

## 8TH AVENUE SHOPS

SWC 8th Ave & Alma School Rd  
810 S. Alma School Rd Mesa, AZ 85210



# FOR LEASE

## 8TH AVENUE SHOPS AVAILABLE

### Site Information

810 S. Alma School Rd  
Mesa, AZ 85210

- ±4,607–13,500 SF Available
- High Foot Traffic Center with Strong Tenant Mix
- Dense Population and Huge Daytime Employment
- Reemerging Trade Area
- Monument Signage Available
- Close Proximity to US 60, Mesa Community College, Fiesta Mall, & Banner Desert Medical Center

#### Available Suites

- Suite 810-4: 4,607 SF
- Suite 840: 13,500 SF Junior Anchor Space



The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.



# FOR LEASE

8TH AVENUE SHOPS AVAILABLE

## Site Images

### DEMOGRAPHICS

(2021)

#### Population Estimates

1 Mile	27,526
3 Mile	175,609
5 Mile	422,689

#### Daytime Employment

1 Mile	7,891
3 Mile	84,960
5 Mile	195,064

#### Average Household Income

1 Mile	\$48,506
3 Mile	\$62,071
5 Mile	\$71,349

### TRAFFIC COUNT

(2021)

Alma School Rd	30,485 VPD
8th Avenue	8,083 VPD

