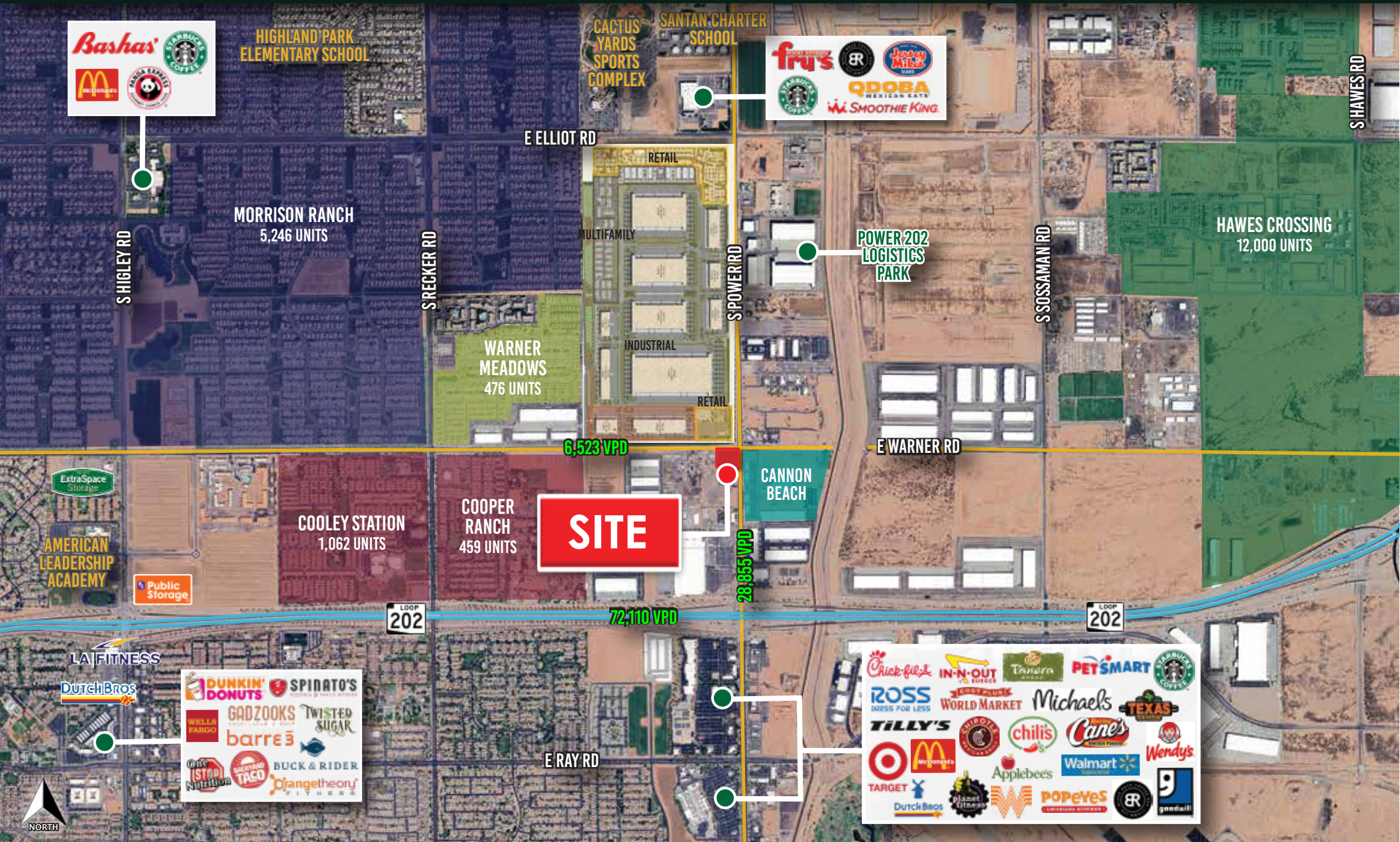


± 1.5 ACRE PAD AVAILABLE FOR SALE, GL, BTS

SWC Power Rd & Warner Rd, Mesa, AZ 85212



AUSTIN PAYNE
 Cell: 480.322.4264
 austin.payne@dpcrc.com

MATT PERGOLA
 Cell: 602.579.7655
 matt@dpcrc.com

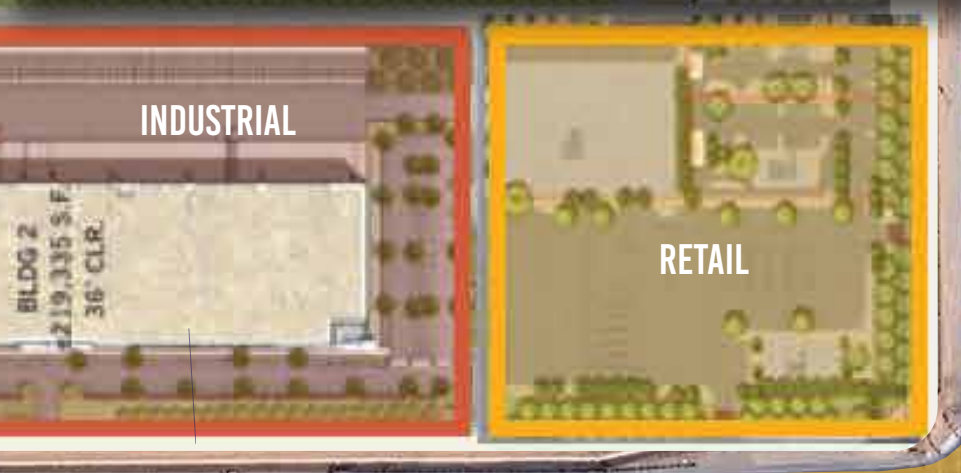
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DIVERSIFIED PARTNERS
 Nationwide Real Estate Services

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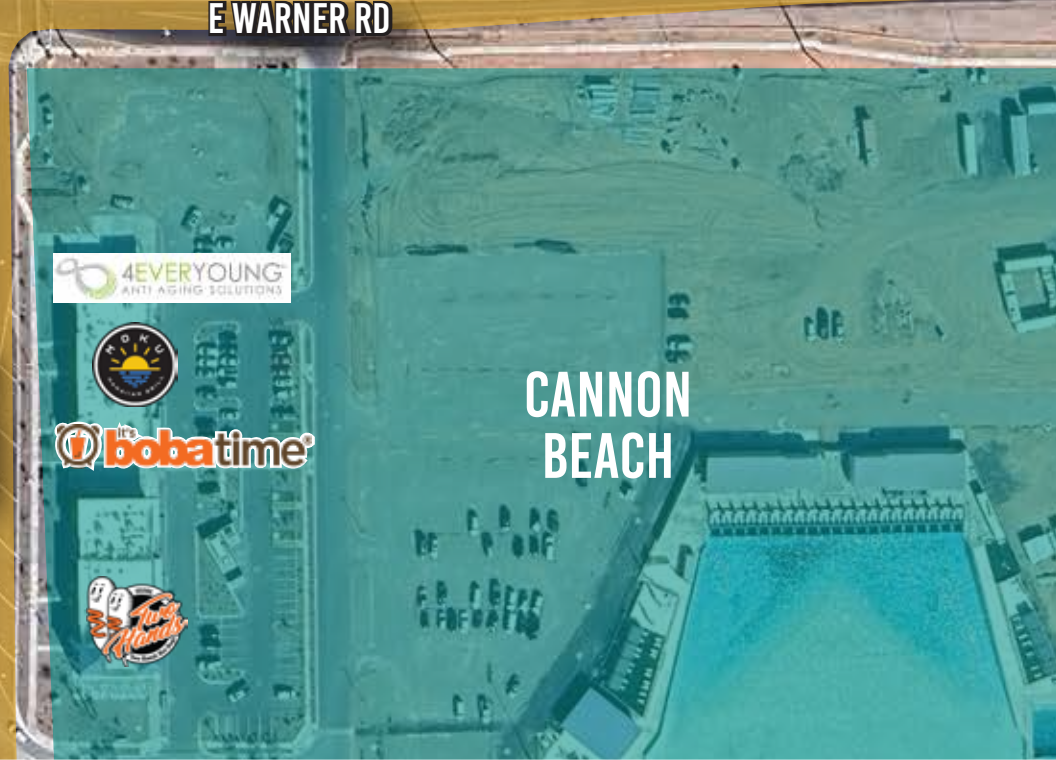
S POWER RD



6,523 VPD

SITE

28,855 VPD



E WARNER RD

CANNON BEACH

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demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION	4,795	83,917	262,297
ESTIMATED HOUSEHOLDS	1,631	28,446	94,827
AVERAGE HOUSEHOLD INCOME	\$123,140	\$154,038	\$143,737
MEDIAN AGE	31.1	35.3	37.5
DAYTIME POPULATION	2,724	32,579	119,892
TOTAL BUSINESSES	195	2,498	9,340



traffic counts: S Power Rd | 28,855 VPD • E Warner Rd | 6,523 VPD

Contact:

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property highlights

- ± 1.5 Acre Pad Available for Sale, GL, or BTS
- Hard-corner Pad
- Adjacent to The Ranch - a new 295 Acre Industrial, Retail & Multifamily development
- Surrounded by communities of Eastmark, Morrison Ranch, Cadence by Gateway and Cooley Station
- Just 1/2 mile north of Loop 202 Freeway
- Average HH Incomes of over \$120,000 within a one-mile radius

