



### LOT 2

±1 ACRE LOT WITH  
±2,845 SF HOUSE & GARAGE  
±1,700 SF YARD/STORAGE

### LOT 1

±3.4 ACRE LAND  
LC ZONING

CENTER STREET

MCKELLIPS ROAD 33,048 VPD

### NEW DRIVE THRU (NAP)



# ±4.4 ACRE COMMERCIAL LAND AVAILABLE FOR SALE

COMMERCIAL/MULTI-FAMILY  
LAND INVESTMENT OPPORTUNITY  
36 W MCKELLIPS RD | MESA, AZ 85201

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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06 20 25



# ABOUT THE PROPERTY

**Property Description** Retail/Multi-Family Land Development Opportunity

**Location** 36 W McKellips Rd & 2042 N Center St  
Mesa, AZ 85201

**Parcel APN** Lot 1: 136-17-045  
Lot 2: 136-17-003U, 136-17-039

**Total Land Size (Divisible)** Lot 1: ±3.4 Acres (±149,254 SF)  
Lot 2: ±1 Acre (±43,516 SF)  
Total: ±4.42 Acres (±192,760 SF)

**Street Frontage** McKellips Rd & Center St

**Zoning** Lot 1: LC, City of Mesa  
Lot 2: RM-4, City of Mesa

## PROPERTY HIGHLIGHTS

- Existing Commercial & High Density Residential Zoning
- Frontage on McKellips, 33,048 VPD
- Convenient connectivity to Loop 202 & Loop 101 Freeways
- High Density Neighborhood



# \$3,100,000

Sale Price (±\$16/SF)



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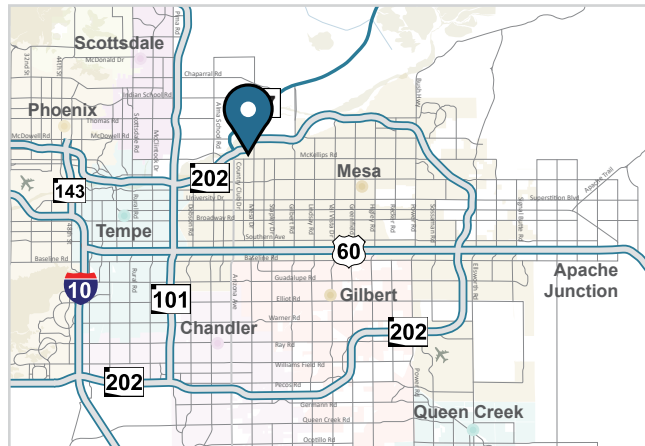
# AREA OVERVIEW

## MESA, AZ

Mesa, Arizona is a prime location for retail land development. As the third largest city in Arizona, Mesa's growing population of over 500,000 provides a substantial customer base hungry for diverse retail experiences.

The city's affordability and proximity to major Phoenix-area employment hubs attract a desirable mix of young families and professionals. Mesa's excellent transportation networks promise high visibility for your development.

Mesa presents incredible opportunities to capitalize on the strong demand for new retail options.



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### Stable Demographics

3rd largest city in Arizona



### Economic Powerhouse

Dynamic and diverse economy



### Strategic Location

Convenient access to all of Metro Phoenix



### Targeted Market

Drawing younger families and professionals



### Development Friendly

Actively welcomes and supports new developments



### Favorable Business Climate

Tax-friendly and supportive business culture



### Quality of Life

Vibrant community with unparalleled access



### Infrastructure Advantage

Well developed schools, parks, transportation, etc.



