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COMMERCIAL
REAL ESTATE

TURN-KEY NEWLY CONSTRUCTED DRIVE-THRU

16 W. MCKELLIPS ROAD | MESA, AZ

AVAILABLE FOR SALE OR LEASE: 796 SF BUILDING WITH DRIVE-THRU ON .67 ACRE PARCEL



FOR LEASING INQUIRIES:

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PROPERTY HIGHLIGHTS

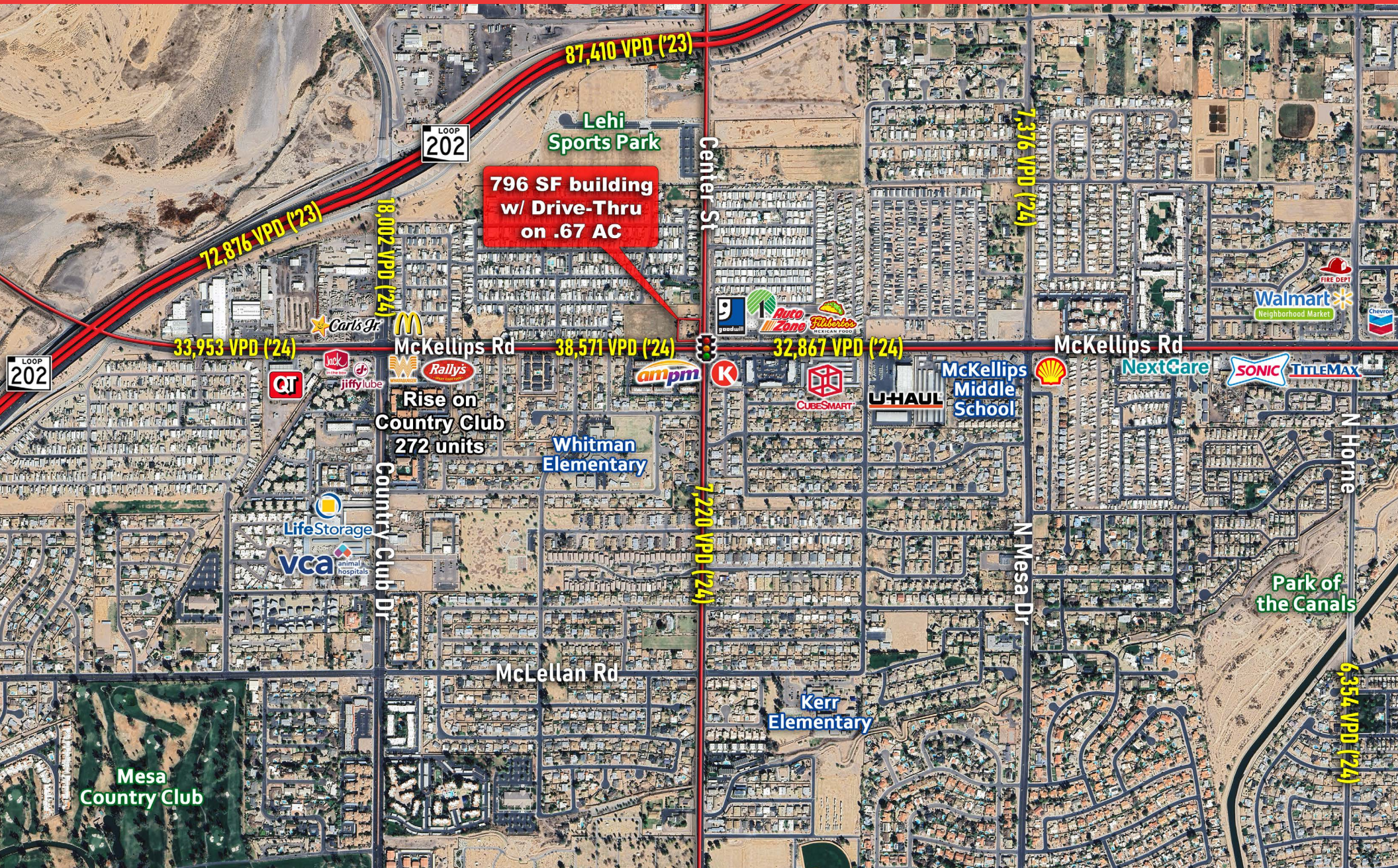
- Located just east of the 202 freeway with 99,000+ cars per day
- Dense residential trade area with 265,098 inhabitants within a five-mile radius
- Highly visible location along West McKellips Road (38,500+ cars per day)
- Mesa, AZ is the 38th largest city in the U.S.



NEARBY RETAILERS



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
2024 Population	15,645	86,194	264,978
2029 Proj. Population	15,185	88,090	271,437
2024 Daytime Pop	10,177	88,960	276,100
2024 Households	5,948	31,723	103,155
Avg HH Income	\$87,009	\$92,307	\$90,679
Median Age	33.5	34.7	33.6





	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	14,968	85,515	252,380
2010 Total Population	14,715	78,869	242,789
2024 Total Population	15,185	86,194	264,978
2029 Total Population	15,107	88,090	271,437
2019-2024 Annual Rate	-0.10%	0.44%	0.48%
2024 Total Daytime Population	10,177	88,960	276,100
Workers	3,021	44,524	148,355
Residents	7,156	44,436	127,745
HOUSEHOLD SUMMARY			
2000 Households	5,526	30,081	92,453
2010 Households	5,270	28,001	89,916
2024 Households	5,948	31,723	103,155
2029 Households	6,015	33,183	107,872
2024 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	49.7%	48.7%	47.1%
Renter Occupied Housing Units	44.5%	43.6%	44.9%
2024 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$87,009	\$92,307	\$90,679
Average Home Value	\$416,566	\$476,406	\$457,418
2024 POPULATION BY RACE/ETHNICITY			
Total	15,183	86,195	264,977
White Alone	46.5%	53.3%	52.3%
Black Alone	5.5%	5.0%	5.5%
American Indian Alone	6.9%	6.6%	6.0%
Asian Alone	1.8%	1.8%	2.9%
Pacific Islander Alone	0.4%	0.4%	0.5%
Some Other Race Alone	23.3%	18.3%	18.5%
Two or More Races	15.5%	14.5%	14.3%
Hispanic Origin	44.0%	37.3%	37.6%
Diversity Index	84.6	81.6	82.2
2024 POPULATION BY AGE			
Total	15,186	86,195	264,979
0 - 4	6.9%	6.9%	6.5%
5 - 9	6.7%	6.8%	6.2%
10 - 14	6.7%	7.0%	6.3%
15 - 24	14.5%	14.2%	15.1%
25 - 34	18.1%	15.7%	18.4%
35 - 44	13.9%	13.8%	13.5%
45 - 54	11.0%	11.0%	10.8%
55 - 64	10.4%	10.2%	10.0%
65 - 74	7.6%	8.1%	7.7%
75 - 84	3.2%	4.4%	4.0%
85 +	1.0%	2.0%	1.5%
18 +	75.9%	75.1%	77.2%
2024 Median Age	33.5	34.7	33.6
2024 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	9,909	56,171	174,732
Some College, No Degree	20.8%	22.3%	22.7%
Associate Degree	9.9%	10.3%	9.9%
Bachelor's Degree	17.9%	18.4%	19.8%
Graduate/Professional Degree	6.8%	10.1%	9.6%

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