

# Retail Pad For Sale S/SWC Guadalupe Road & Alma School Road



For more information, contact:

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## Building Features

- ±1.6 Acre Pad
- Zoned C-2, City of Mesa
- APN 302-06-353A
- Asking Price: \$365,000 (\$5.21/SF)
- Frontage on Alma School Road
- Perfect for Fast Food Pad User

## Demographics:

- |              |         |         |  |                            |          |          |  |
|--------------|---------|---------|--|----------------------------|----------|----------|--|
| • Population |         |         |  | • Average Household Income |          |          |  |
| 1 mile       | 3 miles | 5 miles |  | 1 mile                     | 3 miles  | 5 miles  |  |
| 21,345       | 147,711 | 440,922 |  | \$83,972                   | \$76,439 | \$75,551 |  |
- Traffic Counts (Main Street & Arizona Ave)
 

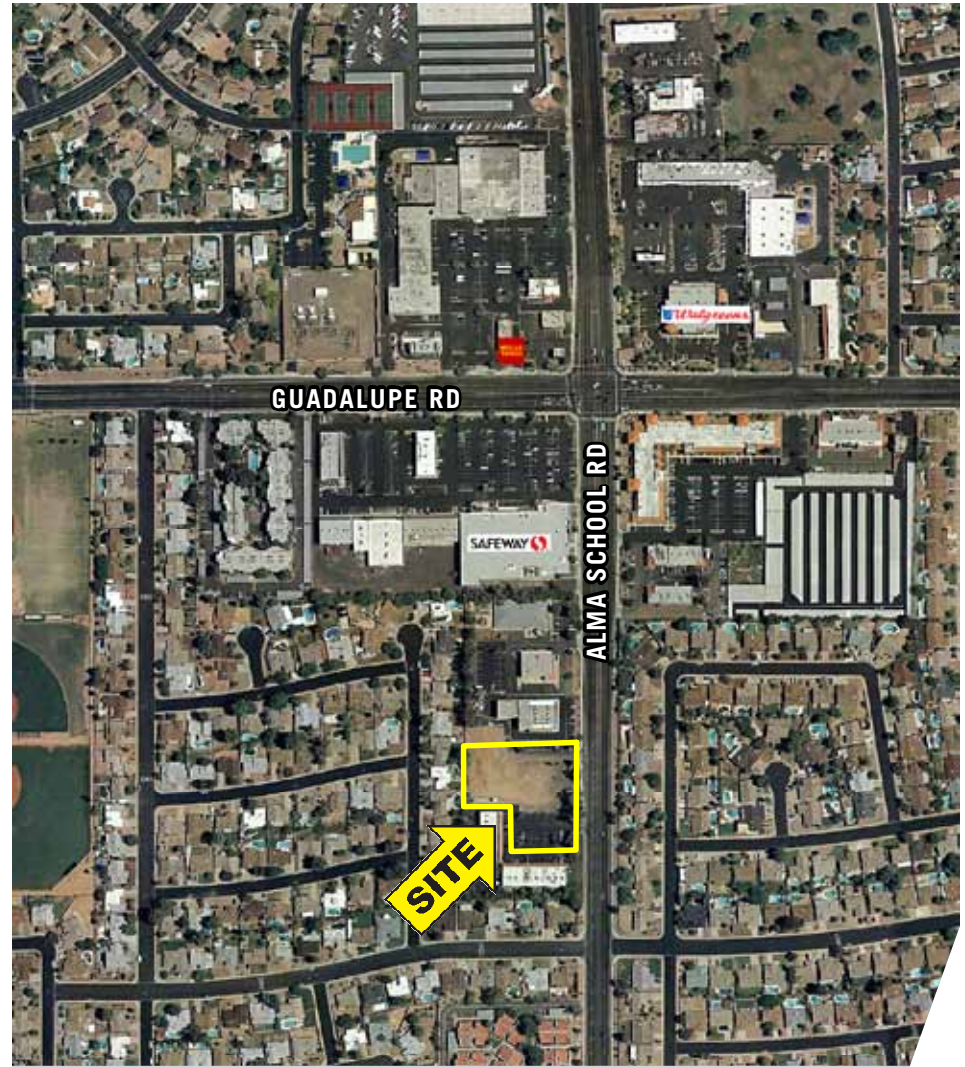
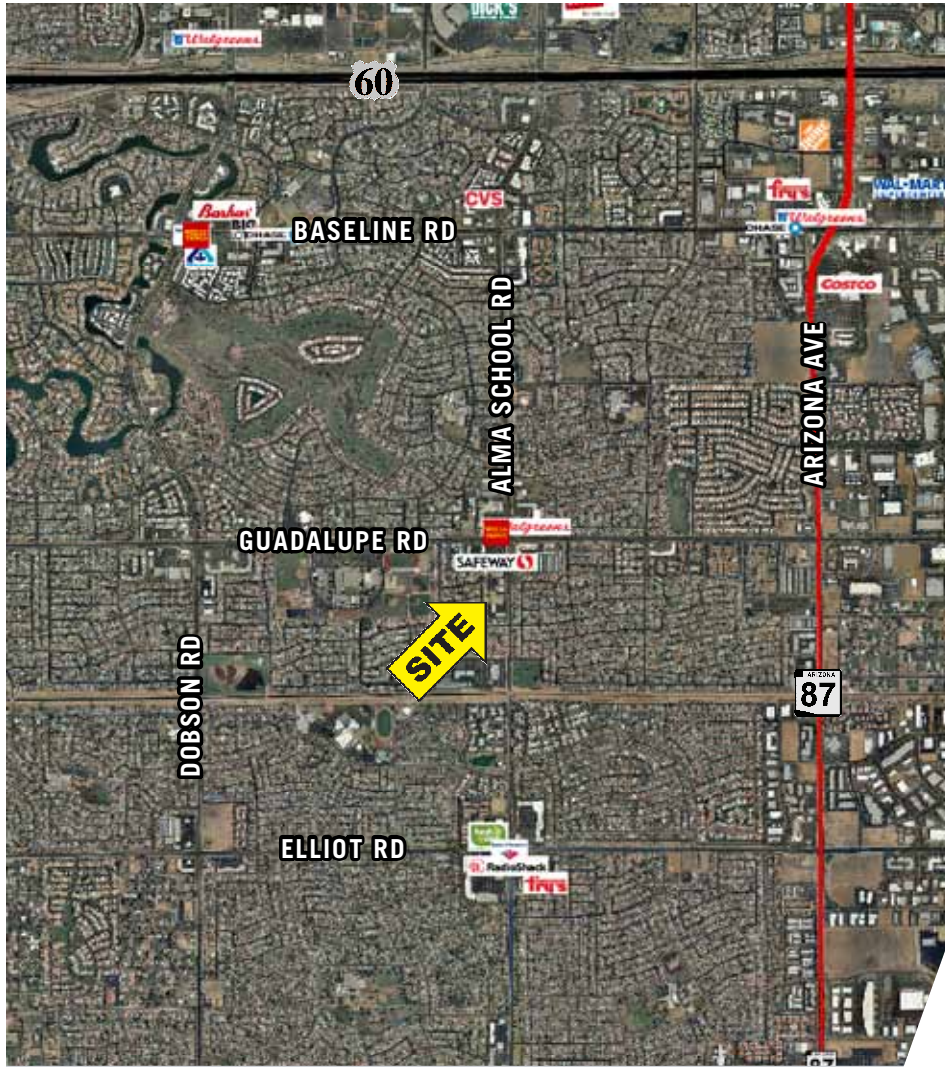
N on Alma School Rd: 39,800 VPD	S on Alma School Rd: 40,500 VPD
E on Guadalupe Rd: 23,100 VPD	W on Guadalupe Rd: 21,500 VPD



**Cassidy Turley** / BRE Commercial

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