



FOR LEASE | RETAIL

# Power Square

6740 E University | Mesa, AZ 85205

PRESENTED BY:

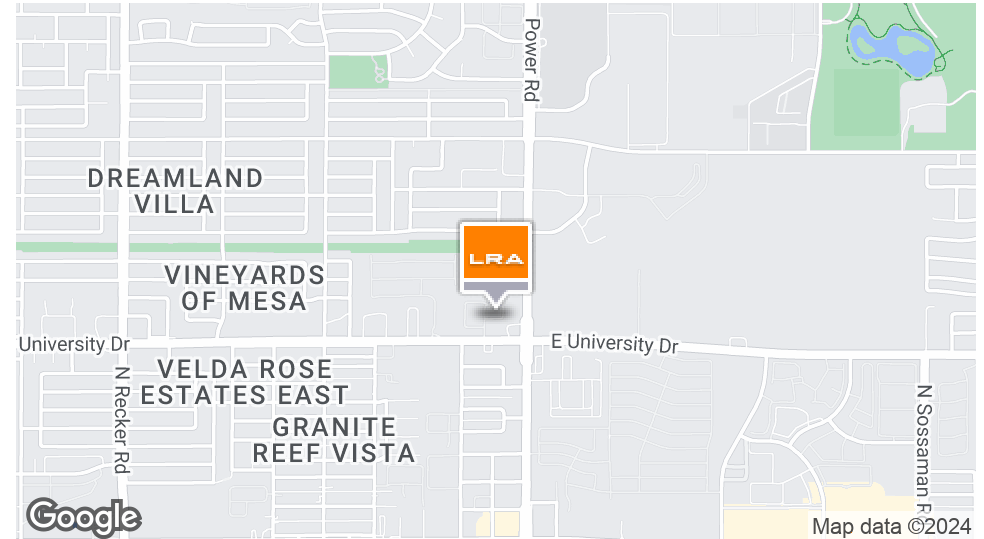
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**Sakeri Barba** Sales & Leasing Agent / 480.694.2283 / Sakeri@lraphx.com



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## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	10,870 SF
Available SF:	1,097 - 2,254 SF
Lot Size:	1.103 Acres
Number of Units:	9
Year Built:	2006
Zoning:	C-2

## PROPERTY OVERVIEW

This prime property boasts monumental signage, ample parking, and high ceilings that create a spacious and welcoming environment. Its excellent visibility on high-traffic streets makes it an ideal location for any business. Recently upgraded exterior paint and landscaping enhance the curb appeal, while the presence of a restroom and utility room adds convenience. With its strategic location and valuable features, this property offers an exceptional opportunity for your business to thrive. Schedule a viewing today and envision your future success in this remarkable space

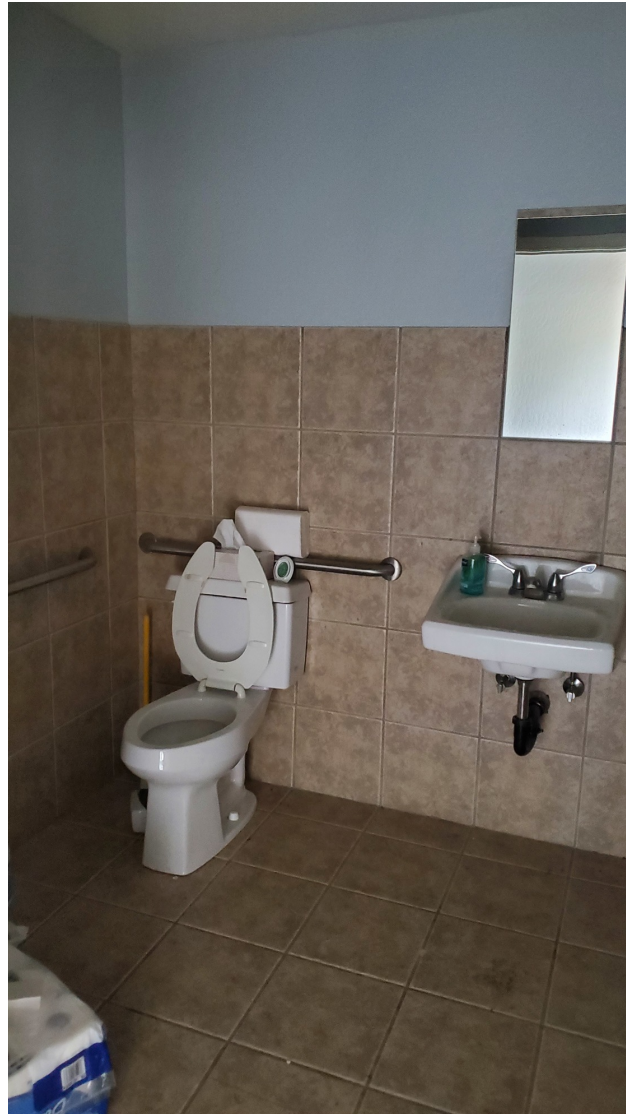
## PROPERTY HIGHLIGHTS

- Monumental Signage
- Ample Parking
- High Traffic Streets and Excellent Visibility
- High Ceilings, Restroom and Utility Room
- Recent Upgrade to Exterior Paint and Landscaping

