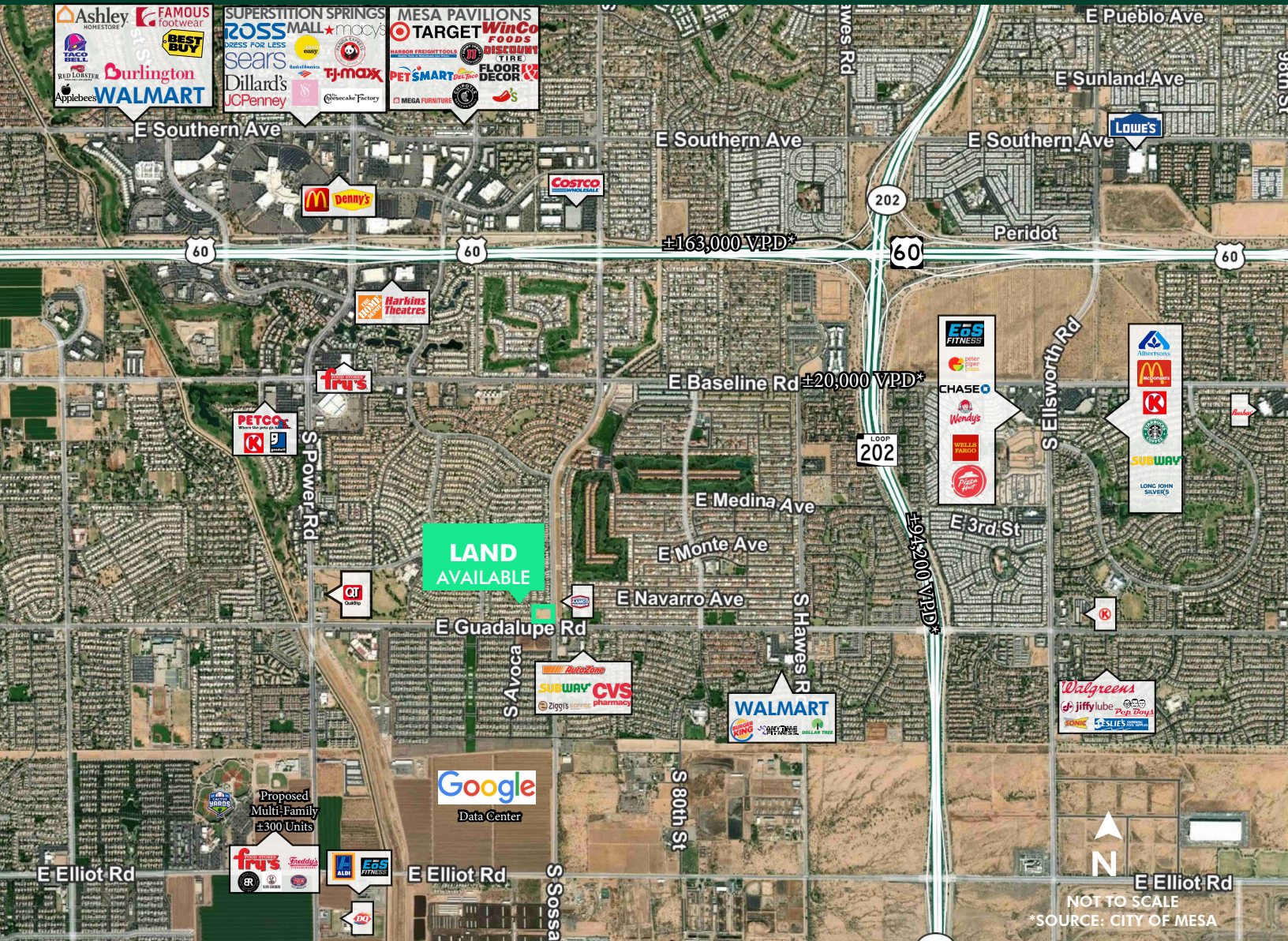


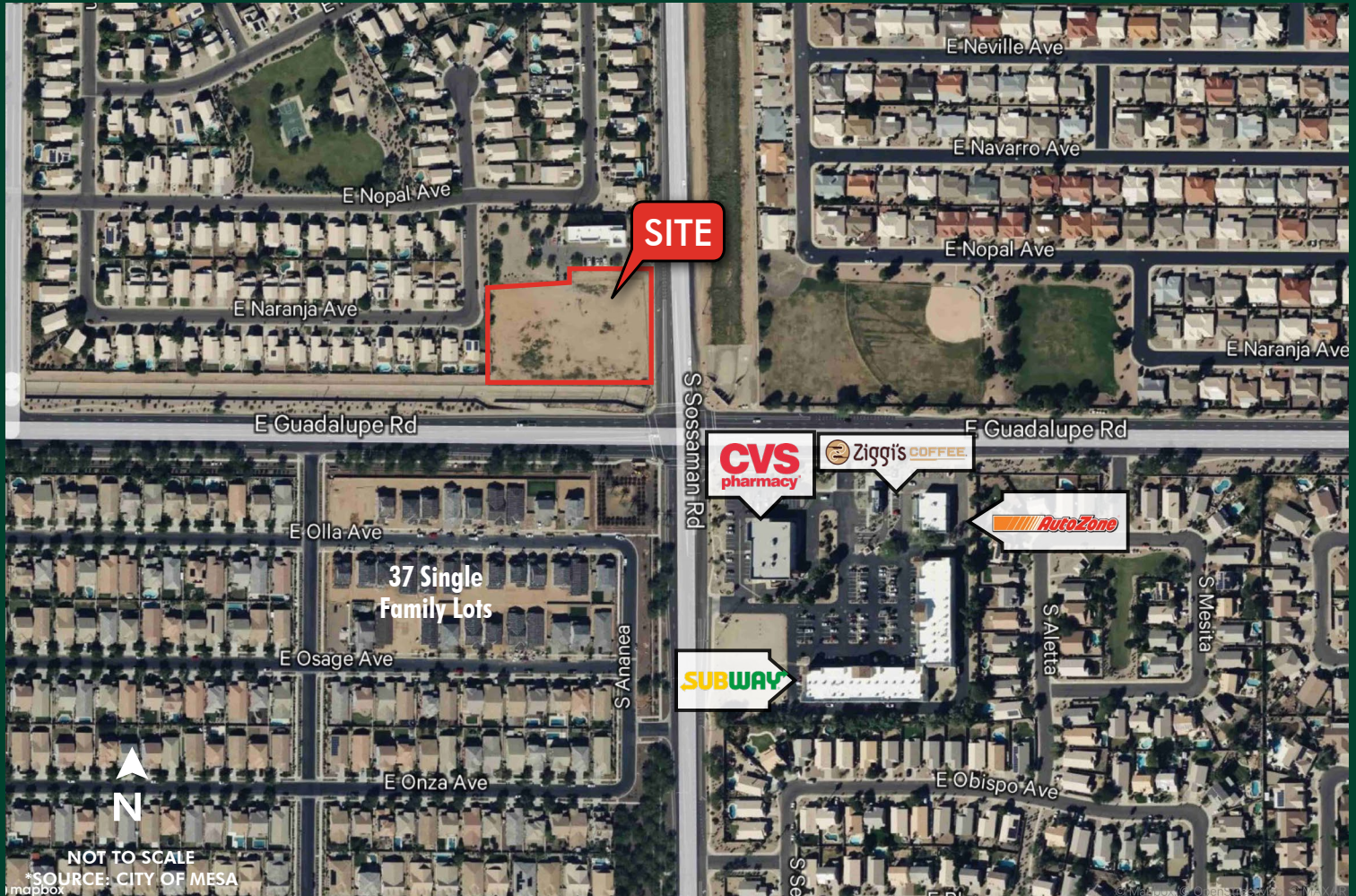
NWC Sossaman Rd & Guadalupe Rd

LAND AVAILABLE FOR SALE/ BTS/GL




Land Available for Sale/BTS/GL

