

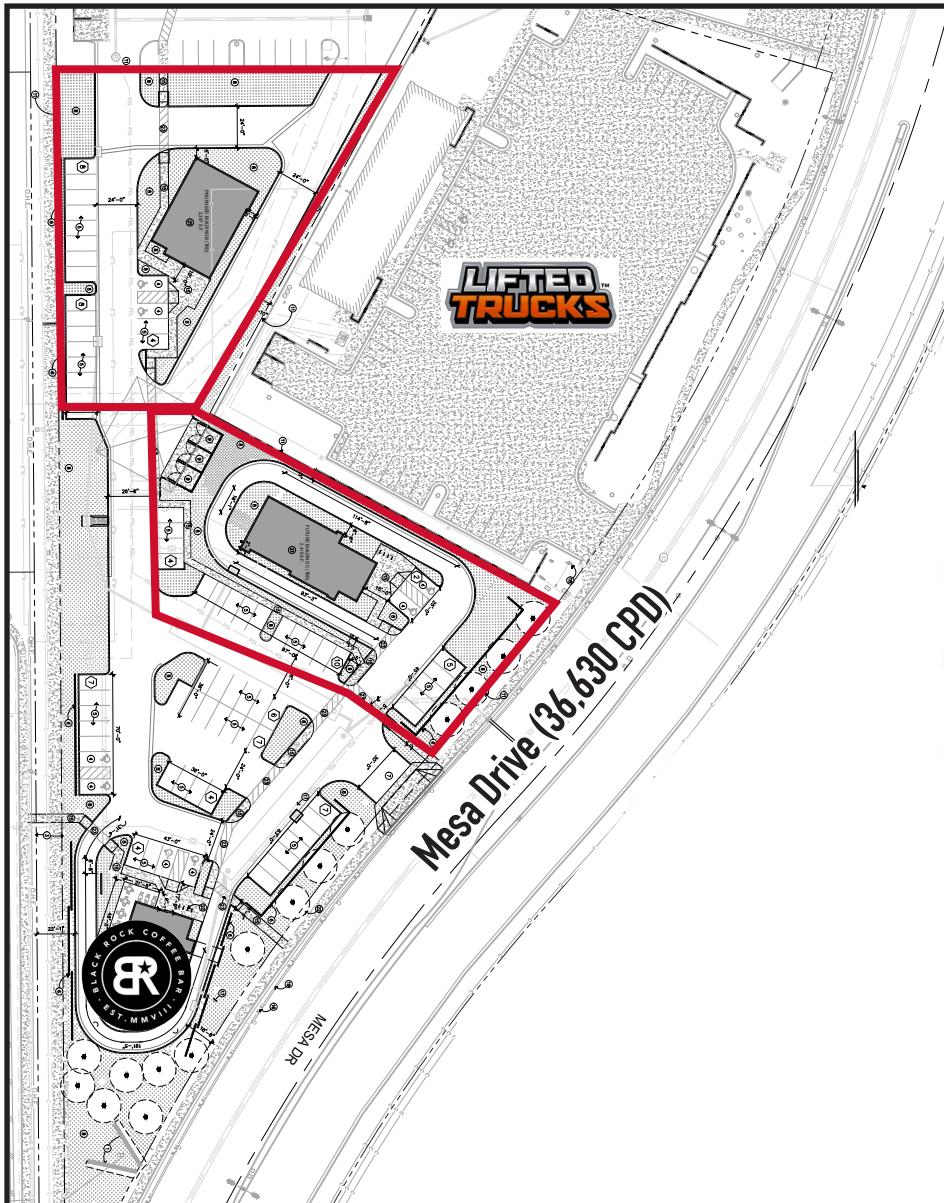
# PAD AVAILABLE FOR BTS OR GROUND LEASE!

**CRE8**  
ADVISORS



# 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 Ionna
- 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

# SOUTH AERIAL MAP

1849 S. MESA DRIVE  
MESA, AZ



# EAST AERIAL MAP

1849 S. MESA DRIVE  
MESA, AZ



# AERIAL OVERVIEW

1849 S. MESA DRIVE  
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# CRE8 ADVISORS

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