

FIESTA PALMS



SEC

ALMA SCHOOL RD & BASELINE RD

MESA, AZ 85210 | 2035 SOUTH ALMA SCHOOL ROAD



property highlights

AVAILABLE ±12,858 SF / ±3,157 SF / ±1,623 SF / ±1,586 SF

PRICING Call for Rates

LOCATION HIGHLIGHTS

- » Situated on the hard corner of two of Mesa's most heavily traveled thoroughfares: Alma School Rd & Baseline Rd.
- » Frontage and monument signage opportunities along Alma School Rd & Baseline Rd.
- » Surrounded by national retailers, restaurants, and service providers, including Walmart, Fry's Food & Drug, Home Depot, and Fiesta Mall redevelopment area.
- » Strong population with over 145,000 residents within a 3-mile radius.
- » One of the highest trafficked intersections in Mesa.
- » Convenient surface parking with four (4) points of ingress/egress.

TRAFFIC COUNTS

Alma School Rd

N ±41,803 VPD (NB & SB)

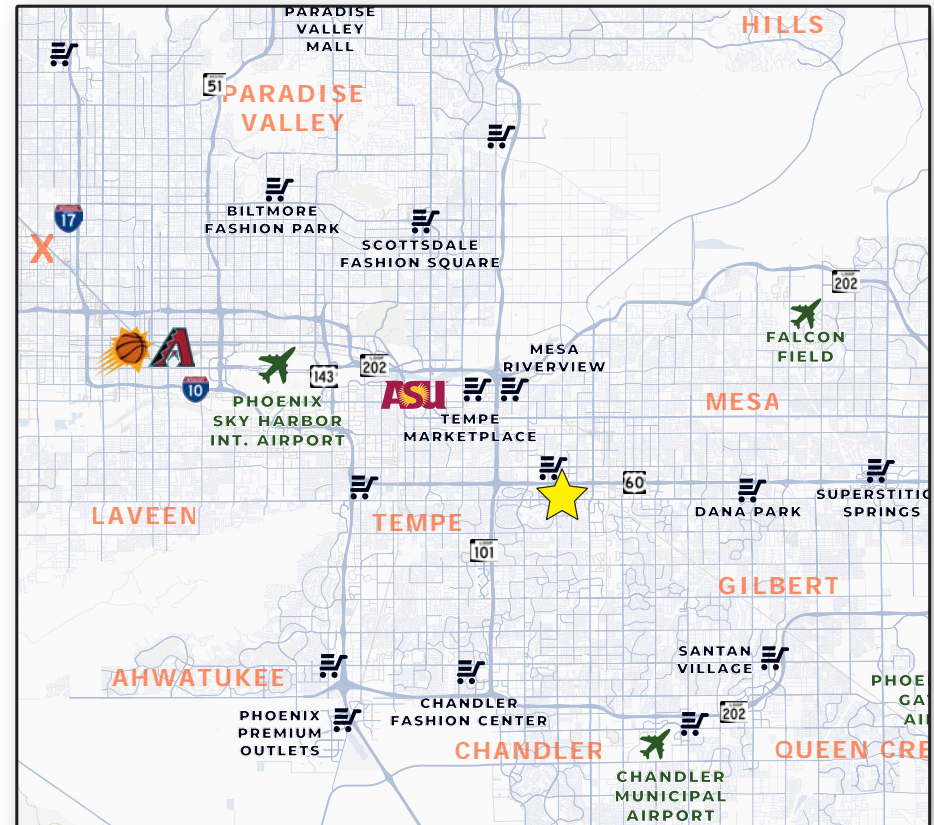
S ±35,491 VPD (NB & SB)

Baseline Rd

E ±26,562 VPD (EB & WB)

W ±25,352 VPD (EB & WB)