NWC Sossaman Rd & Guadalupe Rd | Mesa, AZ 85212

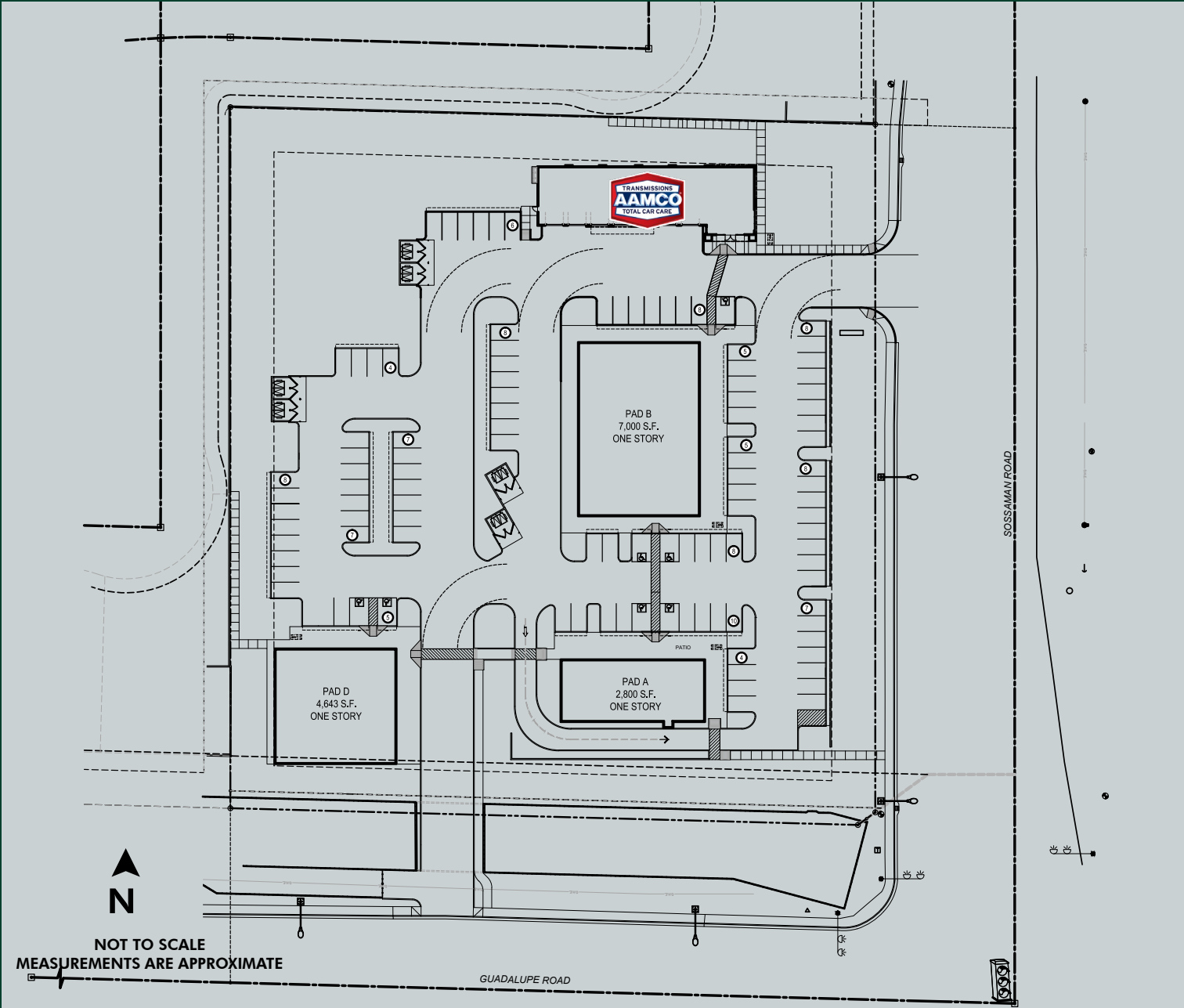


Property Info

- Join 
- Zoning: LC (Limited Commercial)
- Total Acreage Now - ± 2.43 acres ($\pm 105,997$ SF)
- General Plan: Neighborhood Commercial
- Close Proximity to US 60 Freeway and Loop 202 Santan Freeway
- Parking 9:1,000

