



# FREESTANDING RETAIL BUILDING FOR SALE

6951 E Southern Avenue | Mesa, AZ



**SITE**

EXCLUSIVELY OFFERED BY:

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# PROPERTY OVERVIEW





## Property Features

- ±7,410 car wash with lobby and 4 auto repair bays with pits
- ±1,800 SF building with 4 bays
- Two drive thru opportunities on site
- Located in a strong expanding retail corridor. #1 producing WinCo in Arizona with a planned expansion. Adjacent parcel is a future Checkers/Rally's location
- Walking distance from Stillwater Superstition Apartments. A 373-unit multi-family complex
- Located between two dominant regional retail centers, Superstition Springs Center (±1,204,759 SF) and Mesa Pavilions North Shopping Mall (±83,573 SF)

## Property Summary

- **Price: \$1,500,000**
- Building: ±7,410 SF
- Subject Parcel: ±1.39 AC (±60,853 SF)
- Year Built: 1998
- Parcel Number: 218-56-725
- Zoning: LC

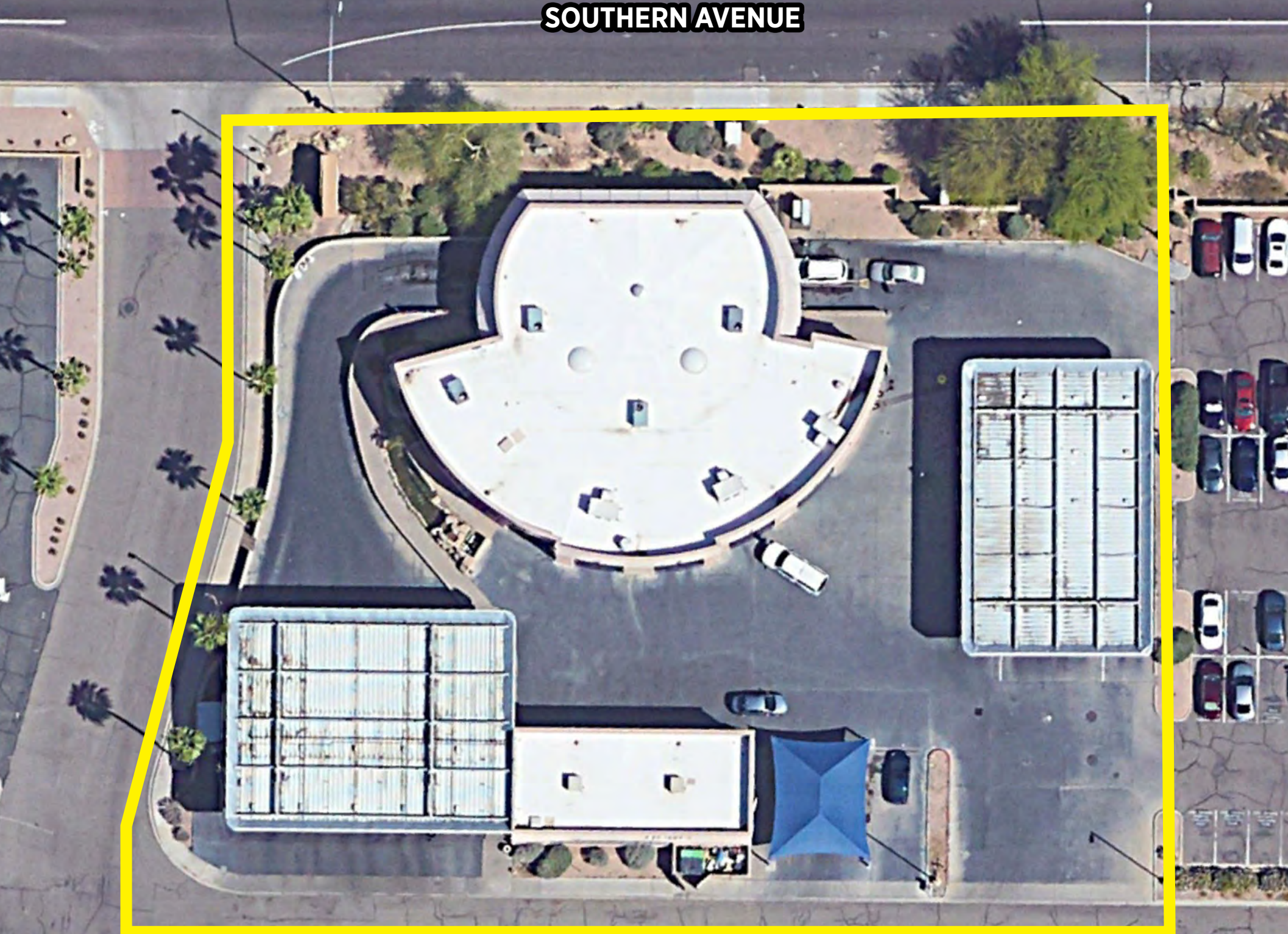
## Demographics: \*ESRI 2023

	1 MILE	3 MILES	5 MILES
<b>Population</b> 	9,170	109,551	284,994
<b>Average Household Income</b> 	\$74,002	\$88,189	\$99,491
<b>Daytime Population</b> 	15,455	107,043	253,582
<b>Households</b> 	4,211	45,924	111,364

