

# Fiesta Village-Pad Building

NWC Alma School Rd. & Southern Ave., Mesa, AZ

## INVESTMENT OPPORTUNITY

Very Strong Tenancy and Value Add-Upside Opportunity



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# Property Information/Offering Terms



## PROPERTY INFORMATION

Property Name: Fiesta Village - Pad Building  
Property Type: Retail Pad Building  
Address: 1240 W. Southern Avenue  
Mesa, AZ 85202  
Location: NWC Alma School Rd & Southern Ave  
Rentable Area: +/- 11,177 Square Feet  
Year Built: 1979  
Parcel Number: 134-28-378E  
Zoning: LC, City of Mesa  
Traffic Counts: Alma School Rd: 43,400 vehicles per day  
Southern Ave: 35,000 vehicles per day  
Parking: Abundant parking available; 43 immediate parking spaces; additional parking available as part of the adjacent shopping center.  
Signage: Property identification is provided by large monument signage located at the entrance on Southern Avenue.

## OFFERING TERMS

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Offering Price: \$1,950,000  
Price Per Square Foot: \$127.00/SF



Property/  
Offering  
Terms

Fiesta Village, Mesa, AZ

# Location Highlights

## LOCATION HIGHLIGHTS

### Area Traffic Generators and Employers

- Immediately across from Fiesta Mall (925,000 SF Regional Mall)
- 1/2 mile from Mesa Community College (27,000 Students - the largest Community College in the U.S.)
- One mile from Banner Desert Hospital (2,681 employees and 186,161 patient visits and/or admissions per year)

### Excellent Freeway Proximity

- 1/2 mile from Superstition (US 60) Freeway
- 2 miles from Price (Loop 101) Freeway



## DEMOGRAPHIC PROFILE

		1 Mile	3 Mile	5 Mile
Population	2011 Estimated Total Population	24,484	152,606	384,198
	2016 Forecast Total Population	25,413	157,462	395,812
	2010 Estimated Daytime Population	12,146	77,051	195,506

		1 Mile	3 Mile	5 Mile
Income	2011 Estimated Household Income	48,387	57,416	61,927
	2016 Forecast Household Income	54,001	63,505	68,340

