

**WENDY'S
OPENING
Q4 2023!**

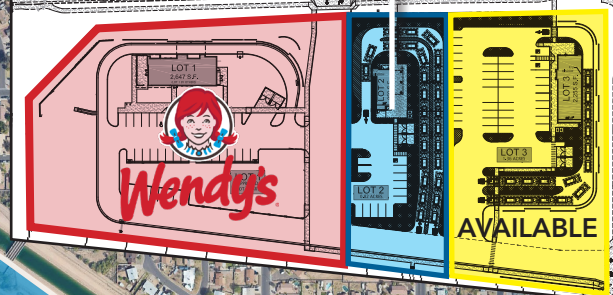
**13 AC.
ZONED:
RS-43**

202

±54,000 VPD

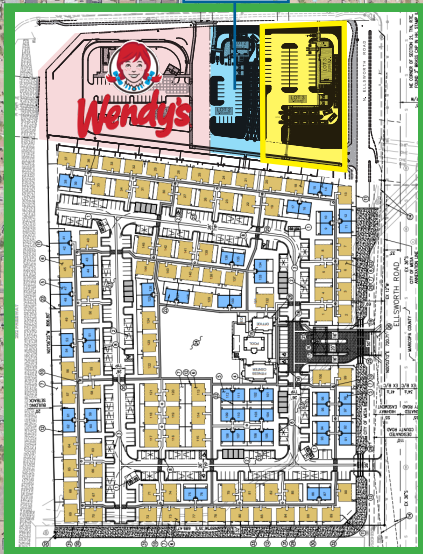
**17 AC.
ZONED:
LG**

DUTCH BROS
Coffee RIVE



**CITY OF
MESA**

UNIVERSITY DR.



SITE

**145 UNITS
ZONED:
RM4-PAD**

QT
QuikTrip

ELLSWORTH DR.

MAIN ST.

