

FALCON GATEWAY PLAZA

4425-4465 E MCKELLIPS RD, MESA, AZ
SEC McKellips and Greenfield Rd

Industrial
Development
Underway

Walmart

2,783 SF

1,173 SF

Greenfield Rd 22,114 VPD

±1,173 SF & 2,783 SF Available

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PROPERTY FEATURES

- Anchored by the Top 20% Performing Walmart Supercenter
- Directly across from Falcon Field Airport – Top 5 most active general aviation airports in the U.S.
- Adjacent to Boeing's aerospace manufacturing facility
- Positioned within Falcon District – Mesa's aviation & advanced manufacturing hub
- Monument signage available
- Suite B104 – $\pm 1,173$ SF & Suite A101 $\pm 2,783$ SF

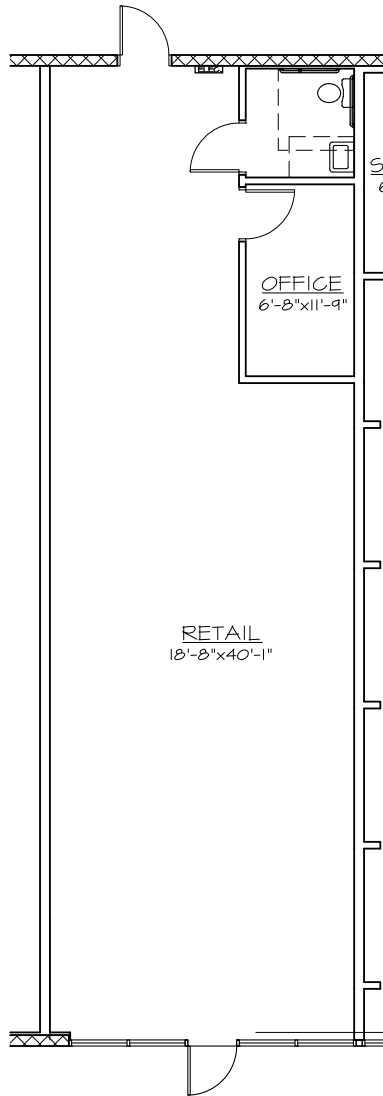


$\pm 22,114$ VPD on N Greenfield Rd
 $\pm 22,656$ VPD on E McKellips Rd

RETAIL CENTER TENANTS



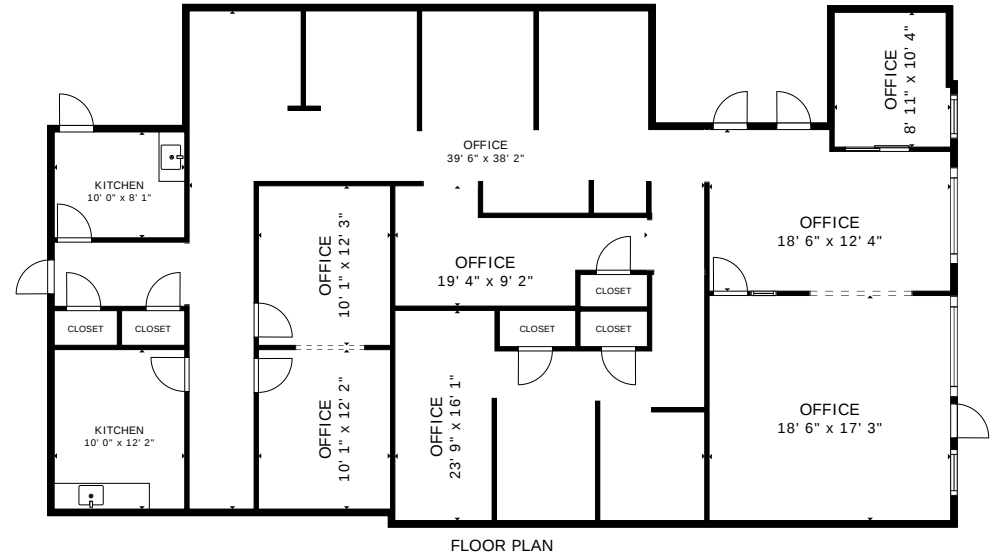
FLOOR PLAN - B104



4425-4465 E MCKELLIPS RD, MESA, AZ

SUITE - A101

TAKE VIRTUAL TOUR



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SITE PLAN



Ste #	Tenants
B101	Panda Express
B102	Subway
B103	Massage
B104	AVAILABLE (1,173 SF)
B105	Great Clips
B106-B107	Nails
B108	Luxe White Smiles
B109	F45 Fitness
B110-B114	America's Best
101-104	Dollar Tree
A101	AVAILABLE Dentist/Office (2,783 SF)
A103	H&R Block
C101	Verizon
C102-C105	Milano's Italian Restaurant
C106	Smoke Shop
C107-C108	Morning Glory Brunchery
4535	Staples

DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Est. Population	4,774	93,529	238,927
Proj. Pop. (2030)	5,125	101,987	259,443
Daytime Population	4,760	26,286	74,622

Household	1-Mile	3-Mile	5-Mile
Total Households	1,548	39,451	95,152
Proj. Households (2030)	,662	43,280	103,757
Avg. Household Size	3	2.3	2.4
Median Age	38.5	48.8	42.8

Income	1-Mile	3-Mile	5-Mile
Average HH Income	\$139,360	\$94,120	\$91,661
Med. HH Income	\$110,703	\$69,140	\$69,820



FOR MORE INFORMATION, CONTACT

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