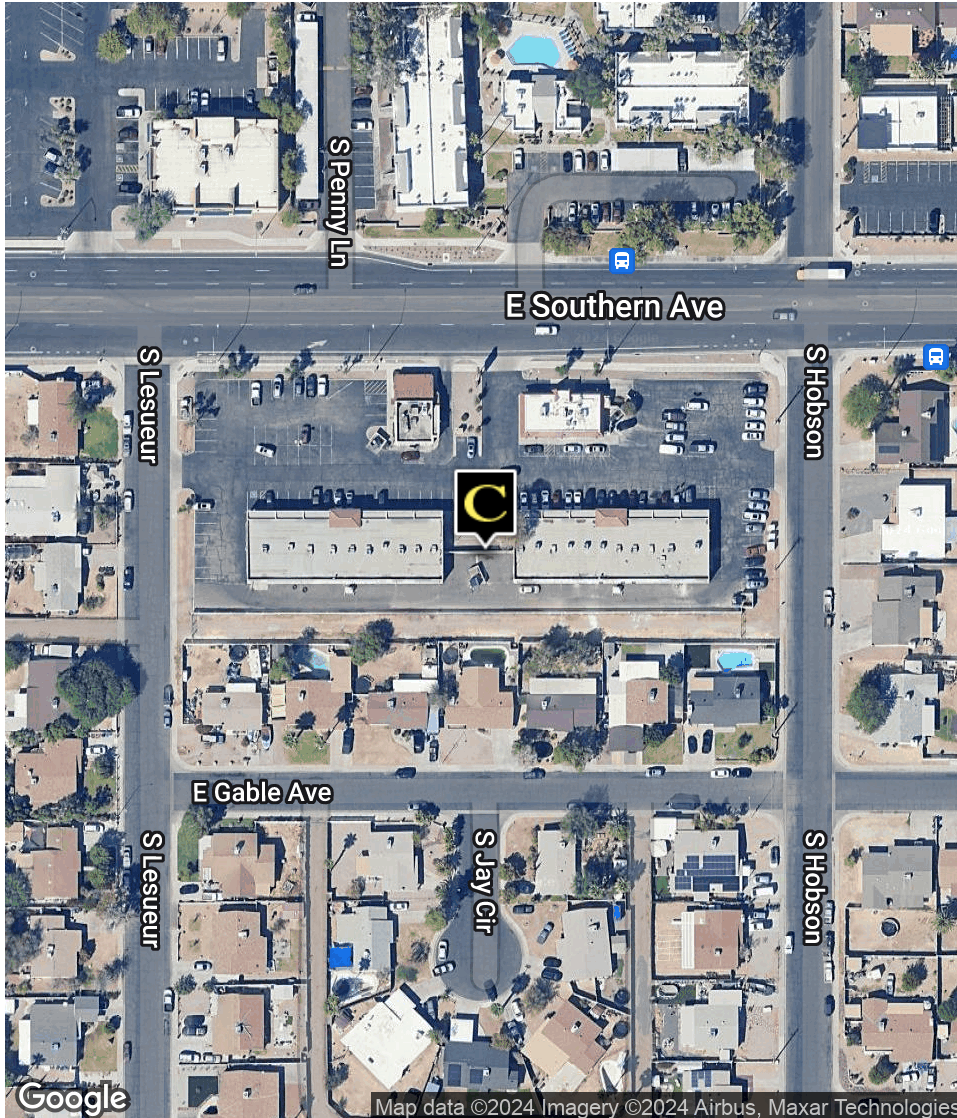
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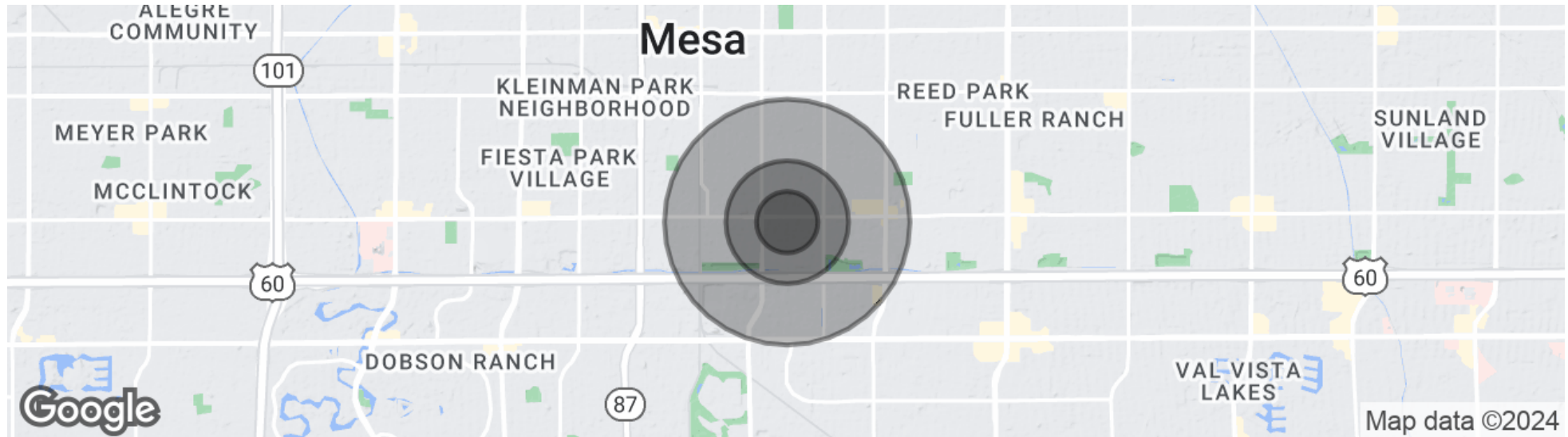
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,357	5,193	19,576
Average age	33.2	31.2	28.5
Average age (Male)	31.5	29.1	28.0
Average age (Female)	40.3	36.5	30.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	445	1,677	6,061
# of persons per HH	3.0	3.1	3.2
Average HH income	\$64,927	\$69,302	\$61,818
Average house value	\$205,580	\$204,110	\$185,151

* Demographic data derived from 2020 ACS - US Census

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