

FOR LEASE

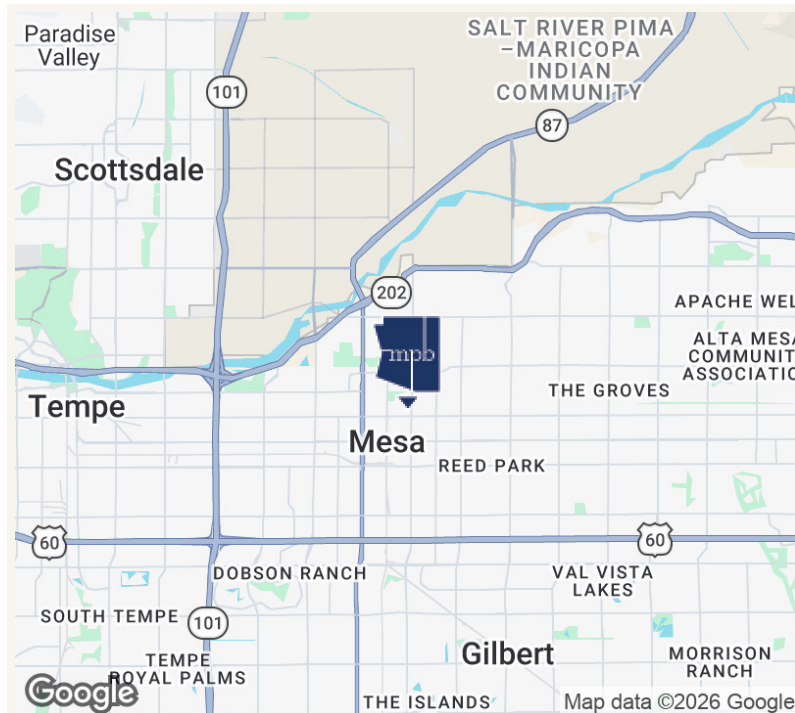
308-340 E UNIVERSITY DR, MESA, AZ 85201

Escobedo Plaza



HIGHLIGHTS

- Recently Remodeled with additional planned improvements
- ±36,000 SF Anchor space available for lease
- Monument signs on University & Mesa Drive
- Zoned DB-1, Mesa
- Prominent intersection with ±46k VPD
- Tenant Improvement Allowance
- ±46K VPD at intersection



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ESCOBEDO PLAZA

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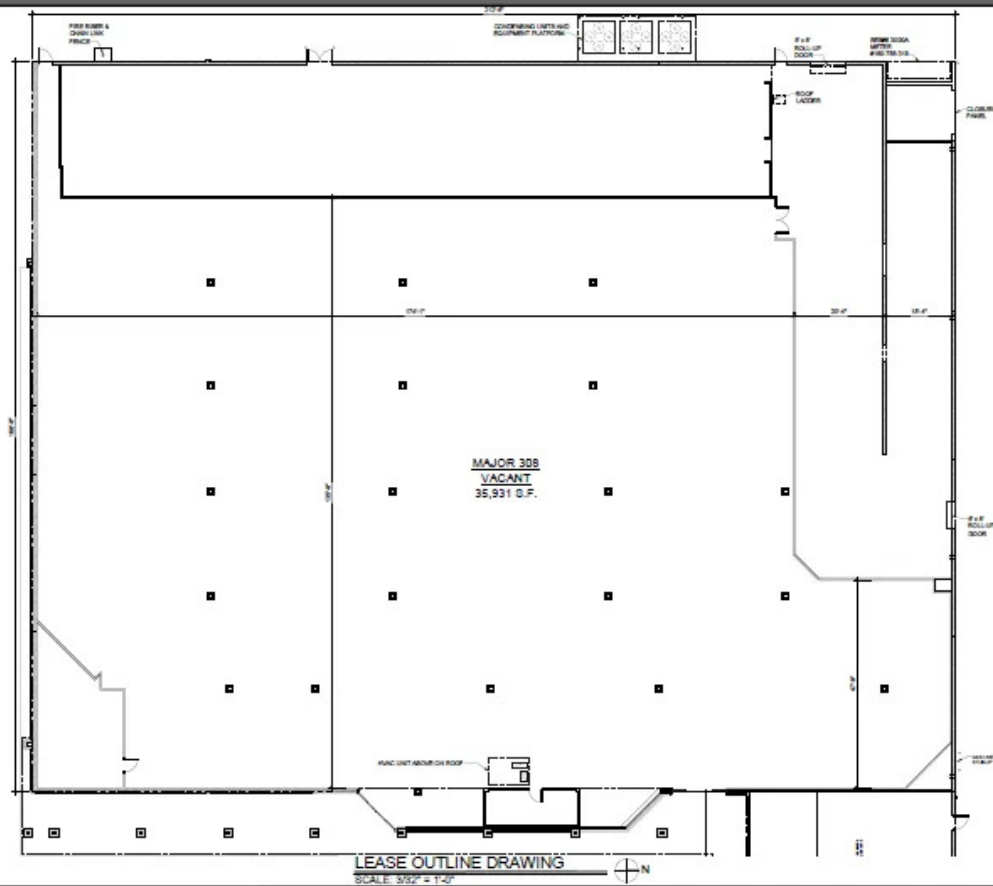
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Existing Shopping Center

