

Come Experience

CANNON BEACH



The Intersection of Lifestyle and Adrenaline

MARTI WEINSTEIN

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D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

CANNON BEACH

NORTH OF LOOP 202 AT THE SEC POWER ROAD & WARNER ROAD
MESA, AZ 85212

**RETAIL/RESTAURANT SHOPS FOR LEASE
2 DRIVE-THRU PADS FOR GL, BTS or RBTS**

The Intersection of
Lifestyle and Adrenaline



Visit:

www.CANNONBEACHAZ.com

Illustrative Master Plan

PROPERTY HIGHLIGHTS

- Superb visibility along Loop 202 Santan Freeway & Power Road that sees a combined traffic count of over 98,851 VPD
- Approximately 1,300 feet of frontage along Power Road

AREA HIGHLIGHTS

- Phoenix-Mesa Gateway Airport with 3 commercial airlines & home to 40+ companies
- 350+ Acre development will include 3.5M SF of industrial & 270,000 SF of commercial
- ASU Polytechnic Campus with $\pm 4,500$ students
- SkyBridge Arizona: International air cargo hub with joint USA-Mexico Customs Inspection Center
- $\pm 82,238$ residents with Median HH Income of $\pm \$113,715$ within 3 miles
- Close to communities of Eastmark, Morrison Ranch, Cadence by Gateway & Cooley Station
- Planned Hawes Crossing with ± 500 Acres for residential
- \$1,491/month per household - consumer spending on meals and entertainment alone within 5 miles

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POWER ROAD SHOPS & PADS



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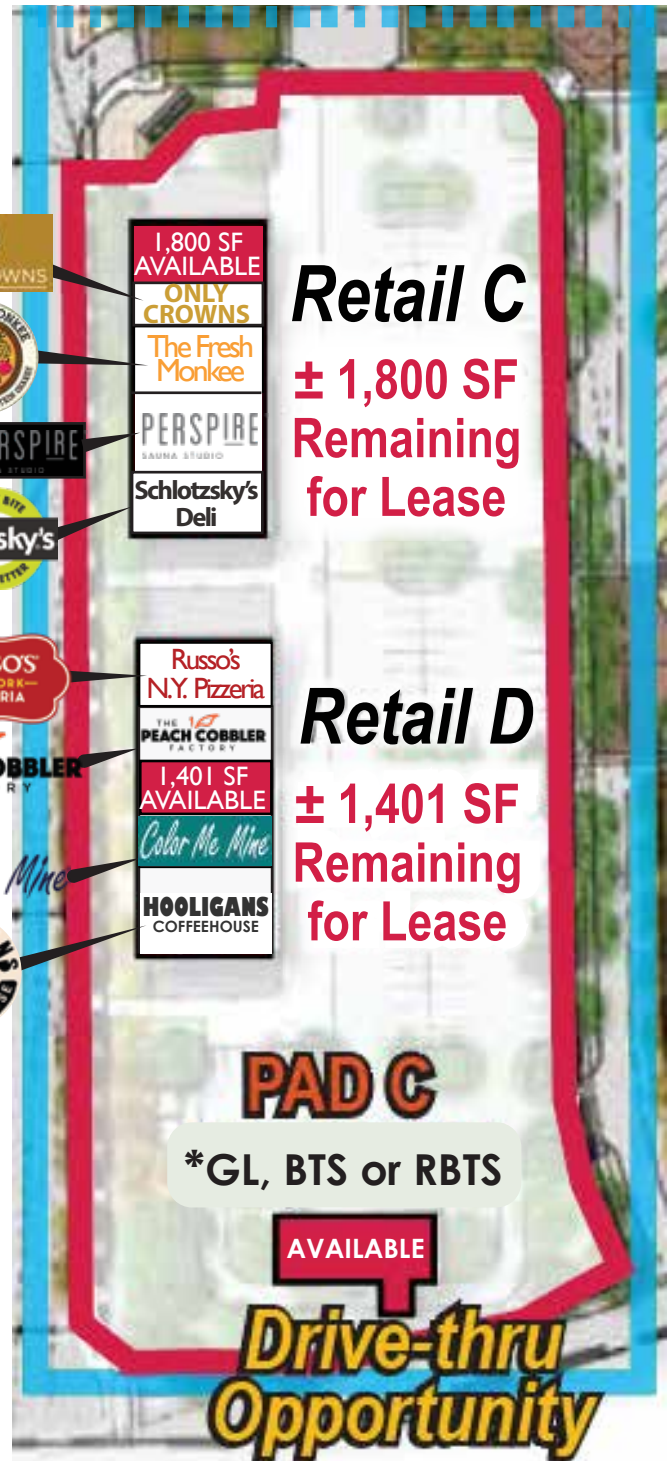
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POWER SHOPS & PADS CONCEPTUAL SITE PLAN RENDERINGS



* LL may be willing to construct a multi-tenant building, as well.

