

**AVAILABLE FOR SALE OR LEASE:
FULLY ENTITLED CONSTRUCTION DRAWINGS AVAILABLE
FOR ±2,000 SF DRIVE-THRU BUILDING**



PROPERTY HIGHLIGHTS

- Hard Corner, Signalized Intersection, with Visibility to over 57,000 Vehicles Per Day
- Highly dense residential trade area with 254,940 within a 5-mile radius
- Freeway Access within close proximity allowing for customers to come and go from all over the Valley
- Drive-Thru and Full Access Available
- LC Zoning – City of Mesa



AVERAGE HH INCOME
\$88,731 (3 mile radius)



POPULATION
92,627 (3 mile radius)



DAYTIME EMPLOYMENT
92,966 (3 mile radius)



TRAFFIC COUNTS
E Mckellips Rd: 41,901 VPD*
N Mesa Dr: 15,500 VPD**

* Demographics ©ESRI 2023 | Traffic Counts *ADOT 2022

**City of Mesa 2021

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Fru's Marketplace
Walmart Neighborhood Market
SONIC
Royal Palms Golf Course
Park of the Canals

32,900 VPD (21)

McKellips Rd

15,500 VPD (21)

Approximately
57,000 VPD
at Intersection

N Mesa Dr

Future Residential

SRP
Owned
Land

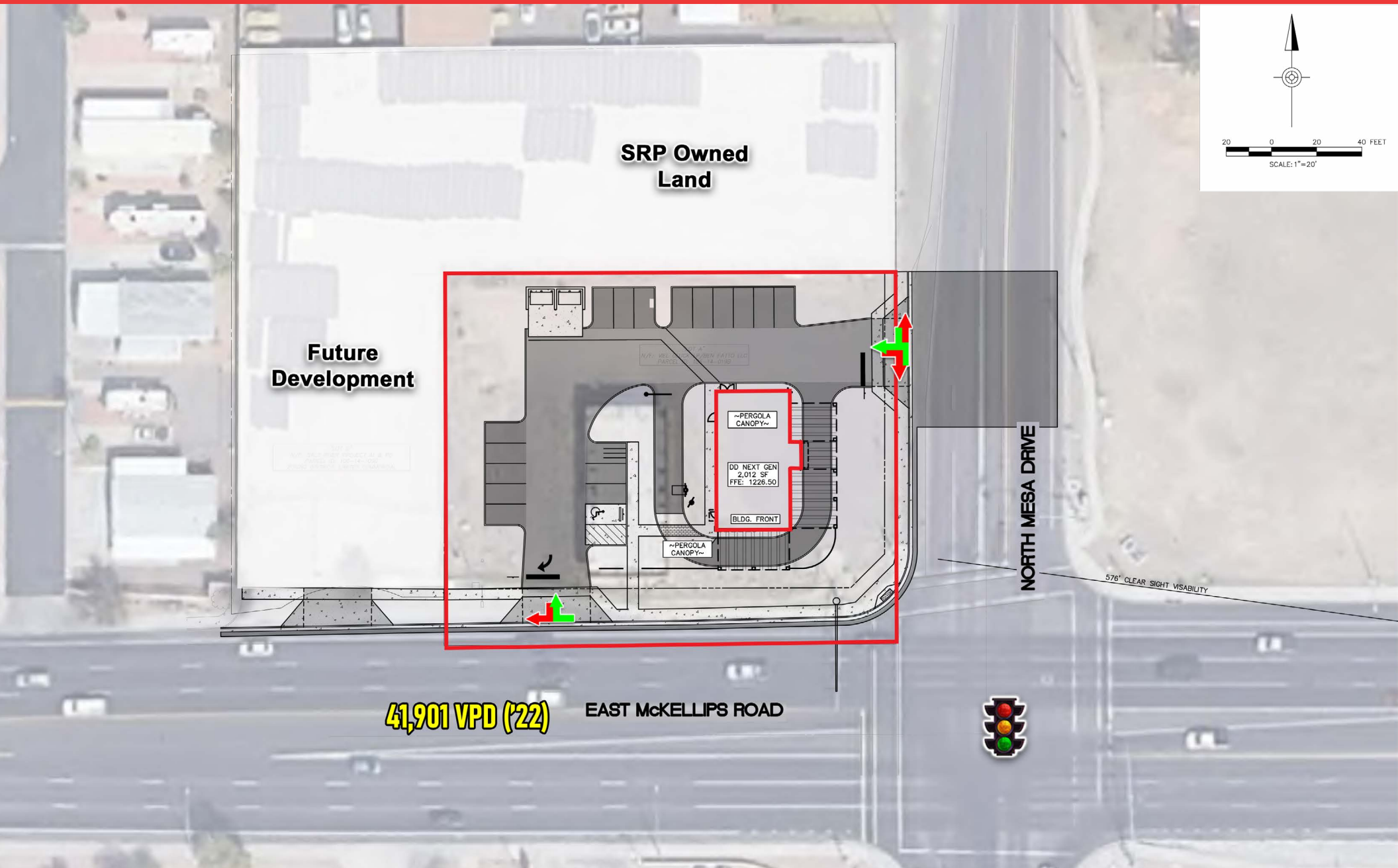
Future
Development

McKellips
Middle
School

41,901 VPD (22)

±0.65 AC
PAD SITE
AVAILABLE





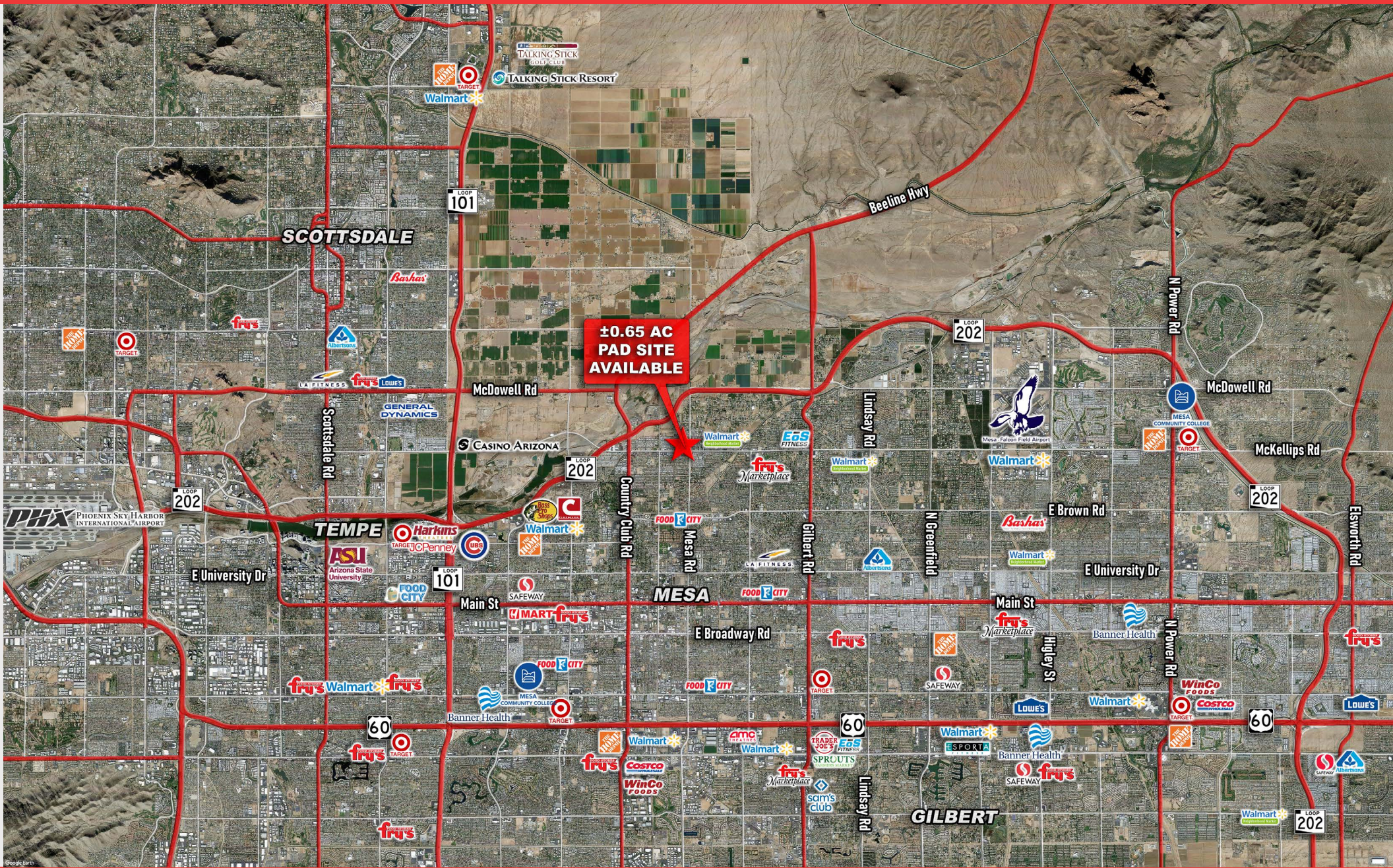
41,901 VPD ('22)

