

EXISTING RETAIL BUILDING FOR SALE

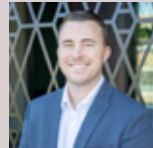
2009 North Stapley Drive | Mesa, Arizona 85203



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2009 NORTH STAPLEY DRIVE | MESA, ARIZONA 85203

SALE PRICE: CONTACT BROKER

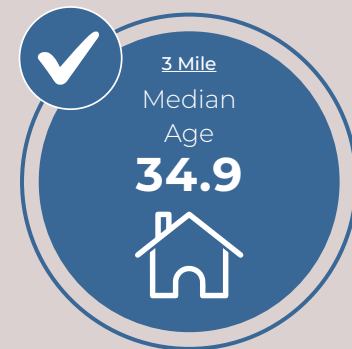
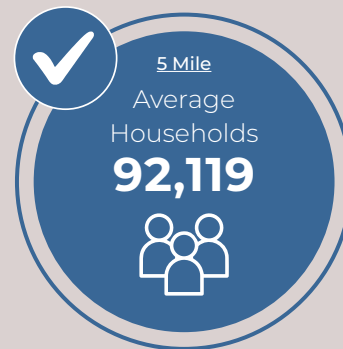
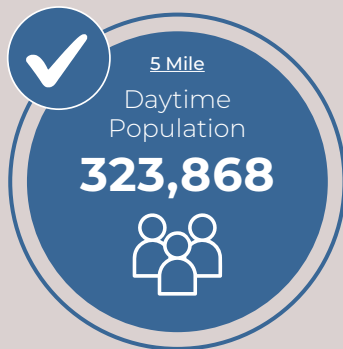


PARCEL/APN#:	136-07-001G	BUILDING SIZE:	± 13,969 SF
LAND SIZE:	1.93 Acres (84,187 SF)	ZONING:	LC, City of Mesa
E MCKELLIPS RD:	20,318 VPD	N STAPLEY DR:	16,683 VPD



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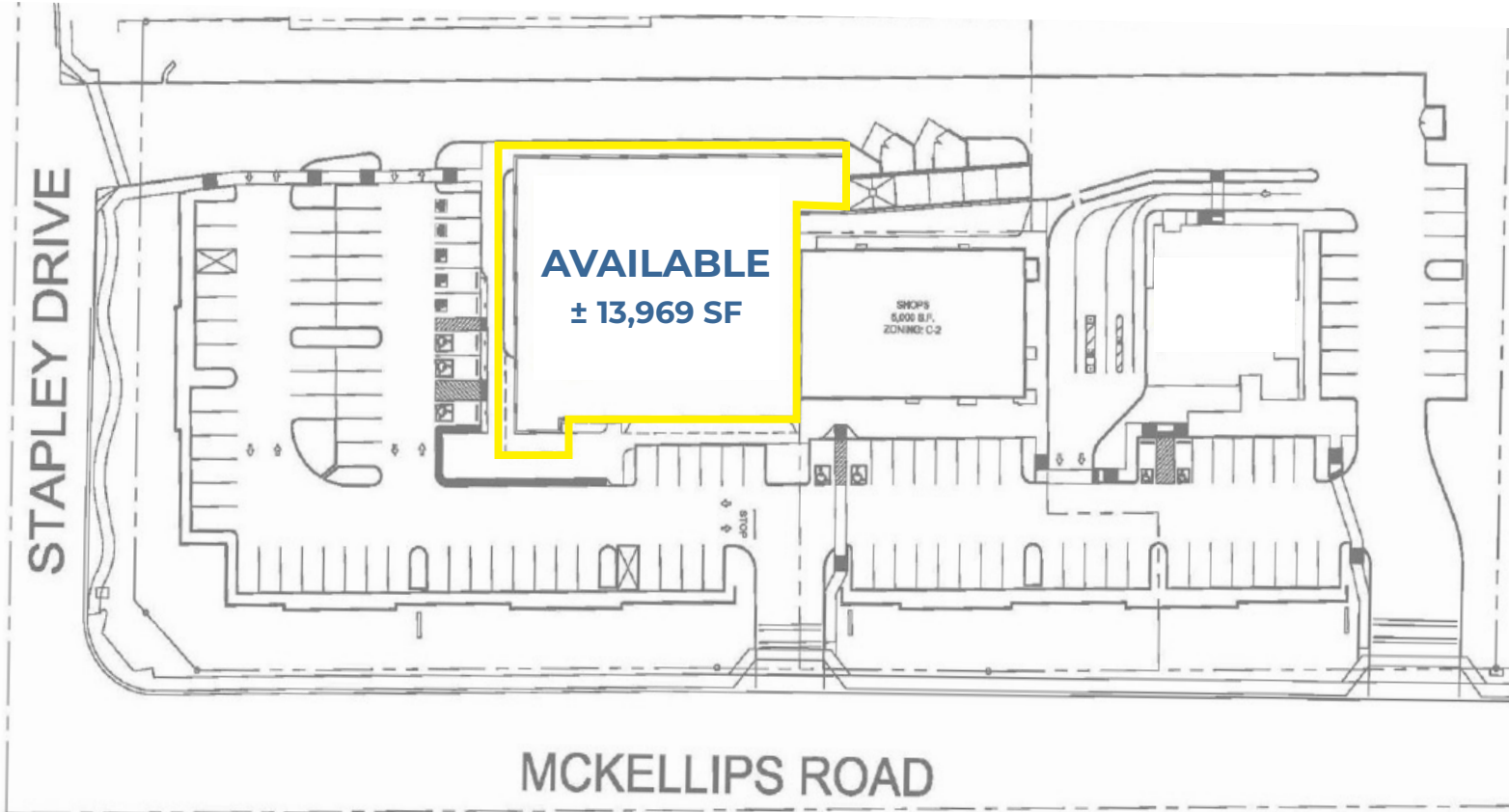
NORTH FACING AERIAL VIEW



