



342 NORTH VAL VISTA DRIVE

MESA, ARIZONA 85213

3,633 SF Available, Demisable to 1,541 SF

\$20.00 PSF + NNN

Medical/Retail Space

Available June 1, 2026

High Traffic Location

Dense Retail Neighborhood

Frontage Along Val Vista Road

Albertson's, CVS, Starbucks and More at the Intersection

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	51.9	41	39.5
POPULATION:	19,966	140,868	324,066
AVERAGE HH INCOME:	\$82,608	\$98,891	\$101,171

TRAFFIC COUNTS	VPD
VAL VISTA DRIVE:	25,315
UNIVERSITY DRIVE:	22,375

YEAR BUILT:	2006
LOT SIZE	1.79 AC
ZONING	C-2, Mesa
PARCEL NUMBER	140-21-009S

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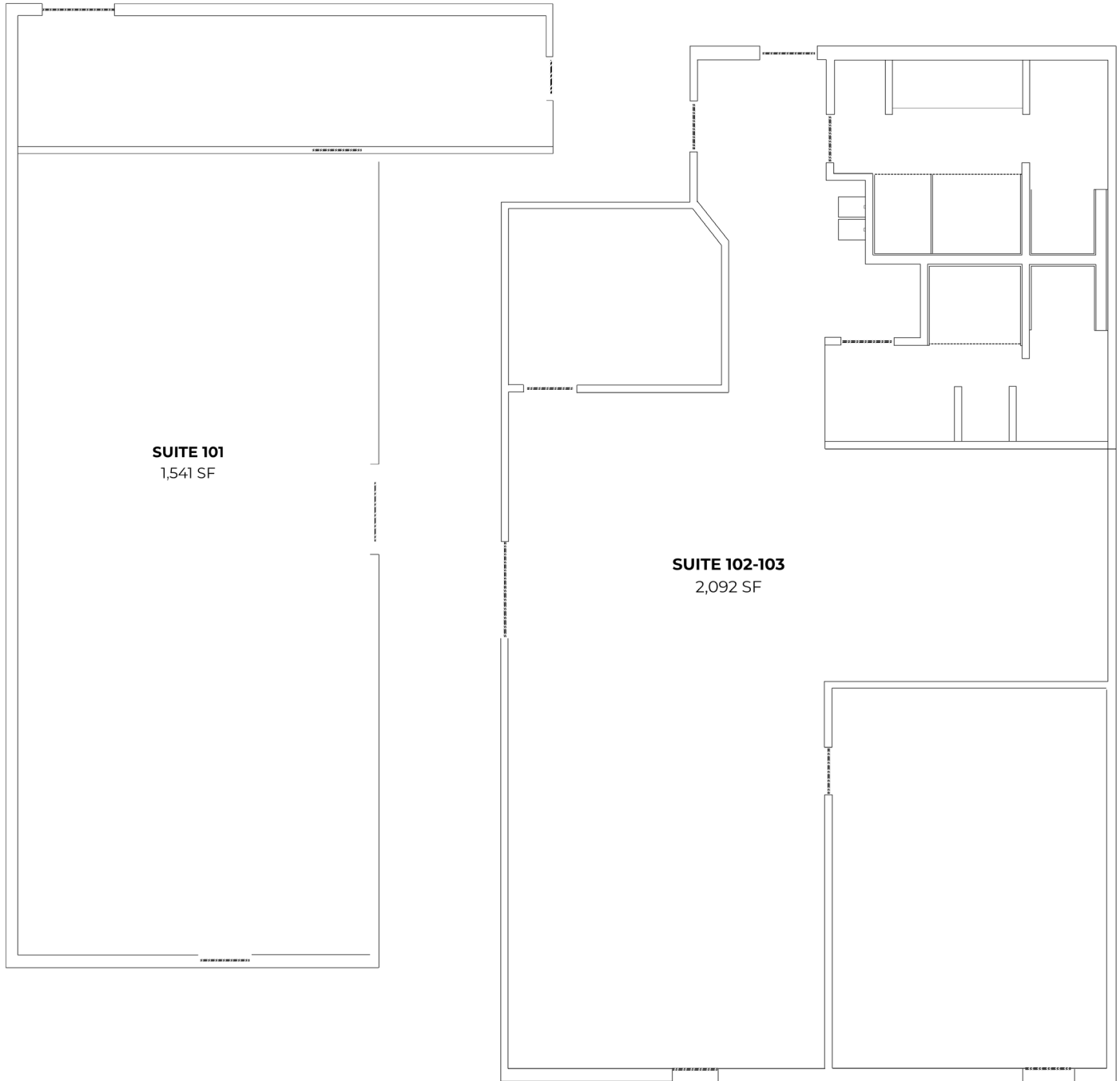
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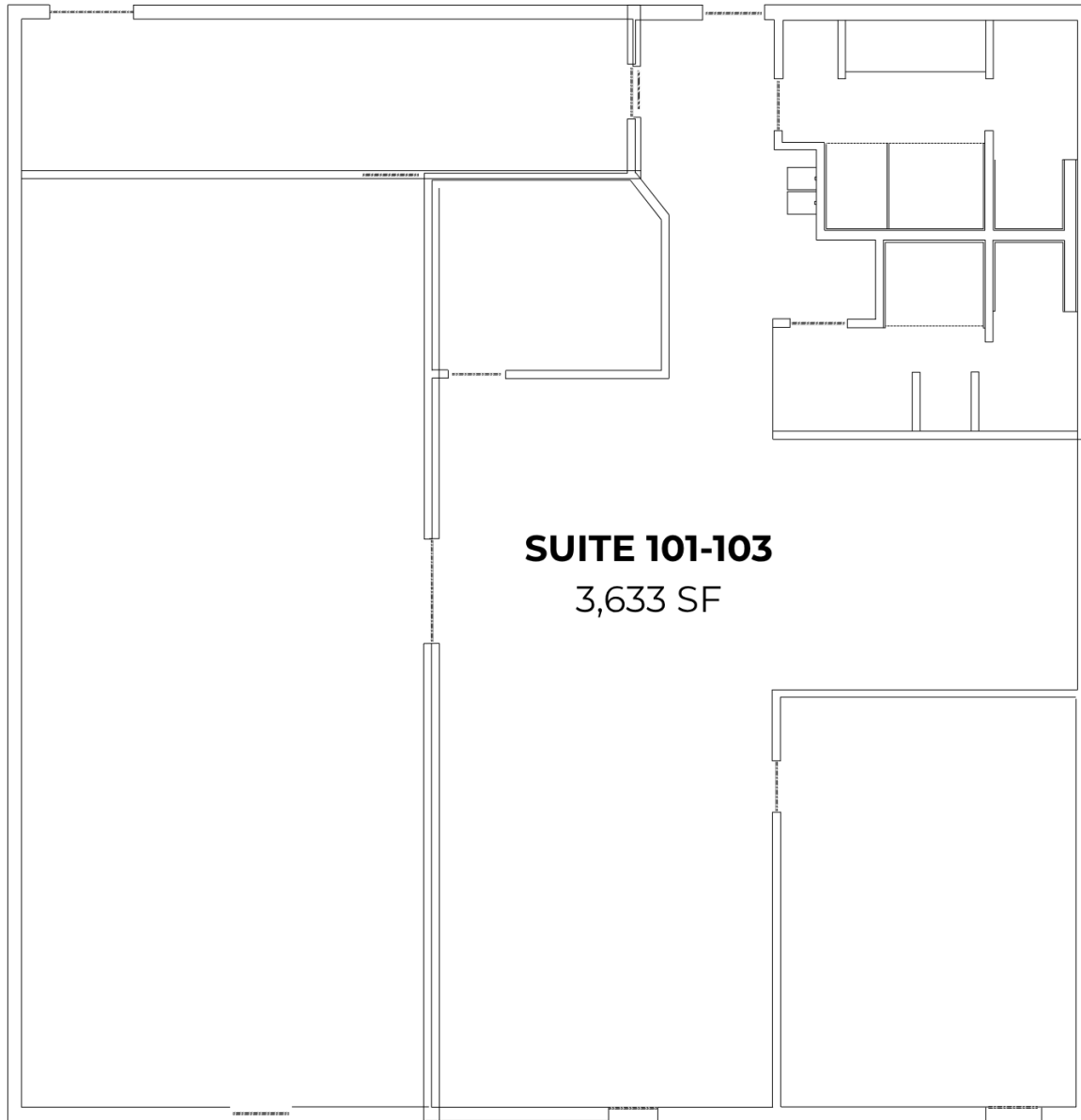
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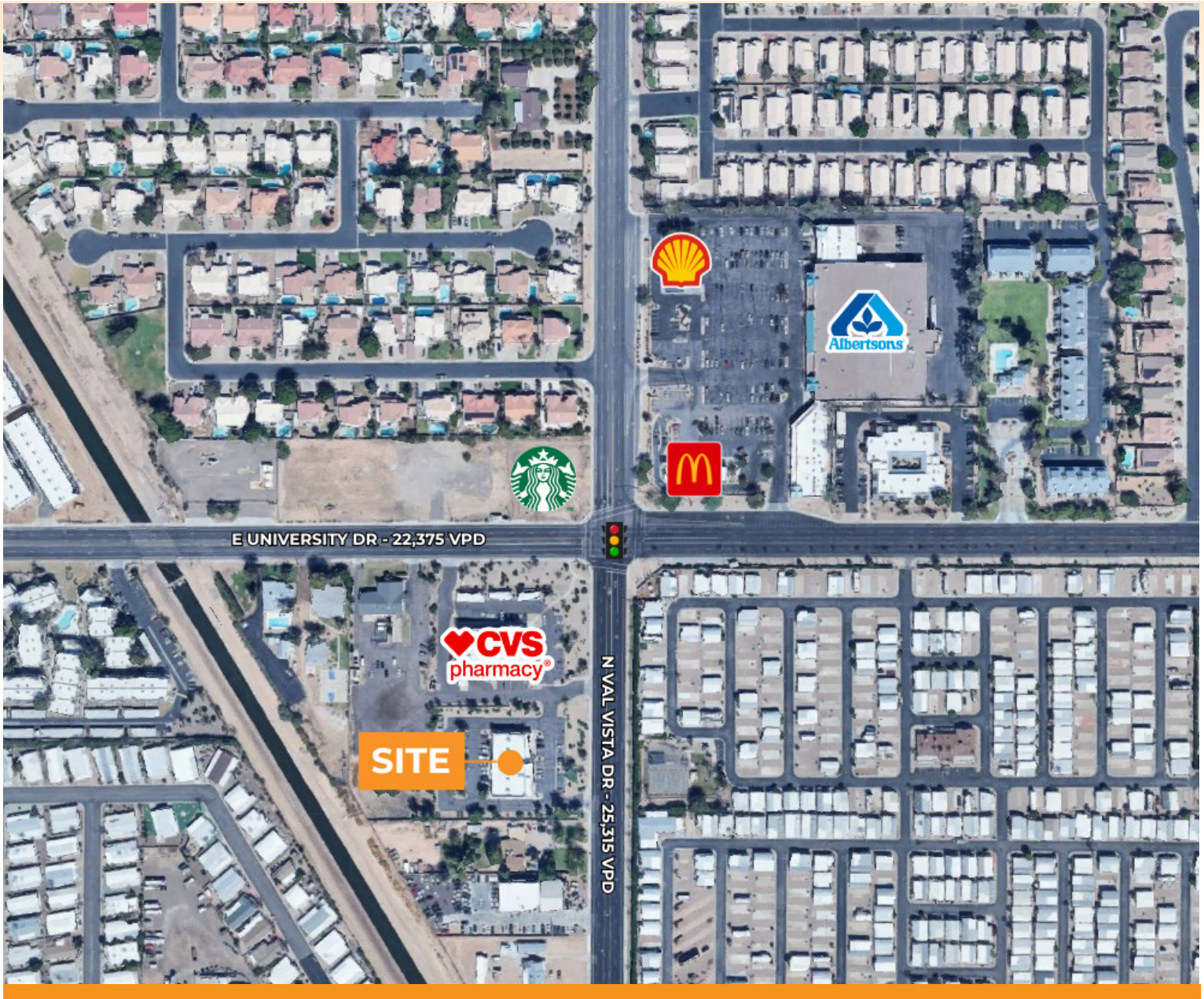
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