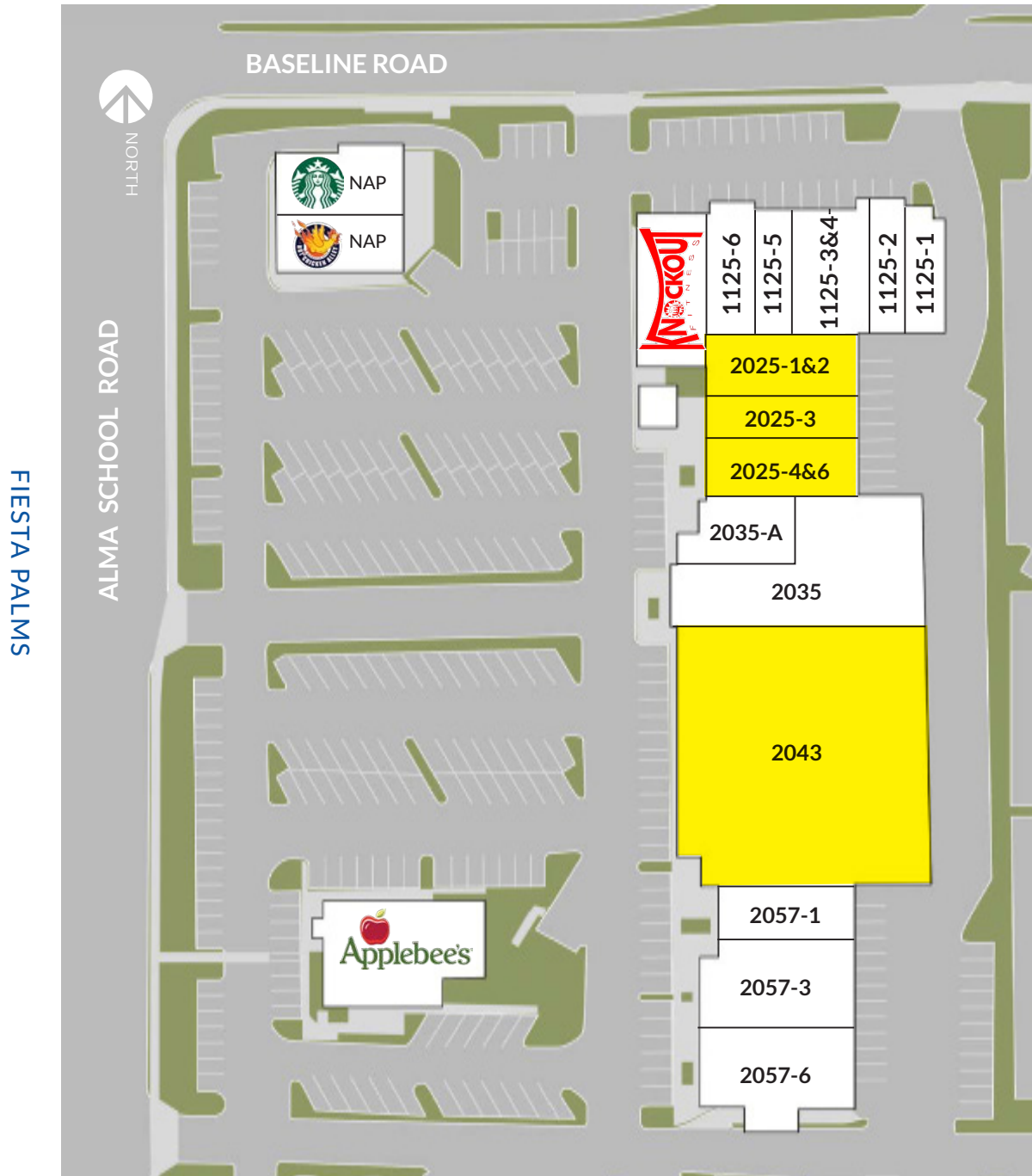
ADOT 2025



NEARBY TENANTS



site plan

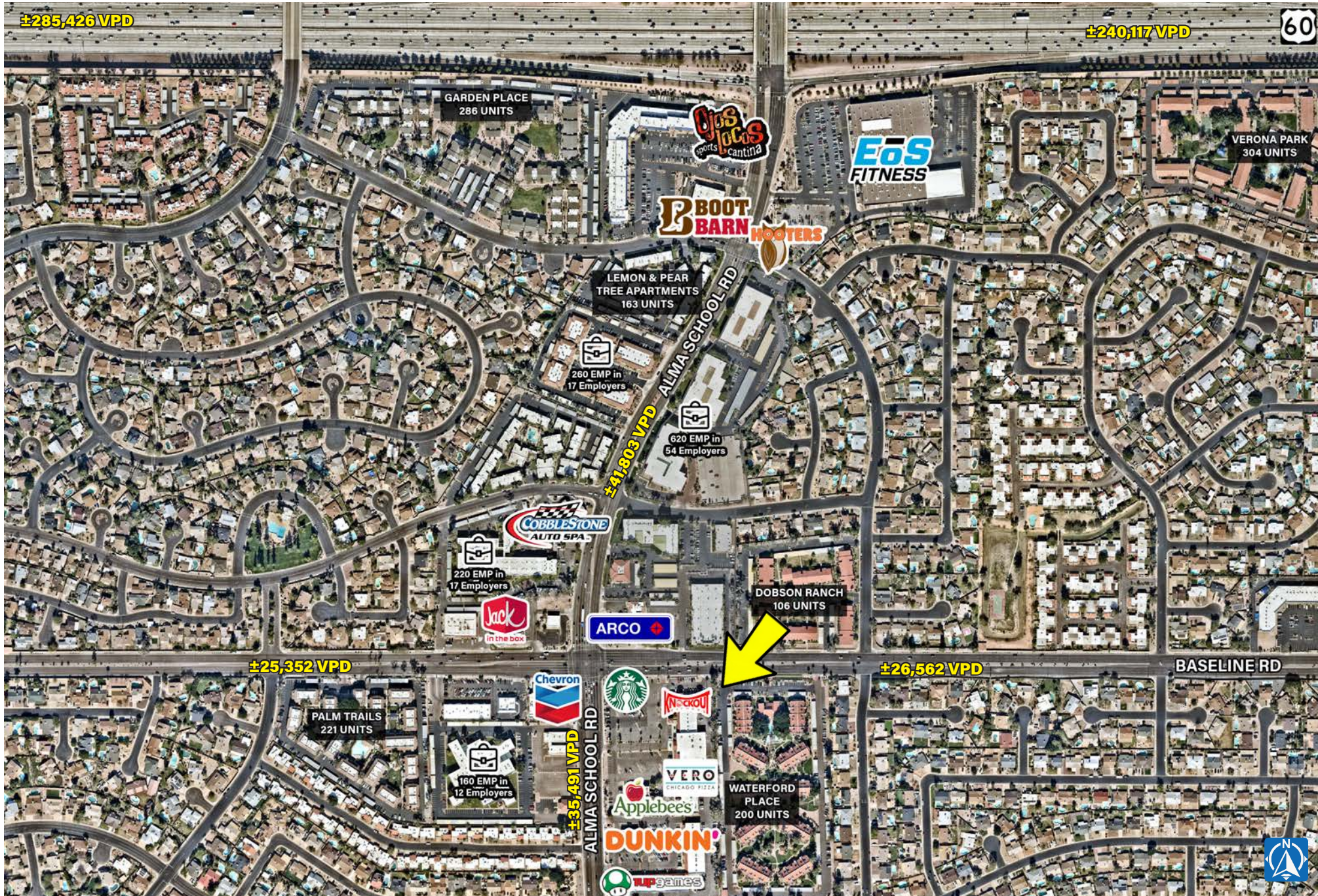


| SUITE | TENANT | SF |
|----------------------|--------------------|------------------------|
| PAD | Applebee's | |
| 1125-1 | Dragon Express | 1,520 |
| 1125-2 | Sunshine Day Spa | 1,200 |
| 1125-3-4 | Nail Salon | 2,400 |
| 1125-5 | Magic Vapor | 900 |
| 1125-6 | Knockout Fitness | 3,303 |
| 1125-7 | Knockout Fitness | |
| 2025-1&2* | AVAILABLE | 1,586 |
| 2025-3* | AVAILABLE | 1,623 |
| 2025-4&6* | AVAILABLE | 3,157 |
| 2035-A | Sunny's Hair & Wig | 2,238 |
| 2035 | Desi Rasoi | 9,710 |
| 2043 | AVAILABLE | 12,858 - 22,568 |
| 2057-1 | Baby Bargains** | 3,045 |
| 2057-3 | Vero Pizza | 2,776 |
| 2057-6 | James Cleaners** | 2,097 |

