

±5 ACRE INFILL SITE

PADS FOR BUILD-TO-SUIT OR GROUND LEASE



NEC MESA DR & BASELINE RD | MESA, AZ



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PROPERTY DETAILS

AVAILABLE ±60,000 SF (divisible)
ZONING Light Industrial Mesa (allows for all retail uses)

PROPERTY HIGHLIGHTS

- Planned Woodspring Suites Hotel with 122 rooms
- Less than one-half mile from US-60 and full-diamond interchange where Mesa Dr is a heavily trafficked arterial for rush hour traffic
- Strong daytime population; over 169,000 persons within 3 miles of site. Notable employers include Go Daddy (1,370 employees), City of Mesa (860 Employees), Empire Southwest (770 Employees), and Hunter Contracting Co (550 Employees)
- Dense industrial along Baseline Rd, over 280,000 SF of warehouse, distribution, and services.

Sources: ESRI 2020, MAG, AZBEX

TRAFFIC COUNTS

N ±43,877 VPD (NB & SB) **E** ±29,316 VPD (EB & WB)
S ±35,275 VPD (NB & SB) **W** ±30,091 VPD (EB & WB)

Mesa 2019, Gilbert 2019



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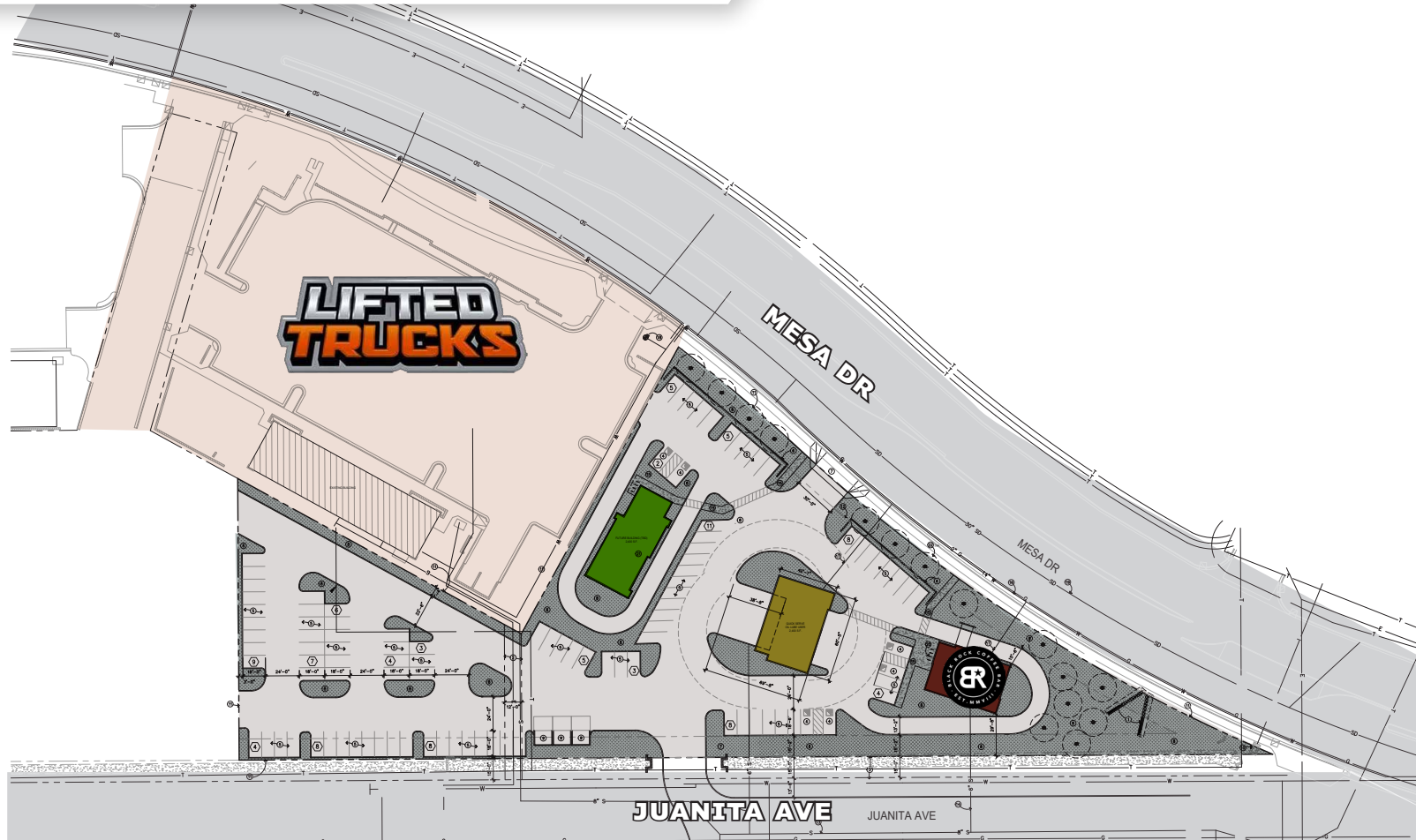


