

HARD CORNER PAD WITH DRIVE-THRU

NWC of Main St & Stapley, Mesa



Property Details:

- * Available for lease or ground lease
- * Located in Mesa Redevelopment Area
- * Building SF ±5,852 SF
- * Land SF ± 0.967 acres | $\pm 42,130$ SF
- * Zoning LC
- * Parking 35 spaces



Daytime Employment # Employees

2 mile: 34,347 5 miles: 143,654 10 miles: 534,262



Daytime Employment # Businesses

2 mile:2,956 5 miles:16,037 10 miles:55,536



Average HH Income

2 mile:\$71,282 5 miles:\$83,392 10 miles:\$96,157



Total Population

2 mile:87,392 5 miles:359,514 10 miles:1,203,394



Vehicles Per Day

56K+ VPD at Intersection*

LOCATION



New Developments & Re-Developments



Conceptual Redevelopment Sites

and public workshops. These focus areas are: planning process through discussions and feedback between stakeholders, community leaders, The East RDA has four focus areas that were identified as areas of significance during the

- Main Street and Stapley Drive
- 2. University and Stapley Drive
- University Drive and Gilbert Road
- Main Street and Gilbert Road

The boundaries and locations of the four focus areas are illustrated in Figure 2-2.

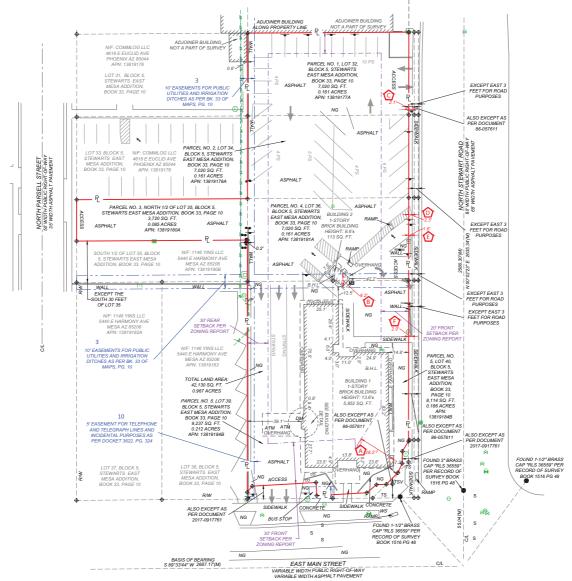
Figure 2-2 Mesa De East RDA Focus Areas Nonee Hime July Ostaria Egles Park France Di Stapley Dr Lazona De 家 Spiece Williams Guthrie St Gilbert Rd Main St

EastROA

Valley Metro Light Reil

SITE PLAN







^{**} The Northeast corner of Stapley and Main, which is the old Mervyn's building is city owned. It is currently committed, via lease, to another entity until 2030, however, once the City gains control of the property, they have intentions to possibly develop this into a mixed use development. Which could be a boon to your development on your corner.





For leasing information:

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