LOD - Major
308 East University Drive, Mesa, Arizona 85201

08/18/2022
PROJECT 22063.00

UPWARD
ARCHITECTS

1105 W. Rio Salado Parkway, Suite B-101, Tempe, AZ 85281
602.750.5222 www.upwardarchitects.com



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	768 - 36,145 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Anchor	Available	36,145 SF	NNN	Negotiable	-
Endcap Space	Available	1,536 - 3,204 SF	NNN	Negotiable	Endcap space with potential pickup window.
In-Line Space	Available	768 - 1,668 SF	NNN	Negotiable	-
In-Line Space	Available	900 - 1,668 SF	NNN	Negotiable	-



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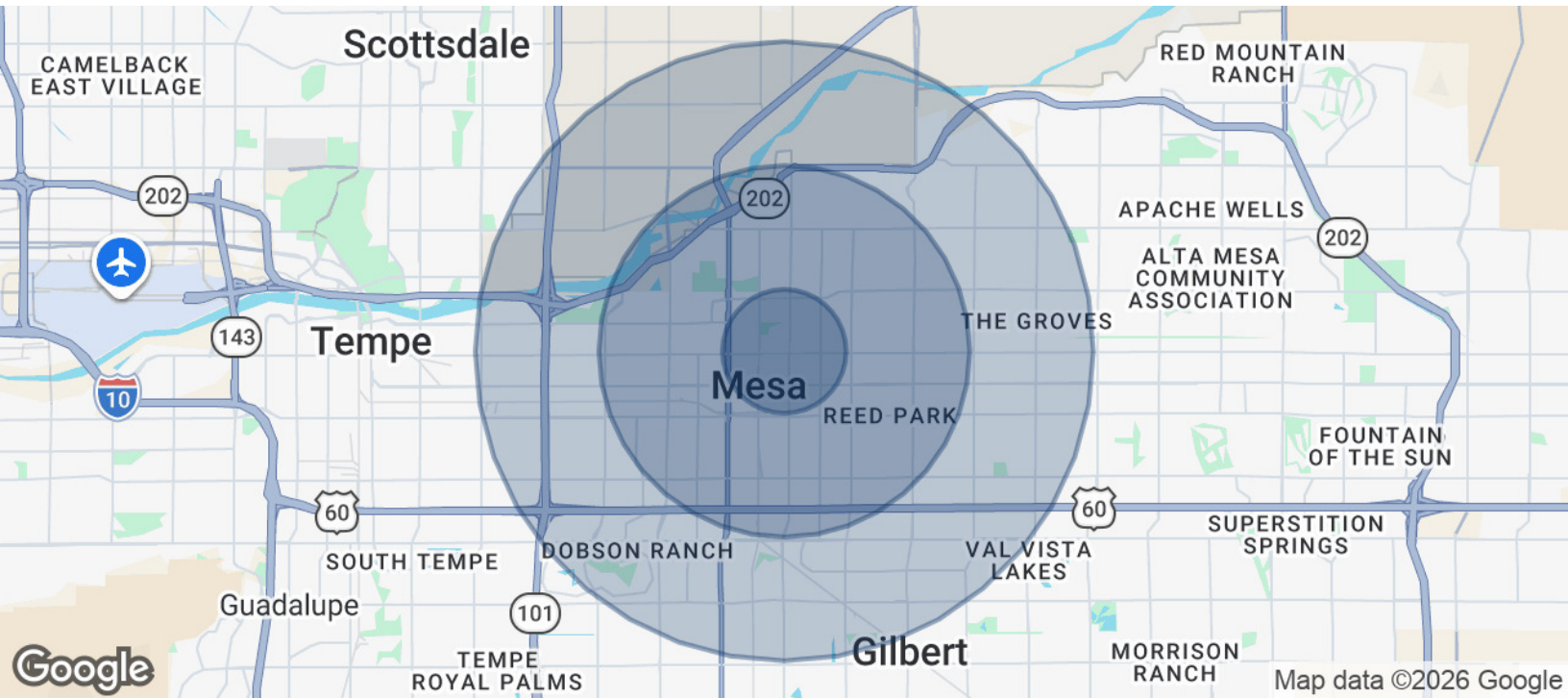
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,899	165,124	322,783
Average Age	38	36	37
Average Age (Male)	36	35	36
Average Age (Female)	40	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,250	58,490	121,606
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$67,946	\$80,634	\$91,946
Average House Value	\$418,331	\$373,905	\$409,549

2020 American Community Survey (ACS)



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