

**POWER ROAD PLAZA**  
MULTI-TENANT RETAIL/OFFICE  
AVAILABILITY

**801-835 S POWER RD | MESA, AZ**



**±37,715 SF**  
MULTI-TENANT

**±800-1,575 SF**  
SUITE SIZES

**ZONING**  
LC

**INTERNET**  
COX FIBER / CAT 6

REPRESENTED BY

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# POWER ROAD PLAZA // Mesa, AZ



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SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | [www.cpiplaz.com](http://www.cpiplaz.com)



# Property Description

|               |                                      |
|---------------|--------------------------------------|
| Address       | 801-835 S Power Rd<br>Mesa, AZ 85206 |
| Building Size | ±37,715 SF                           |
| Suite Sizes   | ±800 - 1,575 SF                      |
| Zoning        | LC, City of Mesa                     |
| Frontage      | Power Rd                             |
| Internet      | Cox Fiber & Cat 6 Setup              |
| Parking       | 5/1,000 RSF                          |

**Excellent for medical services, mobility carts, chiropractic, insurance, travel agent, realtors, home care providers, dollar store, consignment, estate, auction, etc.**



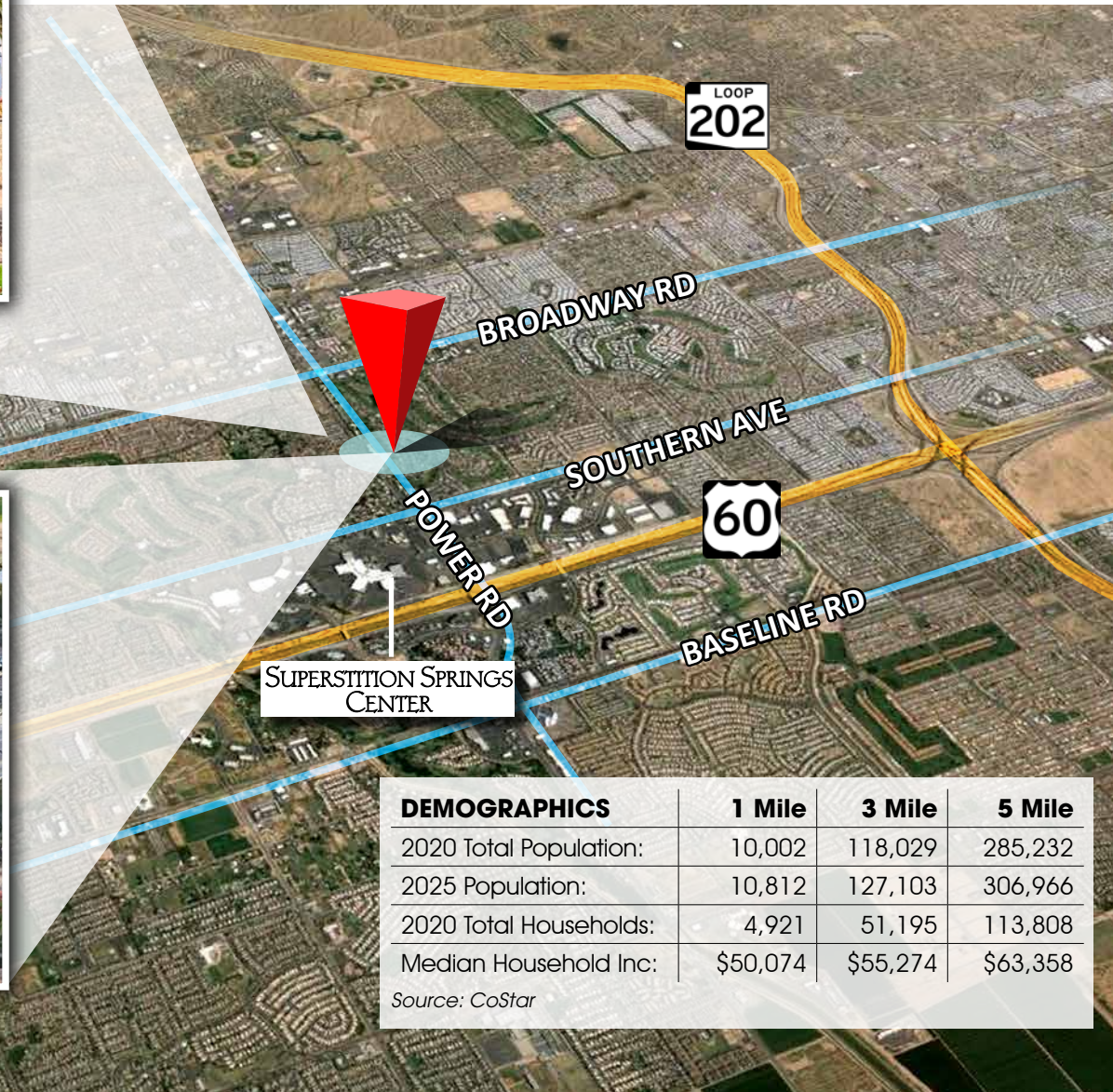




# 801-835 S POWER RD // Location



- The property is situated just north of the US 60 Freeway
- Located at the entrance of Leisure World on Power Rd
- Anchored by Van's Golf
- Blocks from Banner Baywood
- Easy ingress/egress off Power Rd at a signaled intersection



| DEMOGRAPHICS           | 1 Mile   | 3 Mile   | 5 Mile   |
|------------------------|----------|----------|----------|
| 2020 Total Population: | 10,002   | 118,029  | 285,232  |
| 2025 Population:       | 10,812   | 127,103  | 306,966  |
| 2020 Total Households: | 4,921    | 51,195   | 113,808  |
| Median Household Inc:  | \$50,074 | \$55,274 | \$63,358 |

Source: CoStar