



# ±4.4 ACRE COMMERCIAL LAND AVAILABLE FOR SALE

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



**COMMERCIAL PROPERTIES INC.**

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# 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: $\pm$ 3.4 Acres ( $\pm$ 149,254 SF) Lot 2: $\pm$ 1 Acre ( $\pm$ 43,516 SF) Total: $\pm$ 4.42 Acres ( $\pm$ 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 ( $\pm$ \$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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# SITEPLAN



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# RETAIL MARKET BREAKDOWN

## PHOENIX METRO MARKET

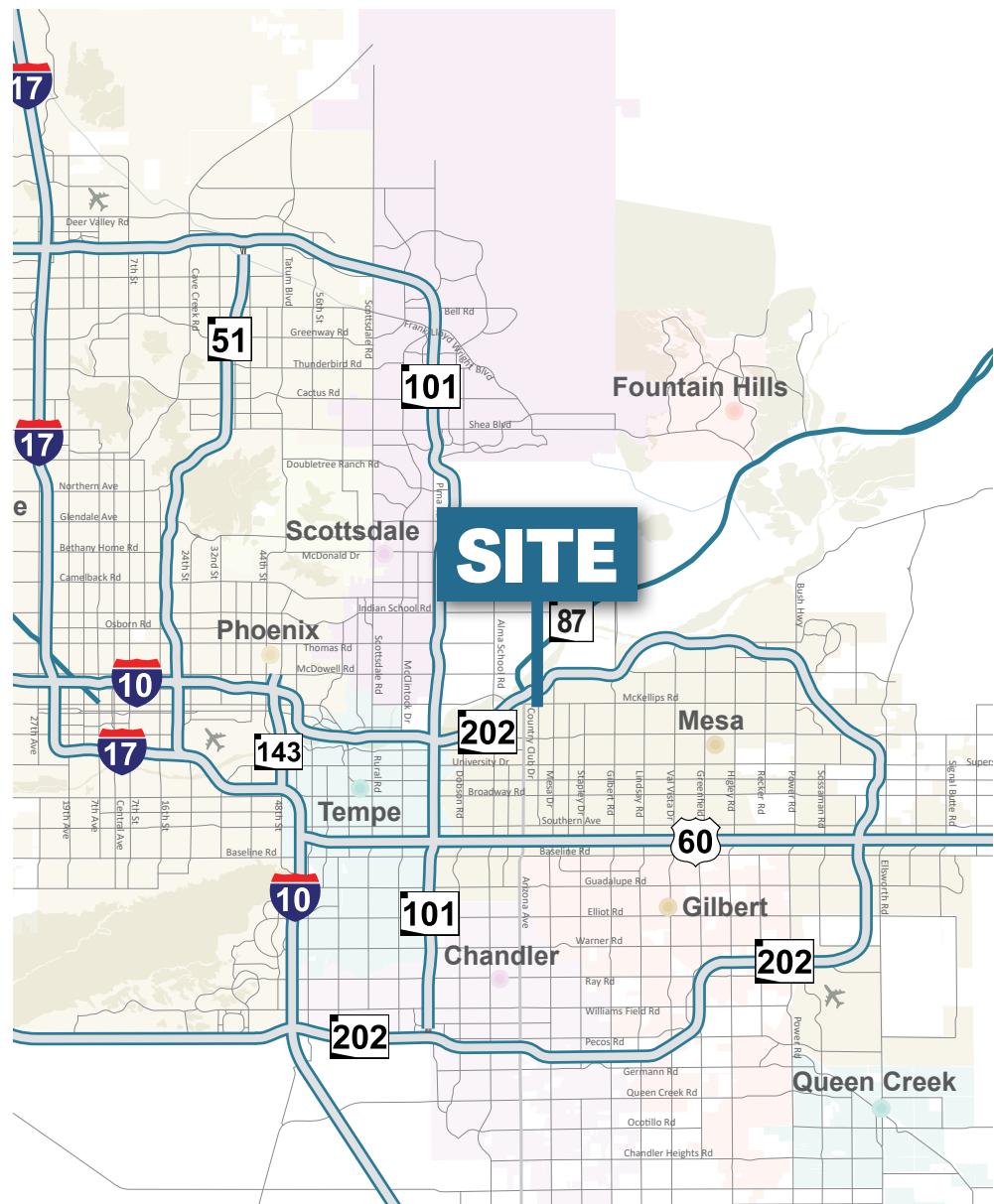
The six cities and towns – Chandler, Gilbert, Mesa, Tempe, Queen Creek and Apache Junction – known as the PHX East Valley accounted for nearly half of the total job growth in all of Maricopa County last year, according to data from CBRE Research, Arizona Commerce Authority and Greater Phoenix Economic 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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# DEMOGRAPHIC SUMMARY

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



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