EAST McKELLIPS ROAD

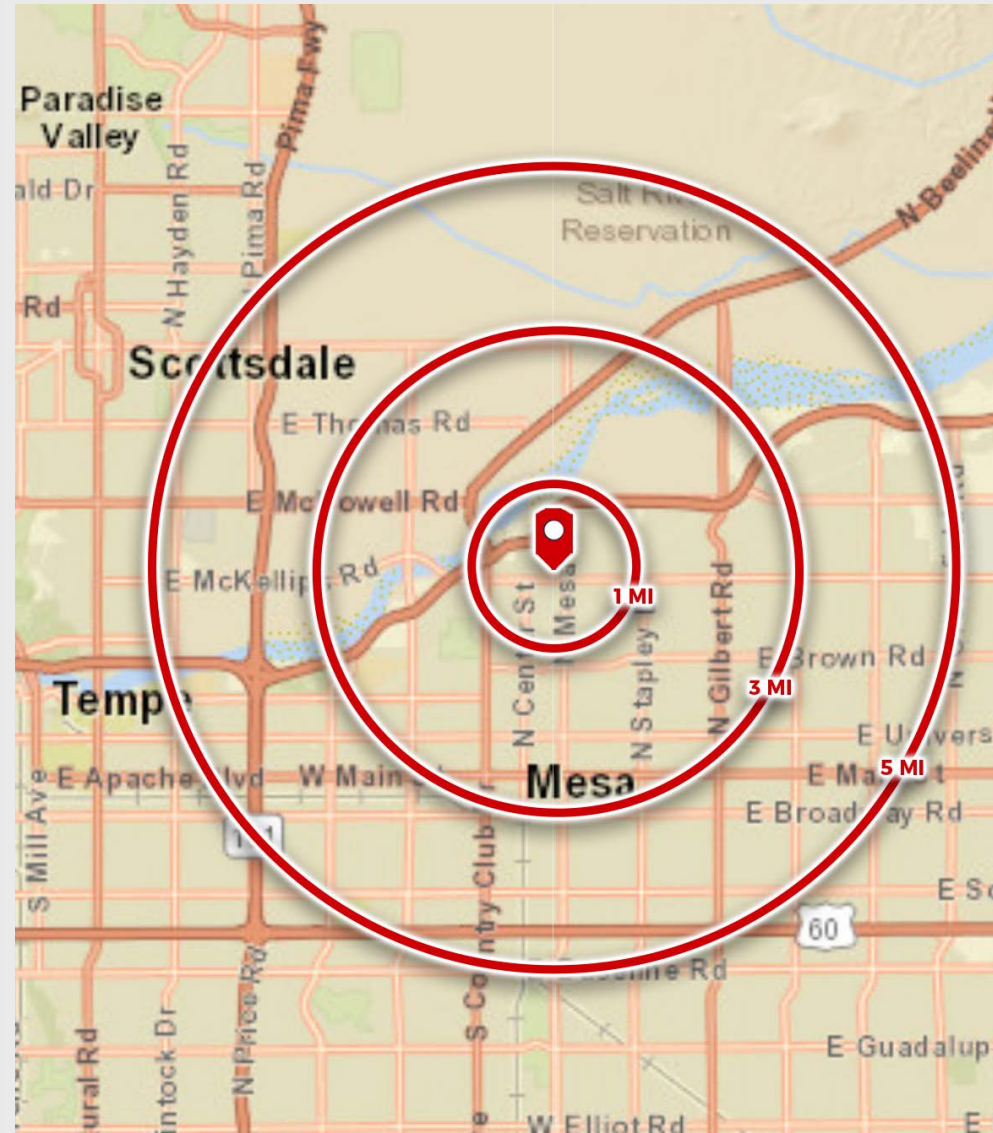
NORTH MESA DRIVE

576' CLEAR SIGHT VISIBILITY





	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	16,329	91,760	244,008
2010 Total Population	16,138	85,551	235,281
2023 Total Population	16,135	92,627	254,940
2028 Total Population	15,926	92,822	255,741
2019-2024 Annual Rate	-0.26%	0.04%	0.06%
2023 Total Daytime Population	10,756	92,966	263,884
Workers	2,366	43,371	132,748
Residents	8,390	49,595	131,136
HOUSEHOLD SUMMARY			
2000 Households	5,790	32,197	87,941
2010 Households	5,615	30,421	85,534
2023 Households	5,992	33,880	96,748
2028 Households	5,974	34,478	98,388
2023 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	52.8%	46.0%	45.5%
Renter Occupied Housing Units	41.5%	47.4%	46.3%
2023 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$83,578	\$88,731	\$85,348
Average Home Value	\$333,164	\$396,543	\$365,491
2023 POPULATION BY RACE/ETHNICITY			
Total	16,134	92,628	254,941