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POWER SHOPS PERSPECTIVE RENDERINGS



RETAIL A
FULLY LEASED



RETAIL B
FULLY LEASED



Ananda Salon and Skin Center 1,700 SF plus 500 SF Mezz.



RETAIL C
1,800 SF Remaining for Lease



RETAIL D
1,401 SF Remaining for Lease

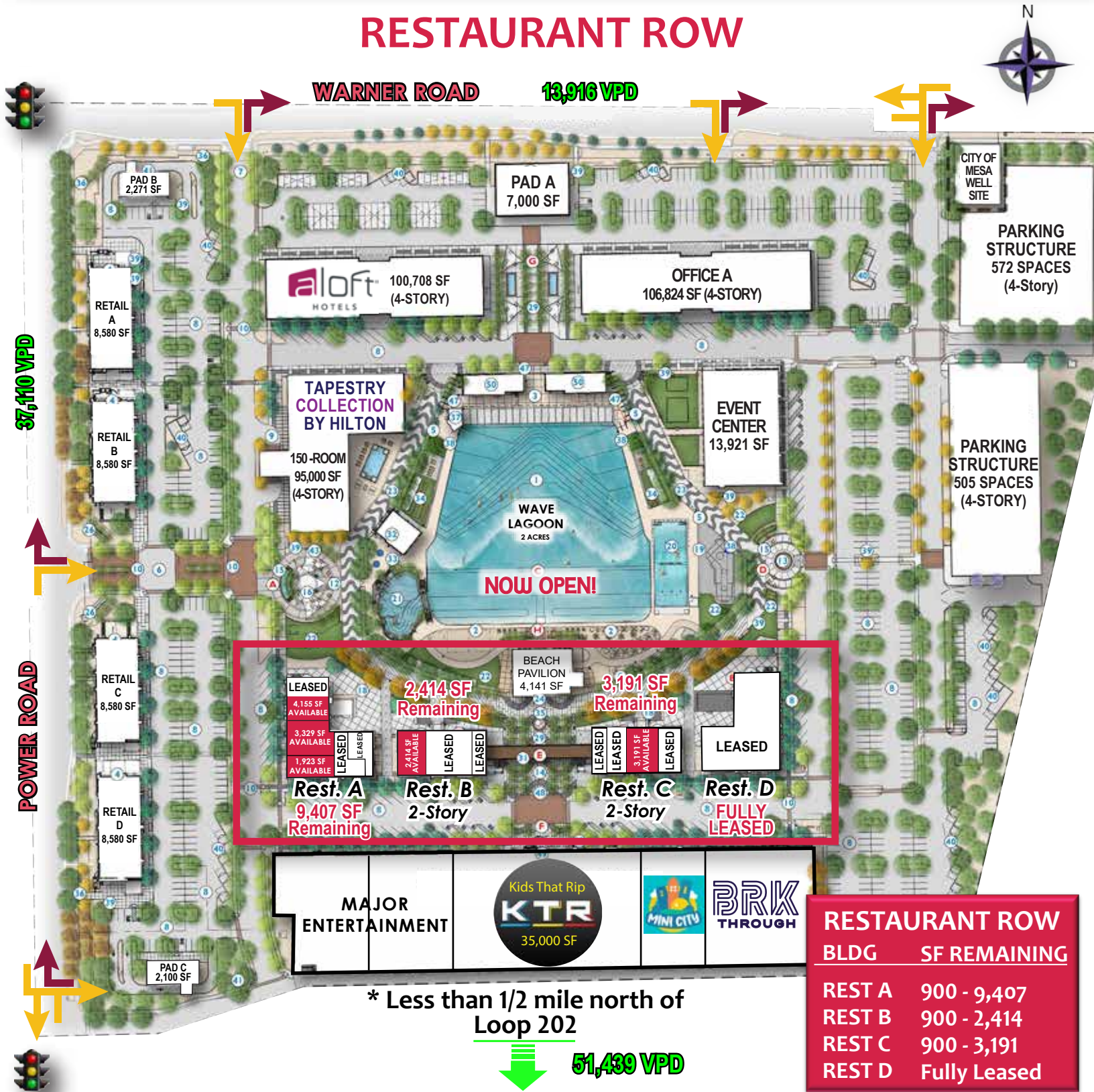


1,401 SF AVAILABLE

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RESTAURANT ROW



BEACH PAVILION 4,141 SF

Rest. A 9,407 SF Remaining
 LEASED 4,155 SF AVAILABLE
 3,329 SF AVAILABLE
 1,923 SF AVAILABLE

Rest. B 2-Story
 2,414 SF Remaining
 2,414 SF AVAILABLE

Rest. C 2-Story
 3,191 SF Remaining
 LEASED 3,191 SF AVAILABLE

Rest. D FULLY LEASED

MAJOR ENTERTAINMENT

Kids That Rip KTR 35,000 SF

MINI CITY

PRK THROUGH

RESTAURANT ROW	
BLDG	SF REMAINING
REST A	900 - 9,407
REST B	900 - 2,414
REST C	900 - 3,191
REST D	Fully Leased

* Less than 1/2 mile north of Loop 202
 51,439 VPD

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RESTAURANT ROW CONCEPTUAL SITE PLAN RENDERINGS