Conceptual Plan

Available

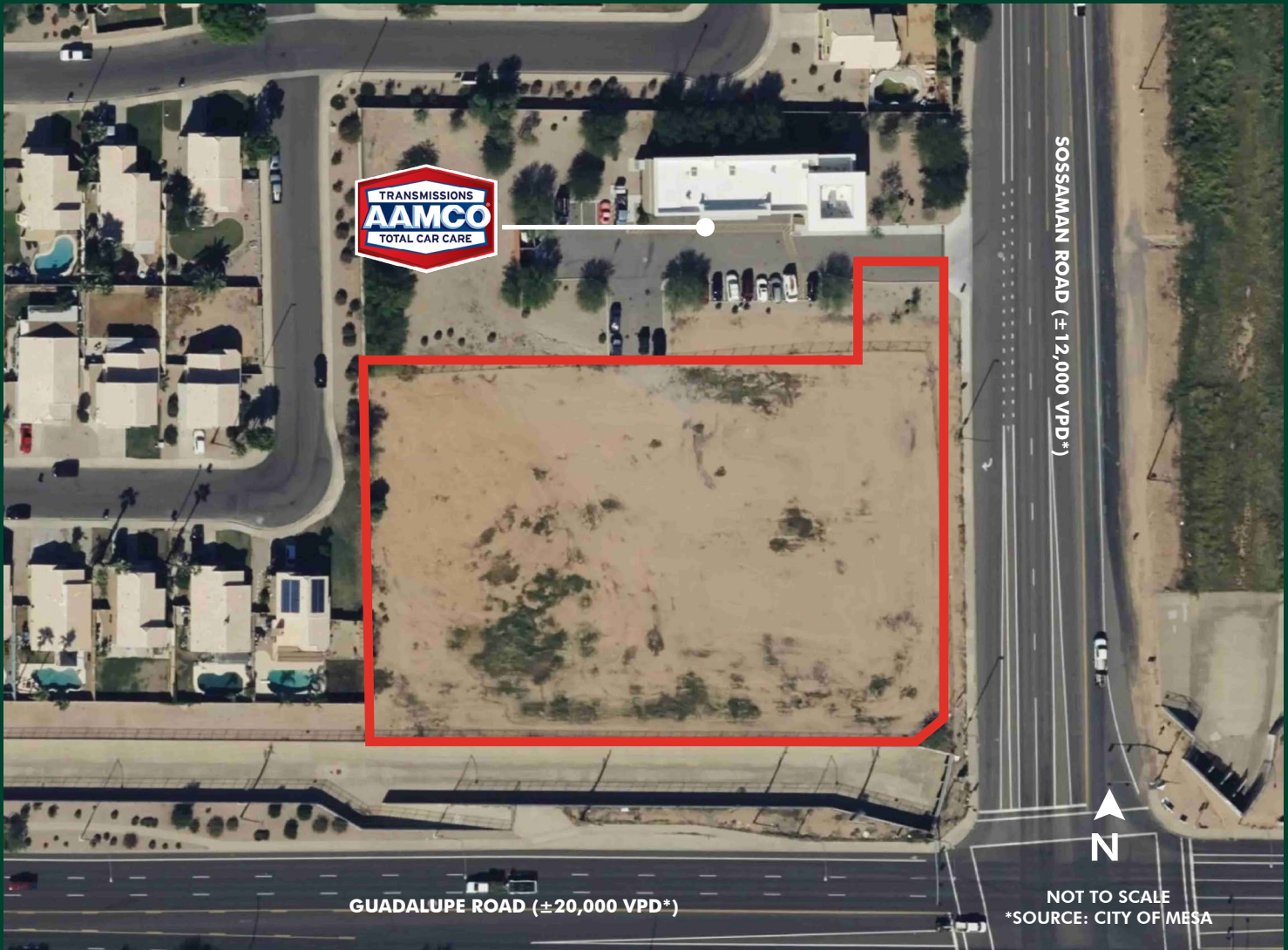


Demographics	±1 Mile	±3 Miles	±5 Miles
2024 Population - Current Year Estimate	13,903	90,299	279,839
2029 Population - Five Year Projection	14,052	96,036	292,735
2024 Households - Current Year Estimate	4,975	33,848	105,807
2029 Households - Five Year Projection	5,082	36,442	112,195
2024 Average Household Income	\$124,743	\$115,418	\$115,098
2029 Average Household Income	\$145,711	\$135,392	\$135,022
2024 Businesses	175	1,781	5,639
2024 Employees	1,866	23,135	69,421

Land Available for Sale/BTS/GL

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Available



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