



HARD CORNER BUILDING FOR LEASE

NWC

**ALMA SCHOOL RD
& BASELINE RD**

MESA, AZ

PCA
PHOENIX COMMERCIAL ADVISORS

property highlights

AVAILABLE	±2,208 SF
PARCEL SIZE	±21,693 SF
PRICING	Call for Pricing
ZONING	PAD

LOCATION HIGHLIGHTS

- » Located in Mesa, AZ half a mile south of U.S. 60.
- » Fully improved parcel.
- » The surrounding area has a population of over 422,876 within a 5-mile radius, with average household incomes exceeding \$102,995.

TRAFFIC COUNTS

Alma School Rd

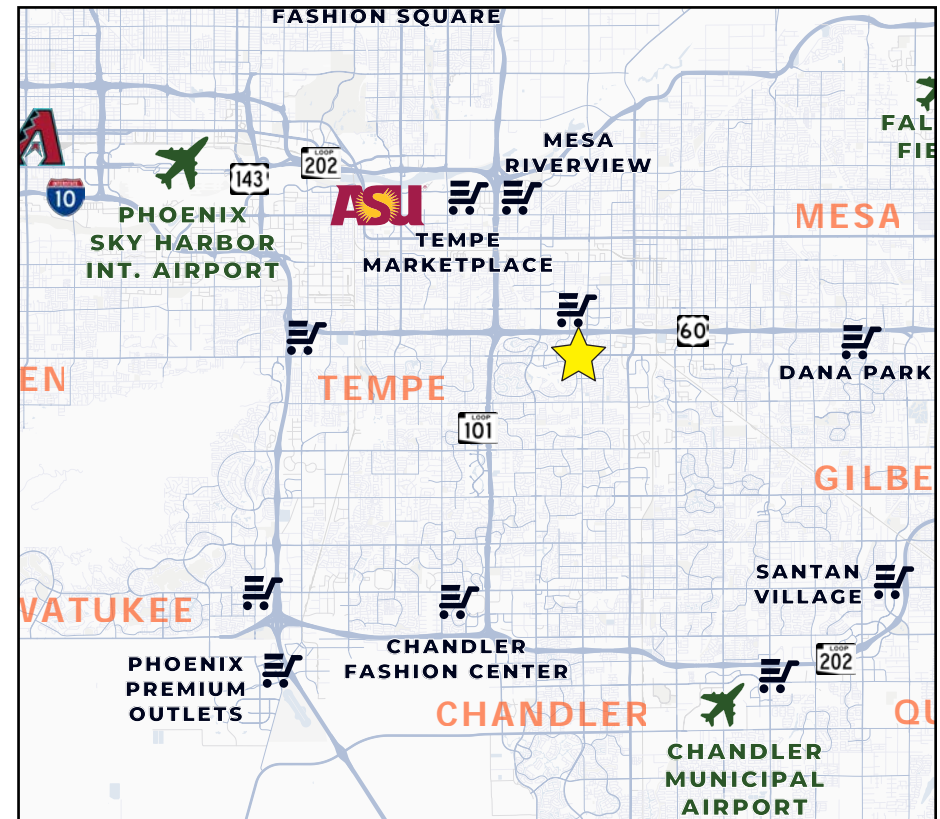
N ±41,803 VPD (NB & SB)
S ±35,491 VPD (NB & SB)

Baseline Rd

E ±26,562 VPD (EB & WB)
W ±25,352 VPD (EB & WB)

ADOT 2025

NEARBY TENANTS



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ALMA SCHOOL RD & BASELINE RD | MESA, AZ



