

PAD AVAILABLE FOR BTS OR GROUND LEASE!

CRE8
ADVISORS



Baseline Road (27,500 CPD)

Raceway EXPRESS
CAR WASH

WOODSPRING
SUITES

QT

LIFTED
TRUCKS

PAD
AVAILABLE

PAD AVAILABLE

BLACK ROCK COFFEE
EST. MMVILL

MARICOPA
COUNTY

Mesa Drive (36,630 CPD)

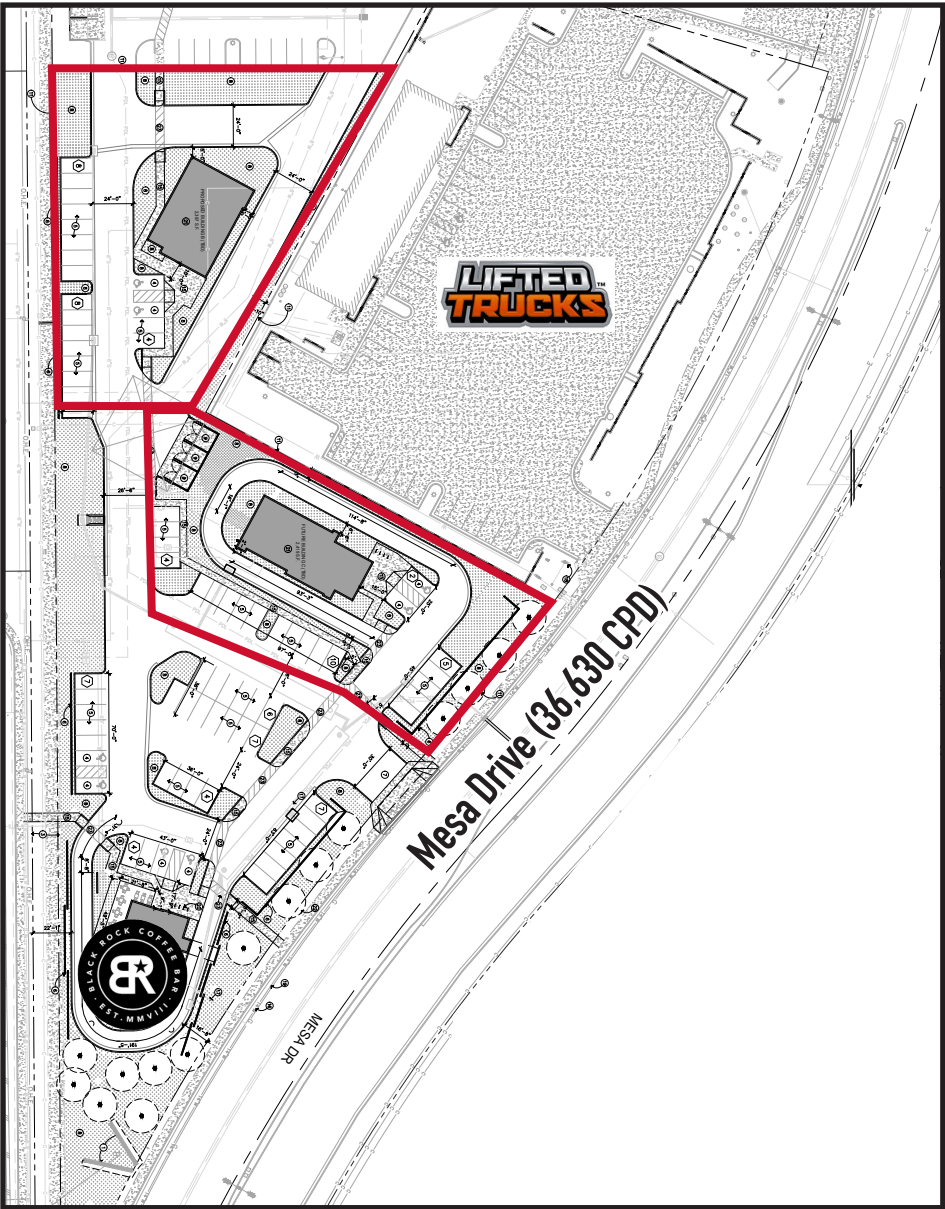
1849 S. MESA DRIVE
MESA, AZ

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PROPERTY SUMMARY

1849 S. MESA DRIVE
MESA, AZ



PROPERTY OVERVIEW

- Join brand new Black Rock Coffee (completed YE 2024)
- 2 Pads remaining! Available for BTS or Ground Lease
- Just signed EV charging station lonna
- Drive-thru opportunity
- Situated right off the US-60 (over 200,000 CPD) and Mesa Drive
- Located in a very dense area with 431,613 residents within a 5-Mile radius
- Excellent visibility along South Mesa Drive near the high traffic intersection of South Mesa Drive and East Baseline Road

PROPERTY SUMMARY

ASKING RENT:	CALL FOR PRICING
LAND AREA:	+/- .75 ACRES
APN:	139-49-972A

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population:	5,885	154,370	428,153
2029 Population:	6,307	166,199	428,153
2024 Total Households:	1,798	56,371	161,345
Average Household Income:	\$91,586	\$79,694	\$87,187

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantees, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. CRE8 is independently owned and operated.

SOUTH AERIAL MAP

1849 S. MESA DRIVE
MESA, AZ



EAST AERIAL MAP

1849 S. MESA DRIVE
MESA, AZ



AERIAL OVERVIEW

1849 S. MESA DRIVE
MESA, AZ





For Additional details contact the team
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