

Riviera Plaza



1900 & 1950 E UNIVERSITY DR, MESA, AZ 85203

HIGHLIGHTS

- Jr Anchor Space Available
- Aggressive Lease Rates
- Tenant Improvement Allowances Available
- Planned Remodel for 2023



Suite	Tenant	Square Feet	Lease Type	Notes
101	Retail	1,300	NNN	End cap location
103	Retail	1,346	NNN	Inline space located by Nationwide Vision & Panda Express
11	Office/Retail	3,000	NNN	Located within the courtyard, with great signage available along Gilbert Road
13	Former Childcare Facility	2,464	NNN	Great visibility/access from Gilbert Road.
15	Former Laundromat	2,228	NNN	Former Laundromat with drive thru
16	General Retail	1,303	NNN	
17B	General Retail	1,759	NNN	Move in ready space with an open floor plan
24	Former Hair Salon	1,450	NNN	Space is in turn key condition for Salon User.
25	Former Restaurant	1,500	NNN	Former Restaurant space with great visibility along Gilbert road
6A	Jr Anchor	12,800	NNN	Former retail box, can be conjoined with 6B
6B	Jr Anchor	10,400	NNN	Space is in mechanical condition
8A	Jr Anchor	16,000	NNN	Can be conjoined with 8B
8B	Retail/Office	7,128	NNN	



Suite	SQFT
6A	12,800
6B	10,400
8A	16,000
8B	7,128
11	3,000
13	2,464
15	2,228
16	1,303
17B	1,759
24	1,450
25	1,500
101	1,300
103	1,346

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,330	159,077	310,133
2010 Population	18,892	154,127	300,600
2022 Population	20,196	163,669	326,363
2027 Population	20,714	167,086	333,252
2022 African American	905	6,497	14,579
2022 American Indian	675	5,277	11,593
2022 Asian	268	2,766	8,368
2022 Hispanic	7,904	60,073	105,760
2022 Other Race	3,814	29,155	49,257
2022 White	11,186	95,744	196,381
2022 Multiracial	3,191	23,413	44,697
2022-2027: Population: Growth Rate	2.55 %	2.05 %	2.10 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	617	4,861	9,308
\$15,000-\$24,999	613	4,738	10,195
\$25,000-\$34,999	724	5,369	11,096
\$35,000-\$49,999	1,305	8,367	17,918
\$50,000-\$74,999	1,495	11,538	24,717
\$75,000-\$99,999	836	7,813	16,421
\$100,000-\$149,999	1,078	9,070	18,900
\$150,000-\$199,999	426	3,701	7,720
\$200,000 or greater	257	2,963	7,140
Median HH Income	\$55,023	\$60,241	\$60,834
Average HH Income	\$77,429	\$84,895	\$87,129

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,736	62,850	129,223
2010 Total Households	6,668	53,399	110,810
2022 Total Households	7,350	58,419	123,416
2027 Total Households	7,564	59,814	126,222
2022 Average Household Size	2.74	2.77	2.62
2000 Owner Occupied Housing	4,194	33,780	69,264
2000 Renter Occupied Housing	2,825	20,730	42,028
2022 Owner Occupied Housing	3,758	33,231	68,904
2022 Renter Occupied Housing	3,592	25,189	54,512
2022 Vacant Housing	526	6,105	14,463
2022 Total Housing	7,876	64,524	137,879
2027 Owner Occupied Housing	3,975	34,647	71,699
2027 Renter Occupied Housing	3,590	25,166	54,523
2027 Vacant Housing	554	6,155	14,561
2027 Total Housing	8,118	65,969	140,783
2022-2027: Households: Growth Rate	2.90 %	2.35 %	2.25 %



Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,712	12,954	25,850
2022 Population Age 35-39	1,454	10,992	21,884
2022 Population Age 40-44	1,196	9,427	18,684
2022 Population Age 45-49	1,063	8,303	16,593
2022 Population Age 50-54	977	8,087	16,591
2022 Population Age 55-59	1,029	8,604	17,775
2022 Population Age 60-64	935	8,713	18,030
2022 Population Age 65-69	767	7,855	16,585
2022 Population Age 70-74	684	6,591	14,053
2022 Population Age 75-79	519	4,768	10,283
2022 Population Age 80-84	301	2,960	6,498
2022 Population Age 85+	286	3,105	7,007
2022 Population Age 18+	14,544	120,463	246,390
2022 Median Age	32	34	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,965	\$59,955	\$60,222
Average Household Income 25-34	\$77,724	\$80,205	\$81,940
Median Household Income 35-44	\$60,405	\$71,704	\$72,866
Average Household Income 35-44	\$82,903	\$95,160	\$98,510
Median Household Income 45-54	\$63,398	\$72,763	\$75,147
Average Household Income 45-54	\$87,968	\$100,258	\$104,422
Median Household Income 55-64	\$61,355	\$71,437	\$72,728
Average Household Income 55-64	\$85,940	\$98,458	\$101,421
Median Household Income 65-74	\$50,835	\$54,957	\$55,507
Average Household Income 65-74	\$73,840	\$78,474	\$80,057
Average Household Income 75+	\$58,041	\$59,688	\$61,542

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,514	12,312	24,791
2027 Population Age 35-39	1,633	12,550	24,849
2027 Population Age 40-44	1,371	10,504	20,785
2027 Population Age 45-49	1,140	9,051	17,984
2027 Population Age 50-54	987	7,861	15,734
2027 Population Age 55-59	919	7,677	15,794
2027 Population Age 60-64	923	8,013	16,778
2027 Population Age 65-69	828	8,104	17,219
2027 Population Age 70-74	666	7,163	15,384
2027 Population Age 75-79	561	5,656	12,373
2027 Population Age 80-84	391	3,789	8,384
2027 Population Age 85+	302	3,264	7,355
2027 Population Age 18+	14,969	122,939	251,768
2027 Median Age	33	35	36

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,893	\$71,716	\$73,363
Average Household Income 25-34	\$93,589	\$95,085	\$97,952
Median Household Income 35-44	\$75,166	\$85,179	\$86,158
Average Household Income 35-44	\$99,083	\$112,664	\$116,396
Median Household Income 45-54	\$73,788	\$85,849	\$87,343
Average Household Income 45-54	\$103,368	\$116,334	\$120,329
Median Household Income 55-64	\$71,706	\$83,625	\$85,300
Average Household Income 55-64	\$99,759	\$114,247	\$118,233
Median Household Income 65-74	\$60,569	\$67,122	\$68,622
Average Household Income 65-74	\$89,157	\$95,878	\$98,615
Average Household Income 75+	\$78,107	\$77,544	\$79,739

Riviera Plaza

Exclusively Marketed by:

Michael Buekers

Designated Broker and President
(602) 909-3060
mbuekers@mpbrealty.net
Lic: BR584817000

Jacob Ray

Vice President of Sales & Leasing
(928) 245-3645
jray@mpbrealty.net