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# SITE PLAN



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# RETAIL MARKET BREAKDOWN

## PHOENIX METRO MARKET

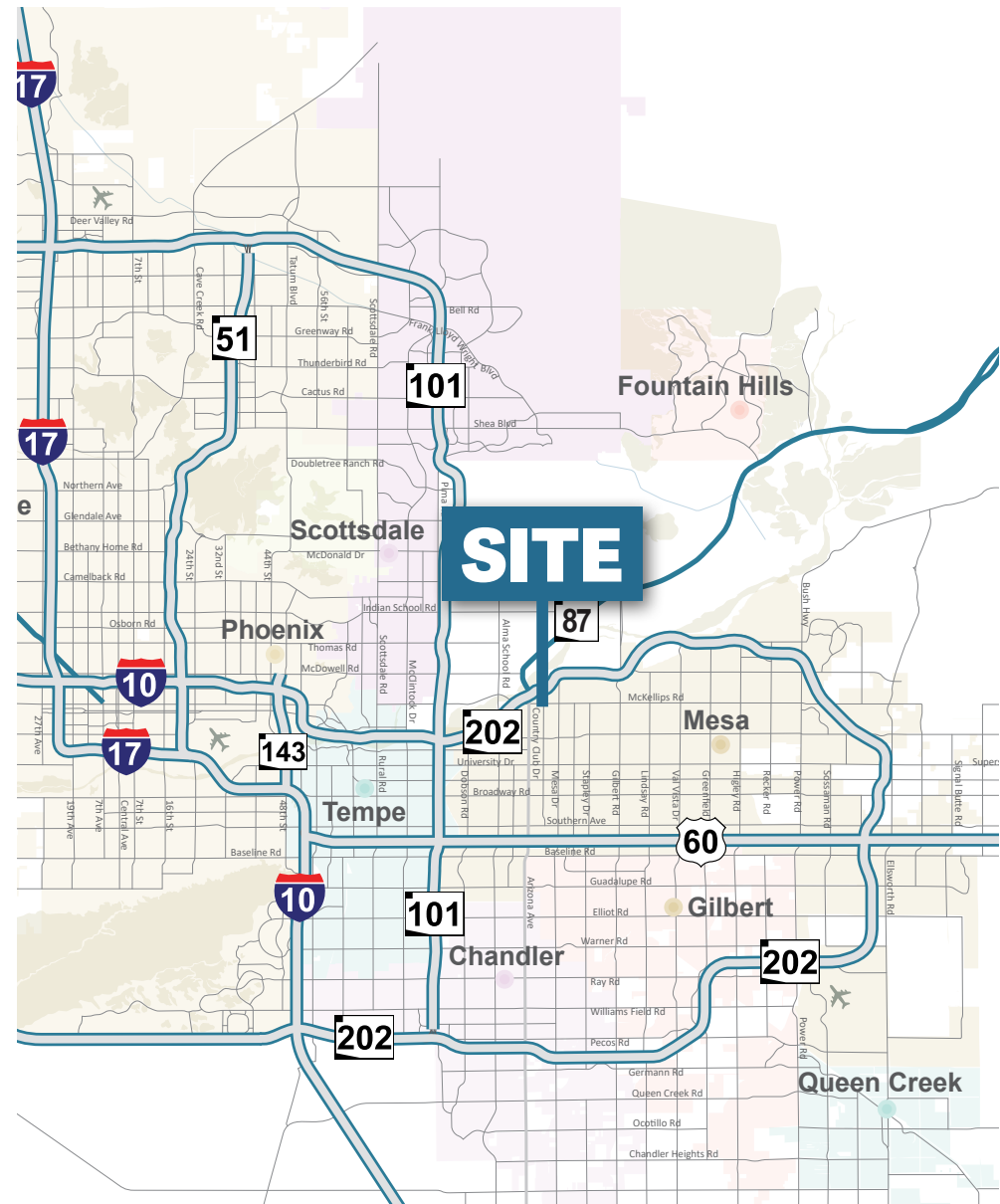
The six cities and towns – Chandler, Gilbert, Mesa, Tempe, Queen Creek and Apache Junction – known as the PHX East Valley accounted for nearly half of the total job growth in all of Maricopa County last year, according to data from CBRE Research, Arizona Commerce Authority and Greater Phoenix Economic Council. The burgeoning region added 13,500 of the 28,000 new jobs in 2018. Among the industries with the biggest job gains in the region last year were manufacturing, technology and financial services.

The region also continues to foster innovation in a variety of technology-enabled enterprises. This includes EdgeCore Internet Real Estate's planned 1.25-million-square-foot campus, in Mesa, plus a \$63.5-million satellite campus to Arizona State University. Located in Mesa's downtown core, the campus will feature programs using augmented and virtual reality, artificial intelligence, and 3D design that are critical to medical, aerospace, manufacturing and entertainment firms.

## MESA SUBMARKET

The City of Mesa is committed to supporting businesses and creating a favorable environment for economic growth. The city offers a variety of resources and incentives to businesses, including financial assistance, workforce training, and marketing support.

Mesa's population is growing rapidly, which is creating a strong demand for goods and services. This presents a significant opportunity for businesses to serve the needs of the expanding population with its blend of accessibility, a thriving local economy, and a growing customer base.



