



6638 - 6640 E SUPERSTITION SPRINGS BLVD

MESA, ARIZONA 85206

+/- 1,900 Square Feet, Suite 104

Lease Rate: \$33.00 PSF + NNN

SWC Power & Highway 60

Monument Signage Available

Immediate Trade Area is Major Retail/Traffic Hub

Population of Over 304,000 Within 5-Mile Radius

Located Next to Country Inn & Suites Hotel, Red Robin,

Osaka Japanese Steakhouse, BJ's Restaurant & Brewhouse

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------|--------|---------|---------|
|--------------|--------|---------|---------|

| | | | |
|-------------|------|------|------|
| MEDIAN AGE: | 38.3 | 45.3 | 41.5 |
|-------------|------|------|------|

| | | | |
|-------------|-------|---------|---------|
| POPULATION: | 7,655 | 113,447 | 304,959 |
|-------------|-------|---------|---------|

| | | | |
|--------------------|----------|----------|----------|
| AVERAGE HH INCOME: | \$79,990 | \$84,163 | \$92,525 |
|--------------------|----------|----------|----------|

| TRAFFIC COUNTS | VPD |
|----------------|-----|
|----------------|-----|

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|---------------|--------|
| S POWER ROAD: | 39,184 |
|---------------|--------|

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|----------------------------|--------|
| SUPERSTITION SPRINGS BLVD: | 19,601 |
|----------------------------|--------|

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|------------|------|
| YEAR BUILT | 2001 |
|------------|------|

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| LOT SIZE | 1.66 AC |
|----------|---------|

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| ZONING | C-2, Phoenix |
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| PARCEL NUMBER | 141-54-661 |
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Matt Harper, CCIM

Senior Vice President

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