



855 WEST UNIVERSITY DRIVE

MESA, ARIZONA 85201

1,200 - 2,100 SF Available

\$13.00 PSF + NNN

Anchored by Planet Fitness and O'Reilly Auto Parts

Easy Ingress/Egress

Ample Parking

Great Visibility

SWC University Dr & Extension Rd

Established Mesa Neighborhood

Hard Corner on Signalized Intersection

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
MEDIAN AGE:	34.4	33.9	34.0
POPULATION:	20,253	164,254	369,883
AVERAGE HH INCOME:	\$79,182	\$79,040	\$92,032

TRAFFIC COUNTS	AADT
UNIVERSITY DR:	19,696
EXTENSION RD:	11,436

YEAR BUILT	1986
ZONING	C-2
APN	135-55-010

Matt Harper, CCIM

Senior Vice President

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SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
1-2	Worthy Ideas	4,085 SF	11	Furniture	2,290 SF
3	Jiu-Jitsu	2,107 SF	12	Spiritual Shop	1,200 SF
4	Tattoo & Piercings	1,560 SF	13	Natural Supplement Products	900 SF
5	Hair Supply	1,541 SF	14-15	AVAILABLE	2,100 SF
6	Jewelry	3,789 SF	16	AVAILABLE WITH NOTICE	1,200 SF
7	Nail Spa	1,200 SF	17-18	La Merced Restaurant	1,800 SF
8	Shave Ice	900 SF	19-20	Florist	1,800 SF
9-10	Church	2,299 SF	21	O'Reilly Auto Parts	8,400 SF

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