



SHOPS FOR LEASE IN BUSY WALMART CENTER

SHOP SPACE AVAILABLE

Falcon Field Airport

McKellips Rd

18,247 cpd '22

19,215 cpd '22

17,878 cpd '22

Greenfield Rd

13,155 cpd '22

22,155 cpd '22

Jamba

Jamba Juice

Jamba Financial

Jamba Starbucks

Jamba Carls Jr

Jamba Wells Fargo

Jamba Staples

Jamba Verizon

Jamba American Express

Jamba Dollar Tree

Jamba Great Clips

Jamba Subway

Jamba Walmart

Jamba The Landing at Falcon Field (Planned Industrial)

Jamba Falcon Field Airport

Jamba McKellips Rd

Falcon Gateway Shops

4425 E McKellips Rd, Mesa, AZ 85215

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LOCATION

SEC McKellips Rd & Greenfield Rd
Mesa, AZ 85215



SIZE

±1,210 sf - B103
±1,173 sf - B104
±1,013 sf - B108



ZONING

Commercial (C-G, Mesa)



TRAFFIC COUNTS

19,215 CPD

McKellips Rd

17,878 CPD

Greenfield Rd



2023 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	3,682	86,857	228,671
DAYTIME POPULATION	8,227	75,806	211,478
MED HH INCOME	\$95,937	\$62,059	\$60,215

AREA RETAILERS

Walmart Supercenter, Staples, Dollar Tree, Starbucks, Wells Fargo, Desert Financial Credit Union, Carl's Jr, F45, Panda Express, Subway, Great Clips, Americas Best Eyeglasses, H&R Block, Verizon, T-Mobile, Jamba, Jimmy John's

PROPERTY INFORMATION

- 3.7 Million annual visitors to Falcon Gateway center (Placer.AI)
- 2 Miles from Loop 202 Freeway
- \$150 Million / 750,000 sf Expansion of Falcon Field currently underway
- Strong household incomes within 1 mile
- Close proximity to Boeing's Mesa campus