*Contiguous to 6,366 SF **Tenant MTM - Available

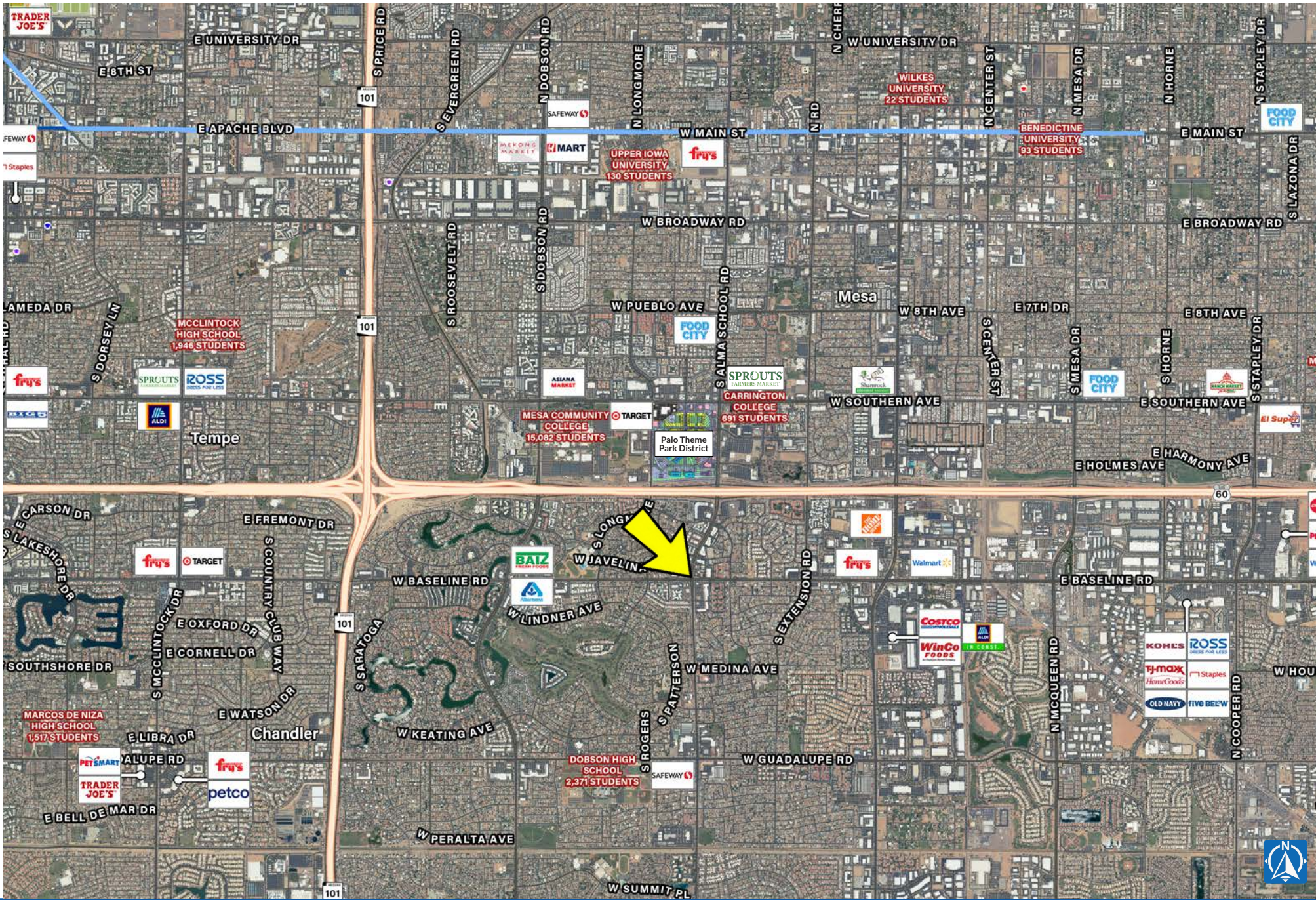
zoom aerial

FIESTA PALMS



wide aerial

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demographics

2025 ESRI

2025 DAYTIME POPULATION



TOTAL



WORKERS



RESIDENTS

| | TOTAL | WORKERS | RESIDENTS |
|--------|---------|---------|-----------|
| 1 MILE | 19,073 | 12,655 | 6,418 |
| 3 MILE | 167,263 | 102,474 | 64,789 |
| 5 MILE | 428,038 | 235,574 | 192,464 |

2025 HOUSEHOLD INCOMES



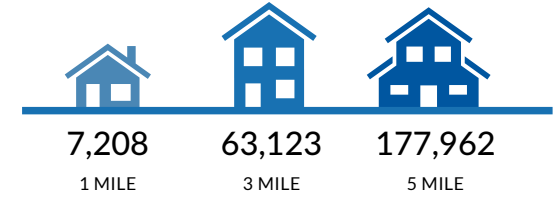
MEDIAN

AVERAGE

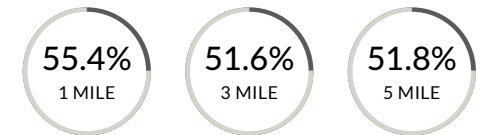
PER CAPITA

| | MEDIAN | AVERAGE | PER CAPITA |
|--------|----------|-----------|------------|
| 1 MILE | \$81,764 | \$105,005 | \$45,494 |