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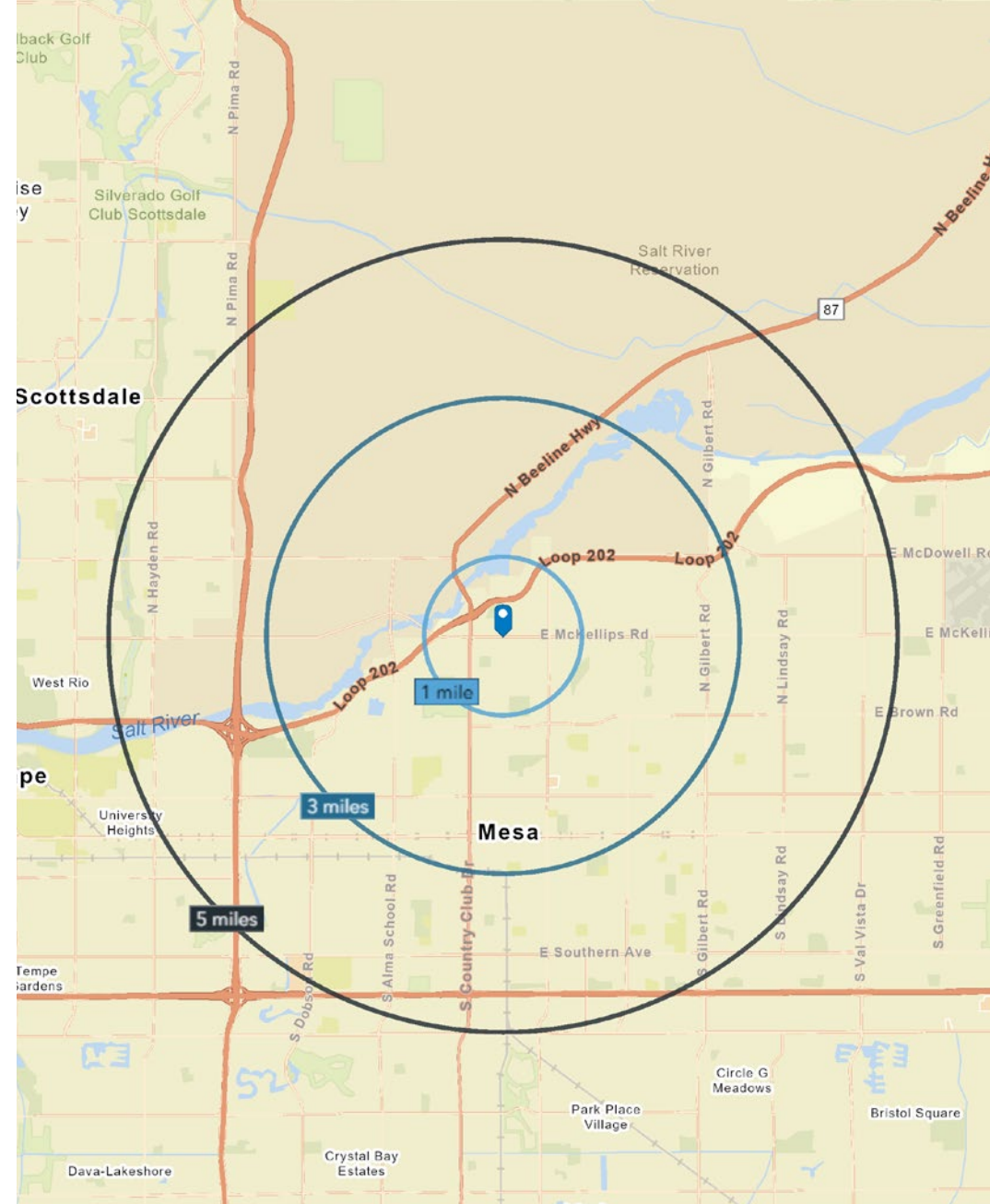
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# DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
2024 Population	16,428	88,650	265,685
2029 Population Projection	17,727	95,861	287,391
Annual Growth 2020-24	0.2%	0.5%	0.5%
Median Age	33.6	34.4	34.2
Bachelor's Degree or Higher	21%	23%	24%
Avg Household Spending	\$28,140	\$29,311	\$29,172
Total Consumer Spending	\$171M	\$948.7M	\$2.9B
Daytime Employees	1,894	36,440	122,719
% Of Service Based Businesses	35.5%	45.5%	43%
% Of Retail Based Businesses	22.5%	20.4%	21.6%
Total Businesses	269	3,180	9,882



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