FREEWAY PAD AVAILABLE ±1.36 AC



SWC LOOP 202 & UNIVERSITY DRIVE | MESA, AZ

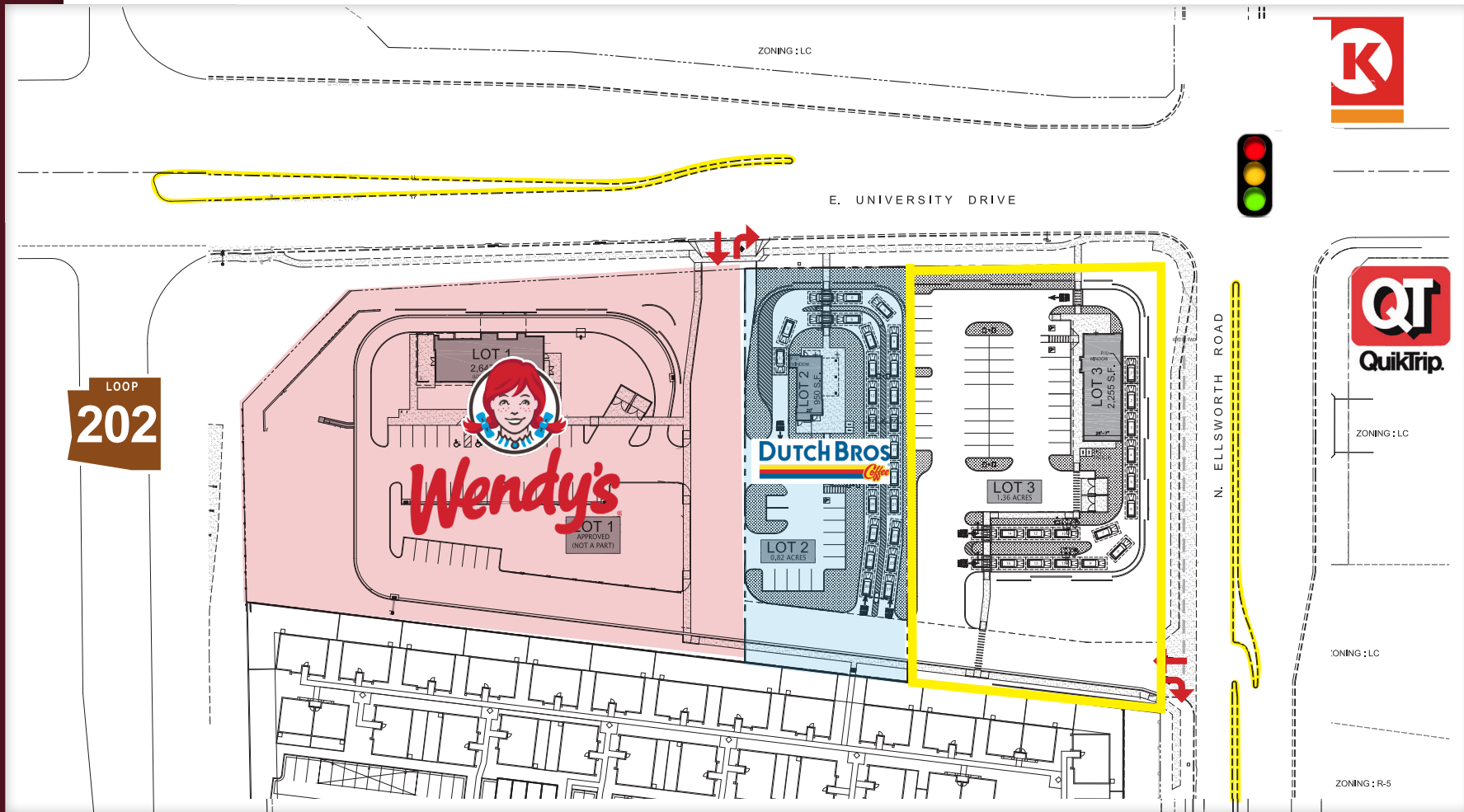
**MARK T.
BRAMLETT**

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

available pads







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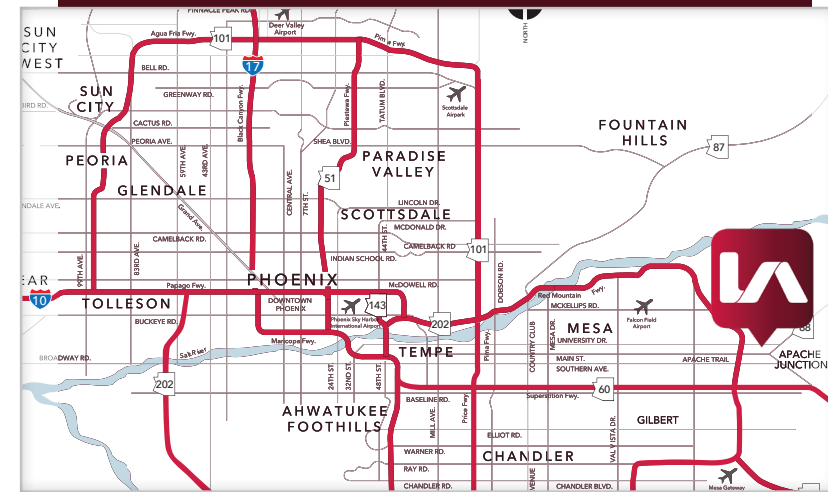
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2021 NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION	 NUMBER OF HOUSEHOLDS
1 MILE	47,031	62,227	46,150	20,788
3 MILES	47,031	62,227	46,150	20,788
5 MILES	124,048	79,790	109,293	48,350



COMMENTS

- Excellent visibility along University Drive and the Loop 202, where approximately 54,000 vehicles pass by the site per day
- Full-diamond interchange at the intersection
- Strong daytime population in the immediate trade area with over 203,443 persons within a 5 mile radius
- Established neighborhoods surround the intersection where the average HH incomes exceed \$79,388 and there are more than 89,390 homes within the 5 miles of the site
- Nearby schools include Red Mountain High School (3,361 students), Skyline High School (2,455 students), and Smith Junior High (975 students).

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1.36 AC

PAD 2

±2,255 SF

PAD 2 BUILDING

LC (LIMITED COMMERCIAL)

ZONING