OVERHEAD AERIAL

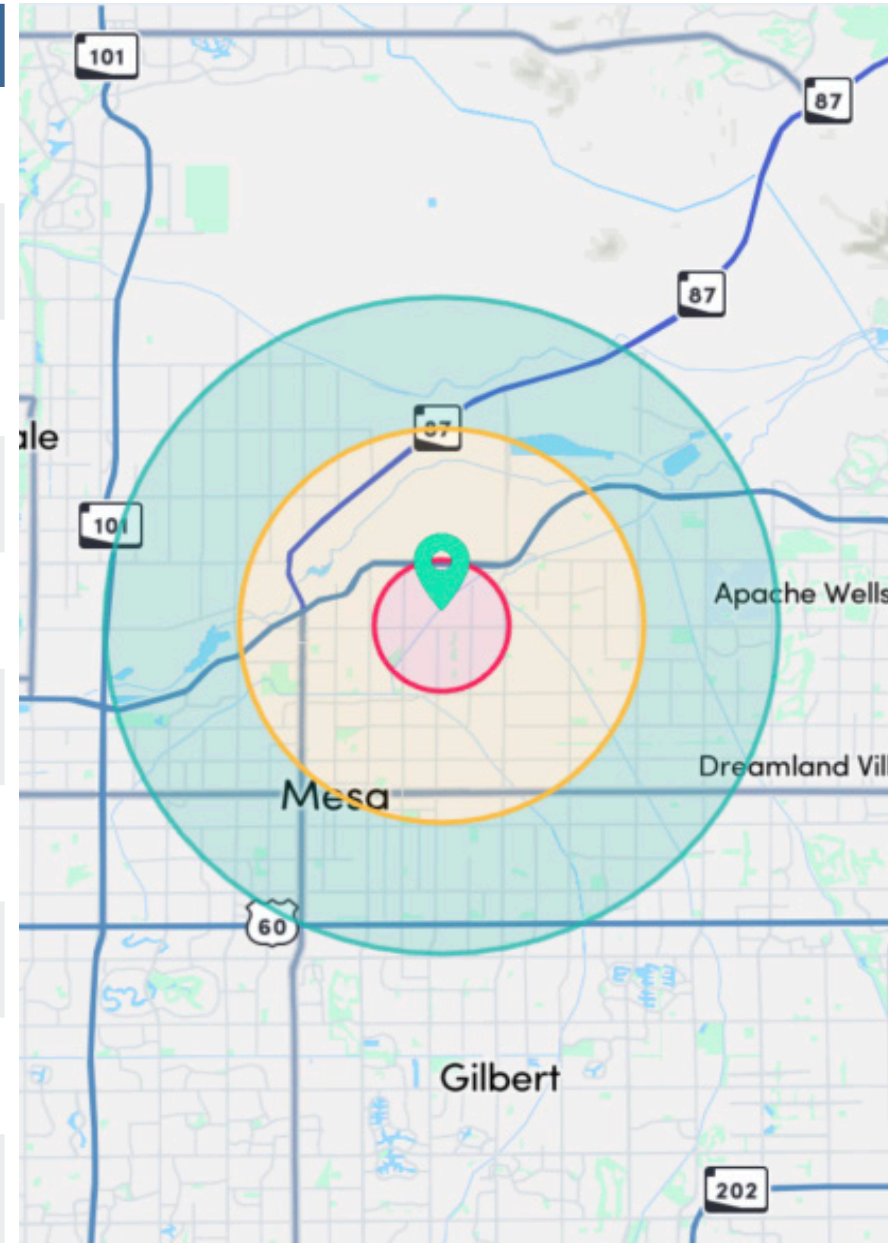


SITE PLAN



DEMOGRAPHICS

2024 SUMMARY	1 Mile	3 Mile	5 Mile
Daytime Population:	16,422	127,293	323,868
Estimated Population:	13,017	102,886	247,389
2029 Proj. Population:	12,847	103,008	246,867
Average Household Income:	\$132,393	\$111,620	\$102,137
Total Household Expenditure:	\$409M	\$2.84B	\$6.55B
Median Age:	36.9	34.9	35.2
Total Households:	4,674	37,076	92,119
Projected Households:	4,642	37,076	92,119
Total Employees:	3,405	24,407	76,479
Total Businesses:	649	3,175	10,170



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EXCLUSIVELY LISTED BY:



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Western United States. With more than a billion dollars in recent transactions, the ORION team provides best-in-class service to the commercial real estate community.

Boasting an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



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