# Trade Area Aerial

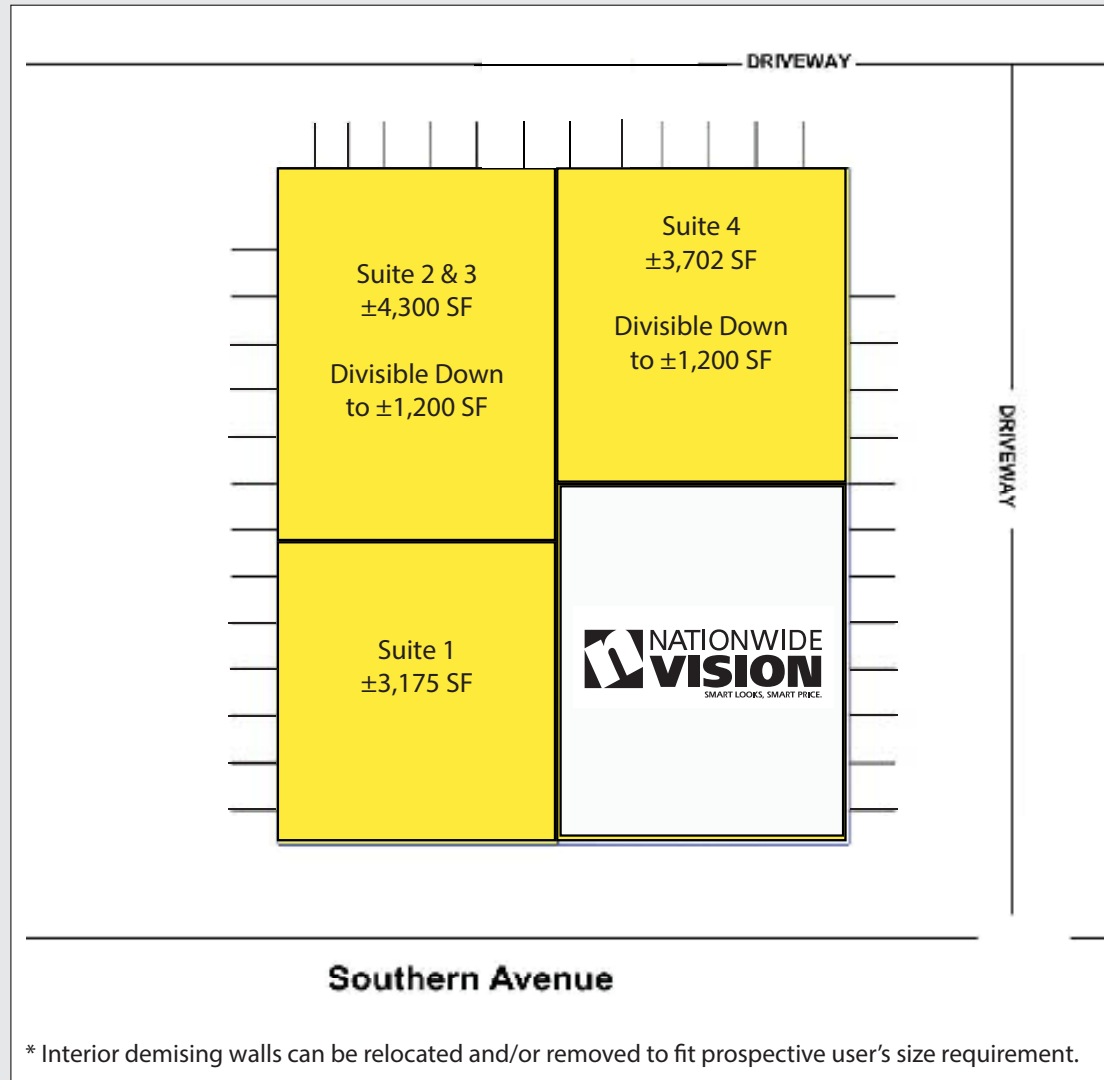


Fiesta Village, Mesa, AZ

# Current Demising Plan



## FIESTA VILLAGE CURRENT DEMISING PLAN



# Intersection Aerial



Fiesta Village, Mesa, AZ

# Mesa Overview



## MESA, AZ

Mesa, located in Maricopa County, is one of the nation's fastest-growing cities. Just 15 miles east of Phoenix, Mesa covers 132 square miles.

Mesa is the third-largest city in Arizona and the nation's 38th-largest city. The City provides the advantages of a thriving metropolis while maintaining the feel of a suburban environment.

With dynamic recreational, educational and business environments, Mesa enjoys the best in a variety of amenities including parks within easy walking distance from home, a variety of sports facilities that cater to athletes young and old, highly rated golf courses for every skill level, a diversity of special events and community festivals, and Mesa's ever-popular Chicago Cubs Spring Training baseball.





# Fiesta District Overview



The Fiesta District has been a hub for East Valley residents and visitors alike for nearly fifty years. The District is home to Mesa Community College, Banner Desert Medical Center and the Fiesta Mall. These three Valley institutions serve as the centerpieces for an area undergoing a rebirth, with the City of Mesa and the business community investing time and money into making the District one of the Valley's premier destinations for businesses and their customers. The City of Mesa alone has recently committed \$10 million to efforts to make streetscape improvements to attract more people to live, work and play in the area. While millions of dollars continue to be invested into the Fiesta District's redevelopment, its businesses and venues continue to thrive. Dozens of shops and restaurants line Southern Avenue, the District's main artery. Class A office space is available in Mesa Financial Plaza (the city's tallest building at 16 stories) as well as several smaller buildings in the area. Banner Desert Medical Center is one of the Valley's largest and most comprehensive hospitals, while MCC boasts the state's largest community college campus.

# Confidentiality Agreement



This is a Confidential Memorandum intended solely for your use and benefit in determining whether you desire to express further interest in the acquisition of Fiesta Village, Mesa, Arizona ("Property", "Project"). The Memorandum contains selected unverified information pertaining to the Project and does not purport to be a representation of the state of affairs of the Owner of the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Strategic Retail Group, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreage, square footages and other measurements are approximations. Neither the Owner nor Strategic Retail Group, Inc. nor any of their respective directors, officers, broker, affiliates and/or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, nor any warranty or representation, with respect to the future projected financial performance of the property, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject Property, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase this Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in strictest confidence and that you will not disclose this Memorandum or any of its contents to any other person/entity without the prior written authorization of the Owner or Strategic Retail Group. You also agree that you will not use contents in any manner detrimental to the interest of the Owner or Strategic Retail Group.