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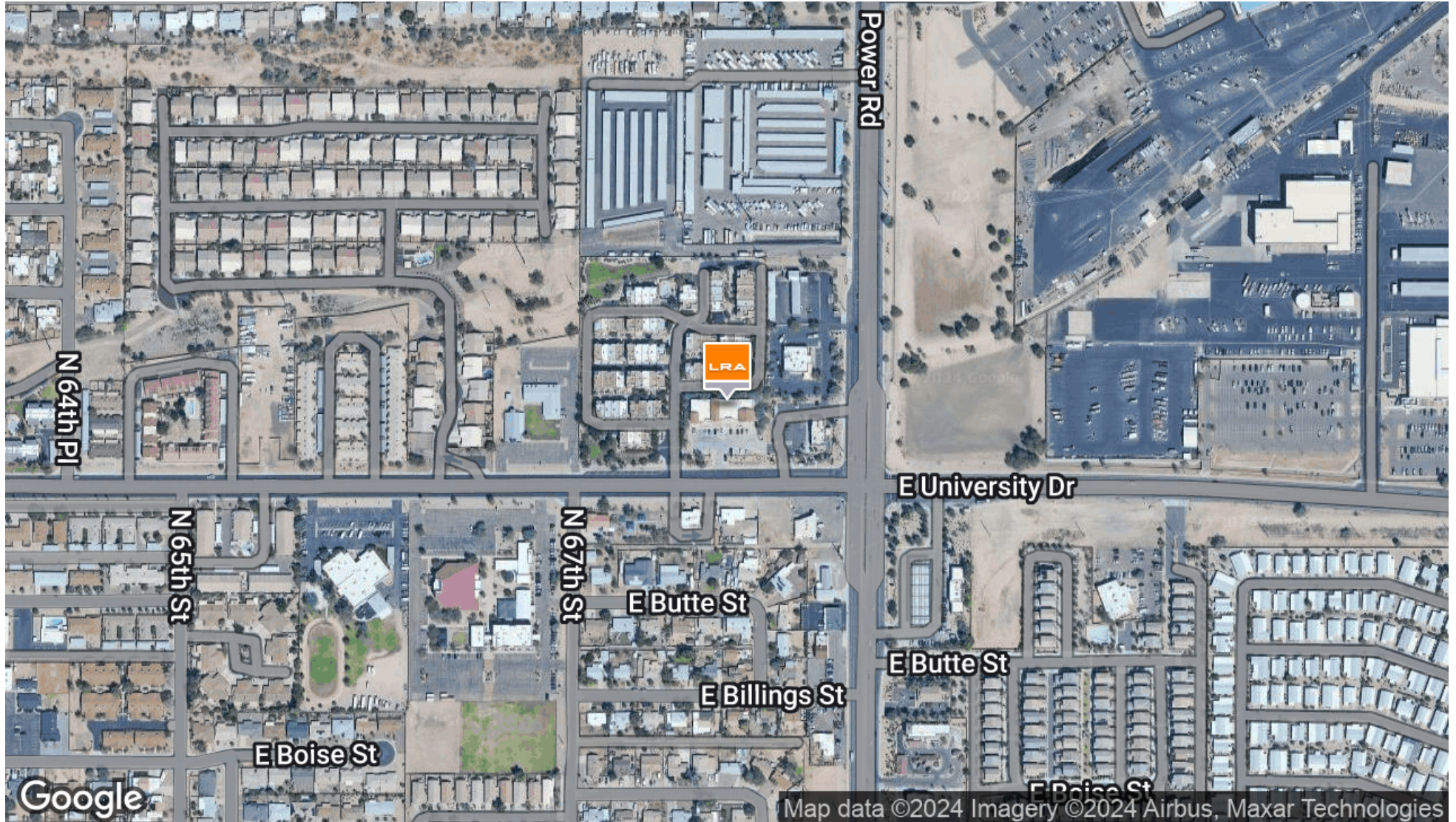


LRA

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[www.lrarealestate.com](http://www.lrarealestate.com)

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### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,990	7,222	20,752
Average Age	28.8	29.1	30.2
Average Age (Male)	30.4	31.3	31.2
Average Age (Female)	23.9	25.0	28.4

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	638	2,474	7,531
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$68,414	\$62,856	\$57,800
Average House Value	\$147,549	\$148,413	\$164,952

\* Demographic data derived from 2020 ACS - US Census