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DEMOGRAPHICS



POPULATION

	1-Mile	3-Miles	5-Miles
2020 Total Population	6,750	162,958	442,241
2025 Total Population	7,301	173,709	469,370



HOUSEHOLDS

	1-Mile	3-Miles	5-Miles
2020 Households	2,188	57,718	162,115
2025 Households	2,362	61,454	171,866



2020 INCOMES

	1-Mile	3-Miles	5-Miles
Average HH Income	\$77,502	\$71,225	\$78,583
Median HH Income	\$55,630	\$54,148	\$59,425
Per Capita Income	\$25,142	\$25,232	\$28,895



HOUSING UNITS

	1-Mile	3-Miles	5-Miles
2020 Housing Units	2,274	63,350	178,325
Owner Occupied	55.7%	44.1%	51.0%
Renter Occupied	40.5%	47.1%	39.9%
Vacant	3.8%	8.9%	9.1%



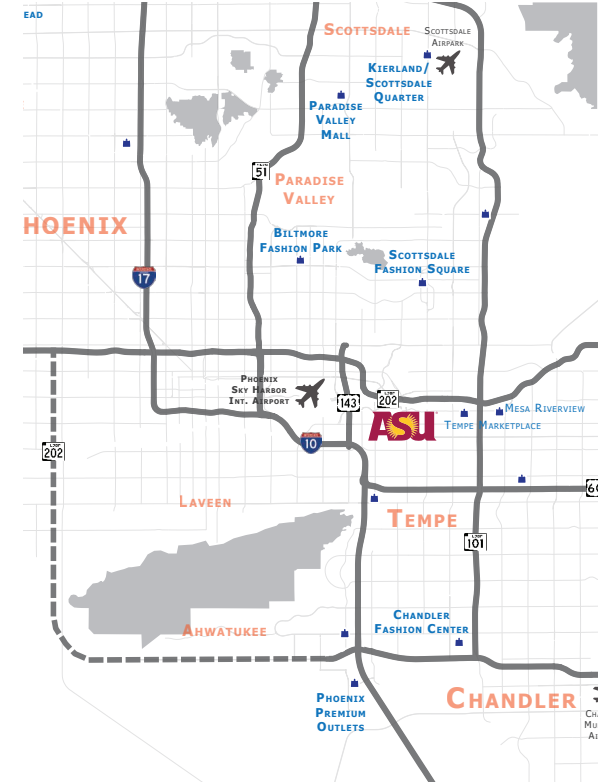
DAYTIME POPULATION

	1-Mile	3-Miles	5-Miles
2020 Total Daytime Pop	16,226	169,699	416,653
Workers	12,546	87,638	195,423
Residents	3,680	82,061	221,230



BUSINESSES

	1-Mile	3-Miles	5-Miles
2020 Businesses	1,081	6,439	13,338



2020 POPULATION

442,241

WITHIN 5-MILES

2020 ESRI ESTIMATES

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