



SUBJECT SITE
23,291 SF (.53AC) \$6/SF

E VIA NORTHGATE

FOR SALE | LAND

FULLY IMPROVED INDUSTRIAL LOT

6861 E Via Northgate , Mesa, AZ 85212

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Sale Price:	Call Agent
Lot Size:	23,291 SF (.53 Acres)
APN #:	304-17-050
Zoning:	L1 - Light Industrial
Cross Streets:	S Power Rd and E Via Northgate

LOCATION OVERVIEW

Located in the Gateway Norte Business Park, 1/2 mile north of Loop 202 - SanTan Fwy, off Power Rd. Dynamic growth area near Phx-Mesa Gateway airport. Near major retail area featuring American Furniture Warehouse, Target, Walmart, Hotels and numerous restaurants.

PROPERTY HIGHLIGHTS

- Industrial Lot is Fully Improved with Water, Sewer, Electric, Curb and Gutter
- Located in Gateway Norte Business Park
- Easy Access to Loop 202 - SanTan Freeway
- Within Minutes of Phx-Mesa Gateway Airport
- Near Major Retail, Restaurants and Hotels

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	1 Mile	5 Miles	10 Miles
Total Population	3,291	179,602	709,735
Population Density	1,048	2,287	2,259
Median Age	24.7	35.1	36.6
Median Age (Male)	21.8	34.3	35.7
Median Age (Female)	25.3	35.7	37.5
Total Households	989	62,345	255,659
# of Persons Per HH	3.3	2.9	2.8
Average HH Income	\$78,268	\$79,749	\$75,663
Average House Value		\$277,045	\$266,685

* Demographic data derived from 2020 ACS - US Census