

The Village at Las Sendas

NEC POWER & MCDOWELL ROAD | MESA, AZ



PROPERTY HIGHLIGHTS

- Attractive Shopping Center Built in 2005
- High Income Area in the Affluent North Mesa Trade Area with Several Upscale Master Planned Communities in the Immediate Vicinity
- Notable Co-tenants Include CVS Pharmacy, Chipotle, Jimmy Johns, and Smash Burger
- Located Conveniently by the Loop-202 with Access from McDowell and Power Roads

PROPERTY OVERVIEW

AVAILABLE SF	1,277 - 1,857 SF
LEASE RATE	\$22/ SF (NNN)
BUILDING SIZE	39,144 SF
YEAR BUILT	2005
ZONING	LC
CROSS STREETS	McDowell & Power Road
TRAFFIC COUNT	+/-34,891 VPD (Intersection)



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SITE PLAN



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TENANT ROSTER

BLDG	SUITE	TENANT	SIZE (SF)
2823	101	Sunnyside Breakfast Lounge	3,700
2823	105	AVAILABLE	1,277
2831	101	Jimmy John's	1,705
2831	104	Pacino's Italian	3,266
2837	101	D'Vine Bistro	2,458
2837	102	Smashburger	2,431
2837	104	The Buffalo Spot	2,273
2837	106	Cosmo's Salon & Day Spa	3,369
2837	108	AVAILABLE	1,857
2837	109	Performance & Recovery Lab	1,710
2837	110/111	Two Wheel Jones	2,982
2837	112	Brush & Board	1,253
2837	113	Royal Tobacco	1,166
2849	101	Chipotle	2,200
2849	103	Hava Java	1,853
2849	105	Golden Spoon	1,240
2855	101	Echo 5 Sports Pub	4,285



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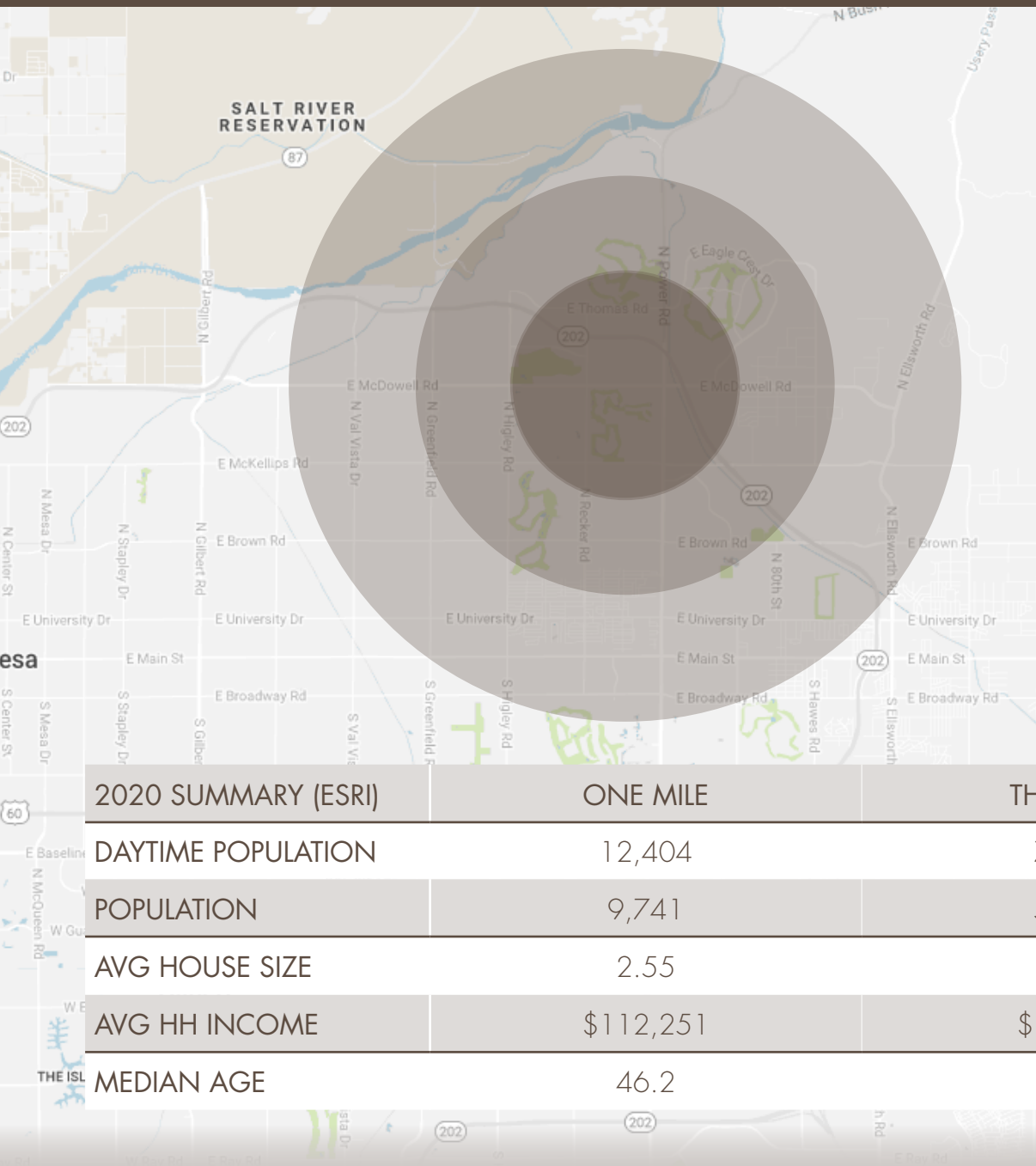
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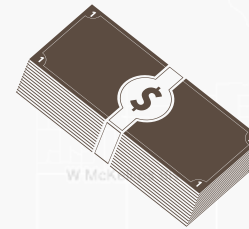




DEMOGRAPHIC HIGHLIGHTS



DAYTIME POPULATION
184,485
* 5 Mile Radius



AVERAGE HOUSEHOLD
INCOME
\$112,251
* 1 Mile Radius



MEDIAN
AGE
46.2
* 1 Mile Radius

2020 SUMMARY (ESRI)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	12,404	73,183	184,485
POPULATION	9,741	55,858	145,753
AVG HOUSE SIZE	2.55	2.51	2.37
AVG HH INCOME	\$112,251	\$108,920	\$90,327
MEDIAN AGE	46.2	47.1	50.4

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