| 3 MILE | \$75,788 | \$97,418 | \$39,783 |
| 5 MILE | \$78,724 | \$102,995 | \$40,956 |

2025 HOUSING UNITS

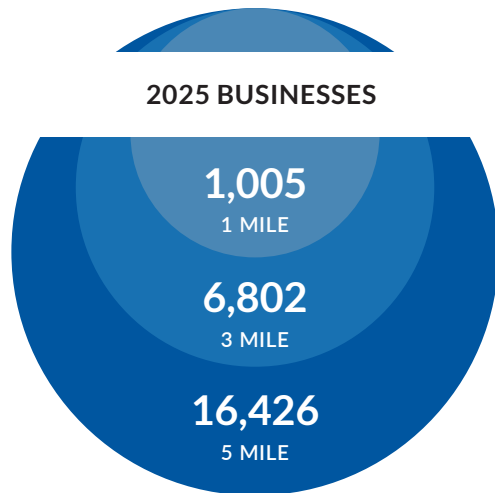


OWNER OCCUPIED



FIESTA PALMS

2025 BUSINESSES



2025 POPULATION

| 1 MILE | 3 MILE | 5 MILE |
|--------|---------|---------|
| 16,176 | 147,402 | 422,876 |

2025 HOUSEHOLDS

| 1 MILE | 3 MILE | 5 MILE |
|--------|--------|---------|
| 6,968 | 59,765 | 167,347 |

2030 POPULATION

| 1 MILE | 3 MILE | 5 MILE |
|--------|---------|---------|
| 15,935 | 151,126 | 433,854 |

2030 HOUSEHOLDS

| 1 MILE | 3 MILE | 5 MILE |
|--------|--------|---------|
| 6,952 | 62,185 | 174,634 |

FIESTA PALMS



exclusively listed by

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