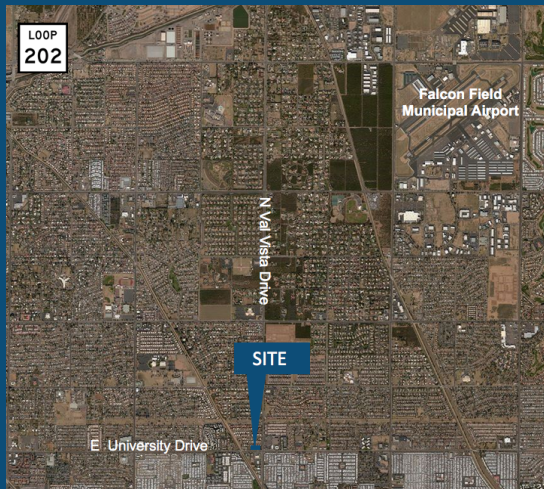


Mesa Land For Sale | Commercial Lot Available

406 N Val Vista Drive, Mesa, AZ 85213



- Land Available for Purchase
- Lot 2 (+/- 30,500 SF): \$610,000.00
- Hard Corner Directly Adjacent to be a Starbucks Coffee
- One of few Undeveloped Corners in Mesa
- Frontage on Val Vista Drive and University Drive
- High Demographics (\$76,042.00 3 Mile Radius)
- High Traffic Counts - 15,000 - 30,000 VPD
- Potential for Multiple Buildings of up to 10,000 SF each
- Zoned NC City of Mesa
- APN 140-12-008A

www.menlocr.com/property

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Site Plan

Page 2



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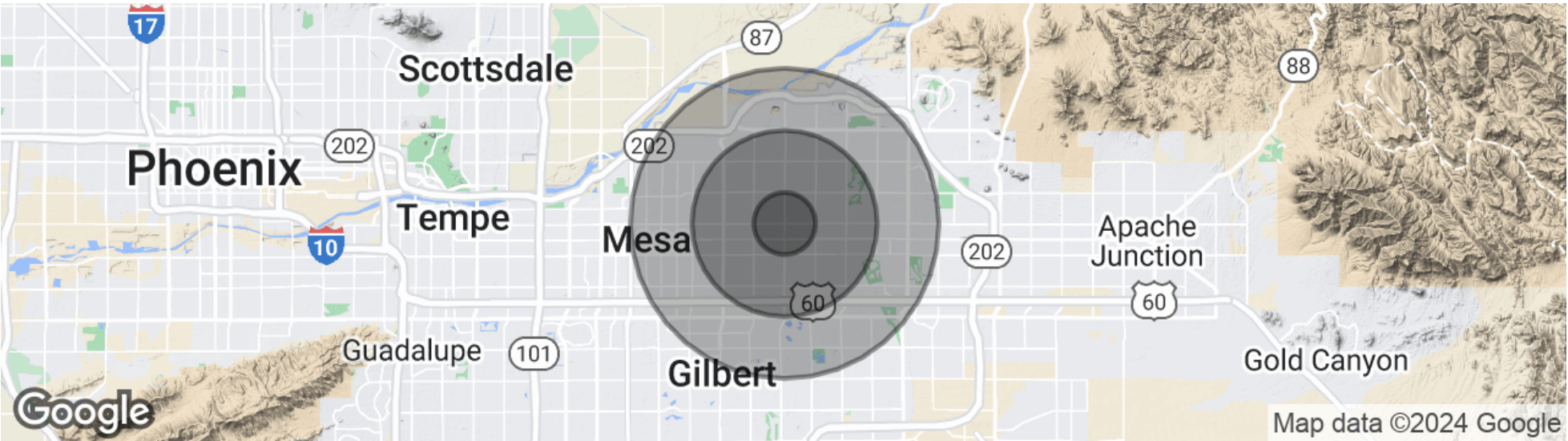
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	17,376	127,584	296,270
Median age	48.8	41.0	38.0
Median age (Male)	47.7	39.6	37.0
Median age (Female)	49.9	42.5	39.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	8,013	50,533	111,893
# of persons per HH	2.2	2.5	2.6
Average HH income	\$53,389	\$63,411	\$65,779
Average house value	\$155,320	\$174,003	\$214,979

* Demographic data derived from 2020 ACS - US Census