White Alone	52.2%	55.8%	53.4%
Black Alone	5.2%	4.9%	5.4%
American Indian Alone	5.6%	5.6%	5.7%
Asian Alone	2.0%	1.6%	2.5%
Pacific Islander Alone	0.3%	0.4%	0.5%
Some Other Race Alone	20.0%	17.5%	18.4%
Two or More Races	14.6%	14.1%	14.1%
Hispanic Origin	39.5%	35.8%	37.3%
Diversity Index	82.3	80.1	81.6
2023 POPULATION BY AGE			
Total	16,136	92,628	254,941
0 - 4	8.1%	7.7%	7.5%
5 - 9	7.9%	7.5%	7.3%
10 - 14	7.6%	7.2%	6.9%
15 - 24	14.5%	13.9%	14.6%
25 - 34	15.1%	15.1%	16.7%
35 - 44	13.7%	13.1%	12.9%
45 - 54	10.6%	10.3%	10.0%
55 - 64	10.4%	10.7%	10.0%
65 - 74	7.9%	8.3%	8.1%
75 - 84	3.3%	4.4%	4.3%
85 +	0.8%	1.8%	1.6%
18 +	72.2%	73.5%	74.4%
2023 Median Age	32.9	34.1	33.2
2023 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	9,985	59,074	162,498
Some College, No Degree	24.3%	24.9%	24.2%
Associate Degree	8.5%	9.3%	10.1%
Bachelor's Degree	18.3%	18.2%	18.2%
Graduate/Professional Degree	8.4%	10.9%	9.2%



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