The Yard
Milkshake Bar
4,155 SF AVAILABLE

3,329 SF AVAILABLE

1,923 SF AVAILABLE

Rest. A
9,407 SF Remaining

Rest. B
2-Story

2,414 SF Remaining

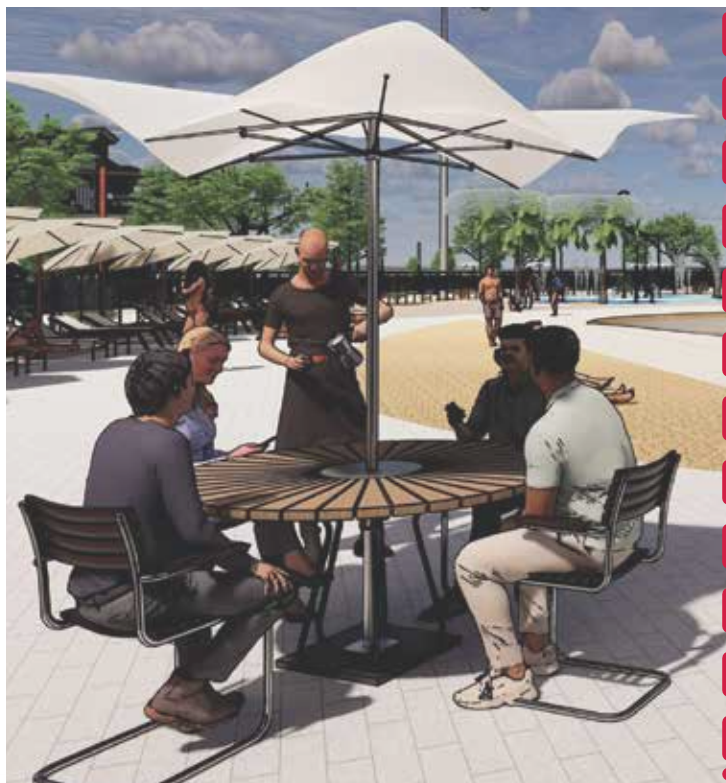
2,414 SF AVAILABLE

GEORGE'S SPORTS BAR

Wolzel's Pretzels

BoSa DONUTS

NORTH



3,191 SF Remaining

LEASED

Rest. C
2-Story

Rest. D
FULLY LEASED

3,191 SF AVAILABLE

NAUTICAL BOWLS

TWISTED SUGAR

Lenny's

NORTH

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CANNON BEACH BUILDING PROGRESS

11.20.2024



Revel Surf Wave Pool



Power Road Retail Shops



CANNON BEACH BUILDING PROGRESS

11.20.2024



Power Road Retail Shops





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FUTURE SR-24 EXPANSION
 Construction underway.
 Completion Date: August 2022
 Full Diamond Interchange at
 Signal Butte & Meridian Rd

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REGIONAL DRAW SERVICING SOUTHEAST VALLEY

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