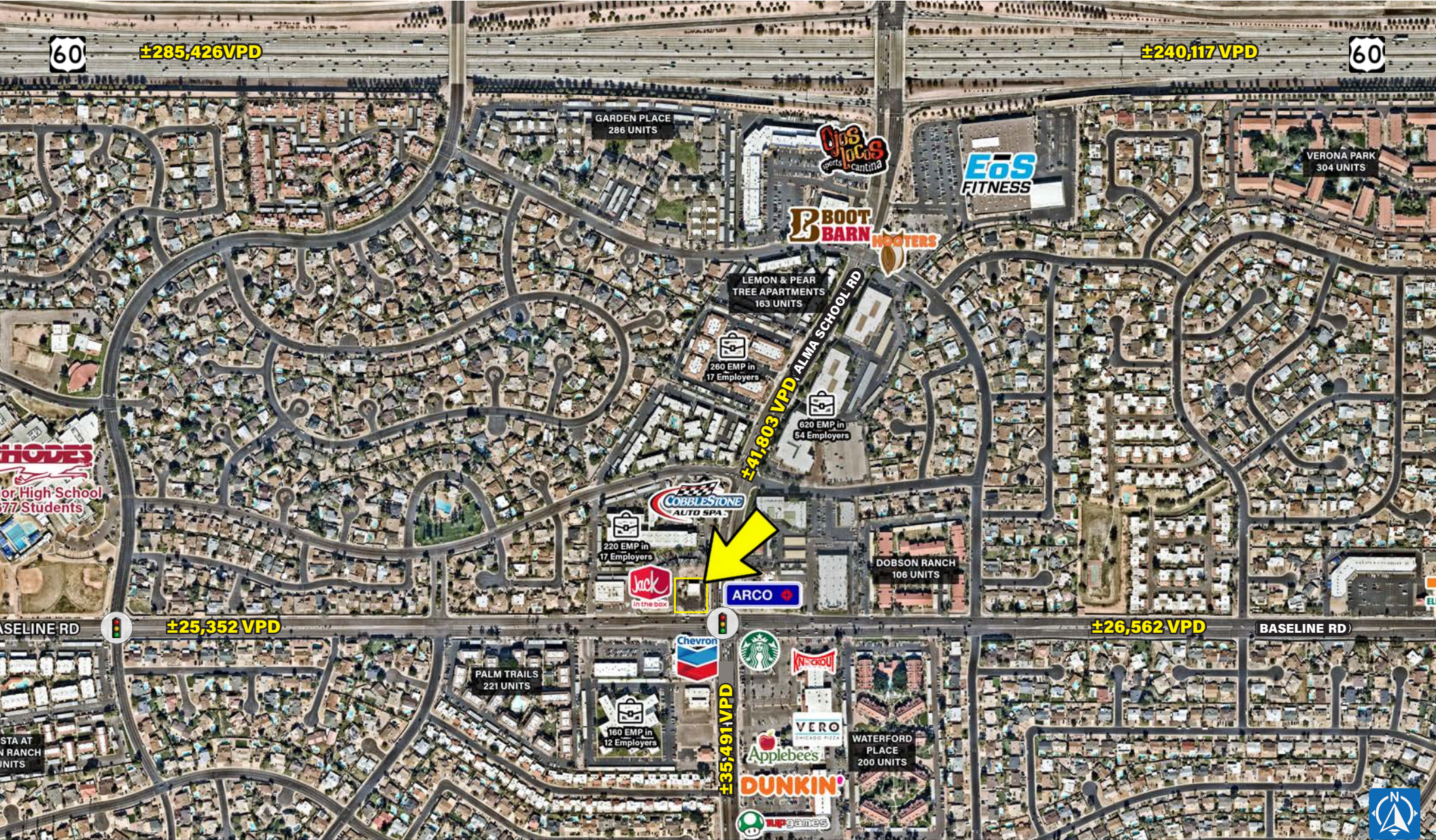
oblique aerial



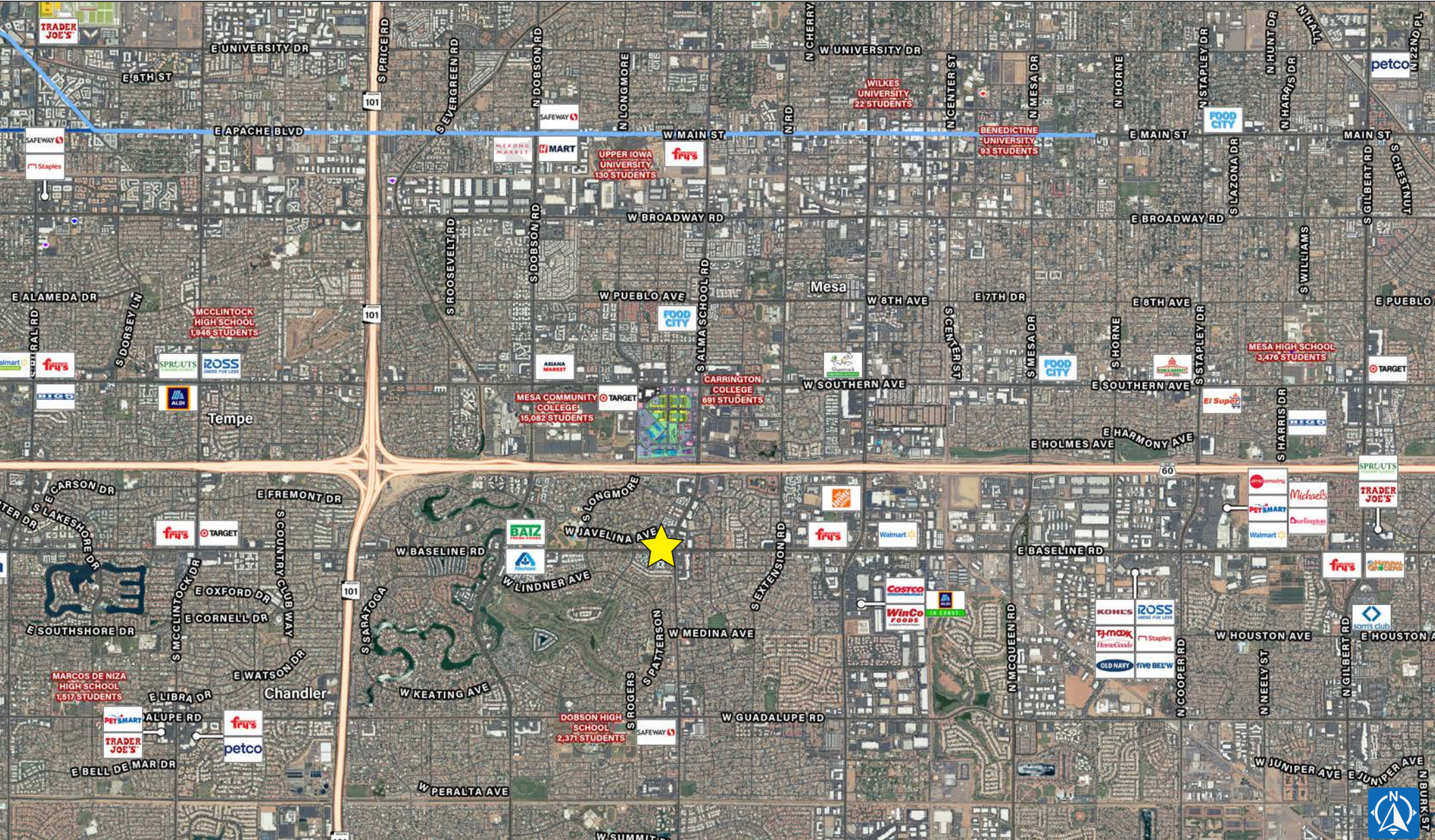
oblique aerial



zoom aerial



wide aerial



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



7,208

1 MILE

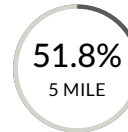
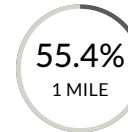
63,123

3 MILE

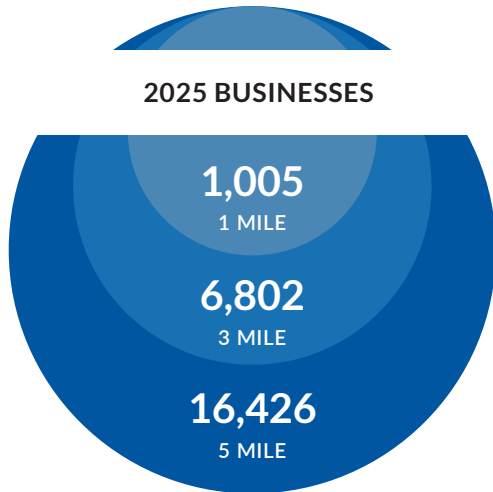
177,962

5 MILE

OWNER OCCUPIED



2025 BUSINESSES



1 MILE 3 MILE 5 MILE

2025 POPULATION	16,176	147,402	422,876
2030 POPULATION	15,935	151,126	433,854



1 MILE 3 MILE 5 MILE

2025 HOUSEHOLDS	6,968	59,765	167,347
2030 HOUSEHOLDS	6,952	62,185	174,634



exclusively listed by

LANCE UMBLE

(602) 734-7206
lumble@pcaemail.com

NICK DEDONA

(602) 734-7208
ndedona@pcaemail.com



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3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
phoenixcommercialadvisors.com