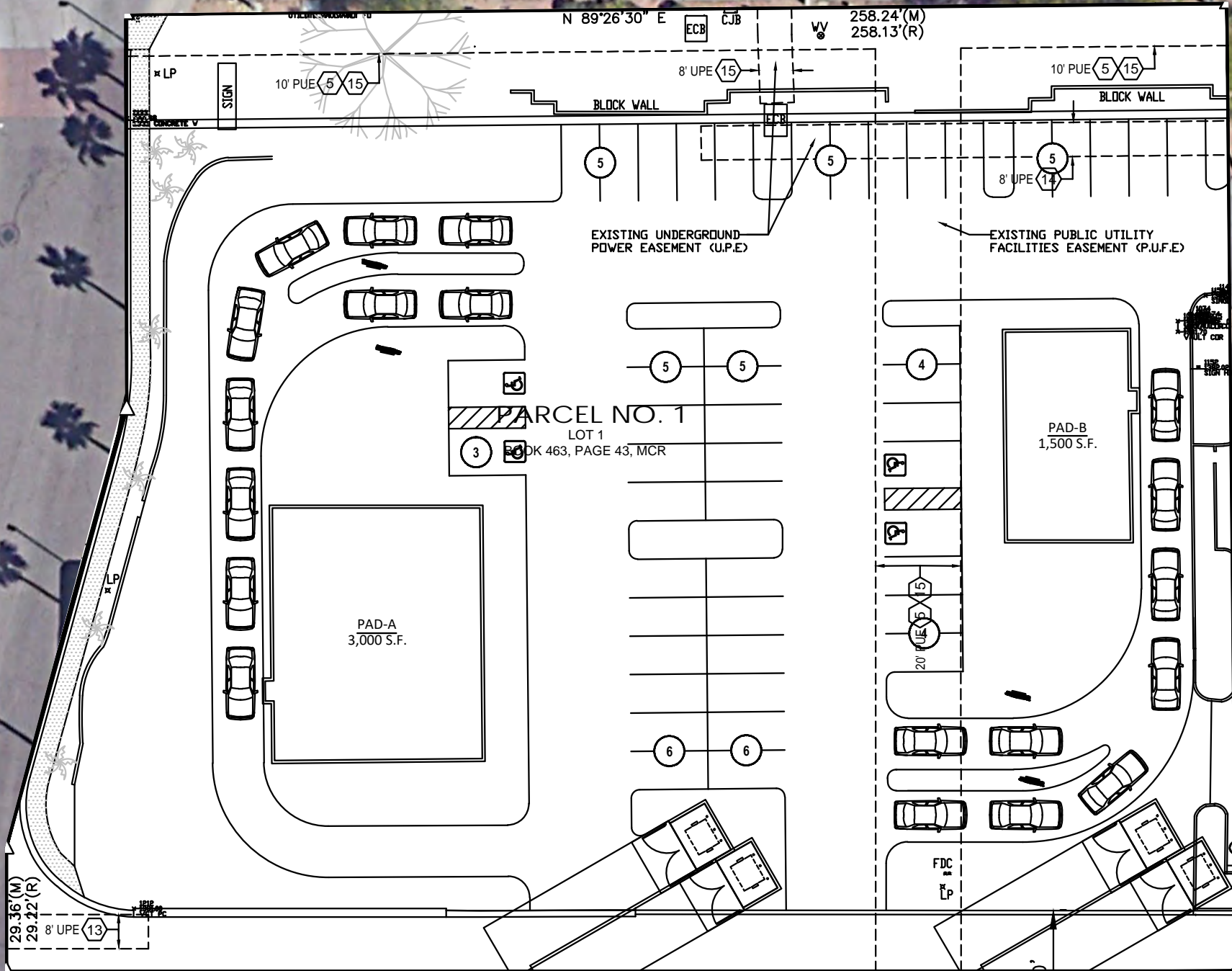
## Traffic Counts: \*ADOT 2023

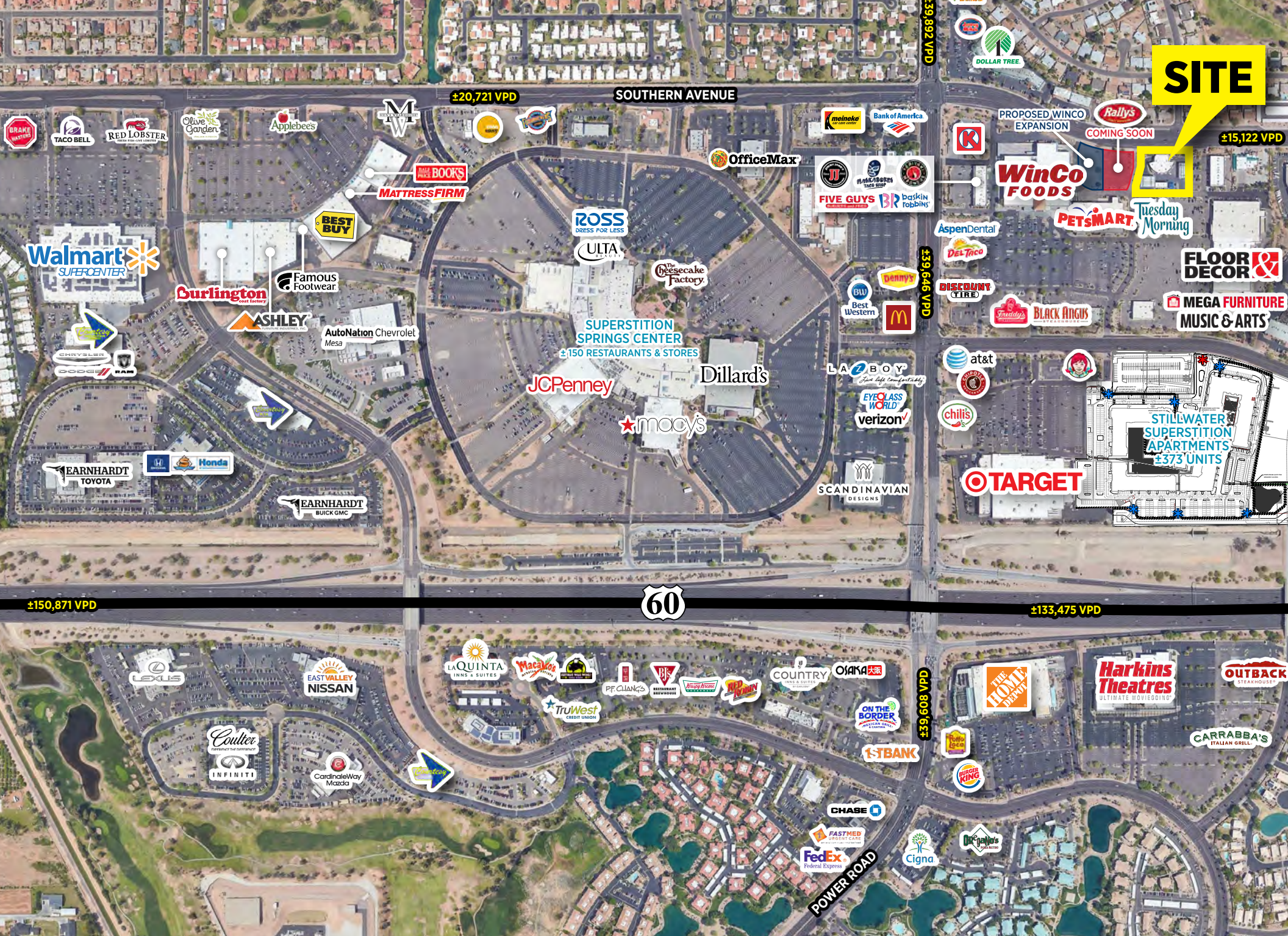
NORTH ON POWER ROAD	±39,892 VPD
SOUTH ON POWER ROAD	±39,646 VPD
EAST ON SOUTHERN AVENUE	±15,122 VPD
WEST ON SOUTHERN AVENUE	±20,721 VPD

# SOUTHERN AVENUE



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**SITE**

±20,721 VPD

SOUTHERN AVENUE

±39,982 VPD

±15,122 VPD

±150,871 VPD

60

±133,475 VPD

±39,608 VPD

POWER ROAD



**SITE**

**Walmart** **SCANDINAVIAN DESIGNS** **BEST BUY**

**Curlington** **MATTRESS FIRM** **OfficeMax**

**ROSS** **ULTA** **The Cheesecake Factory** **ASHLEY** **Famous Footwear**

**LA BOY** **macy's** **JCPenney** **HOME BOOKS**

**Dillard's** **RED LOBSTER** **Applebee's** **TACO BELL** **EYE CLASS WORLD** **meineke**

**verizon** **Denny's** **Bank of America** **McDonald's**

**COSTCO WHOLESALE**

**CVS**

**Auto Spa** **metro** **Starbucks**

**SAFeway** **fray's** **Starbucks**

**FAS** **DO** **Cafe Rio** **PNC**

**MOD** **Banner Urgent Care**

**BoSa** **KNEADERS** **Jamba** **Raja** **MOD**

**SUBWAY** **SAJAD** **Del Taco** **SUPER STAR CAR WASH**

**WinCo FOODS** **FLOOR DECOR** **Tuesday Morning**

**PETSMART** **TARGET** **BLACK ANGLUS**

**MEGA FURNITURE** **DISCOUNT TIRE** **MUSIC & ARTS**

**FIVE GUYS** **Baskin Robbins** **AspenDental** **at&t**

**Harkins Theatres** **PF CHANG'S** **Cigna**

**TruWest** **Chase** **1ST BANK** **CARRABBA'S**

**FedEx** **OUTBACK** **FASTMED** **Macaroni Grill**

**fray's 99c ONLY STORES** **Goodwill** **PETCO**

**savers** **SONIC** **Arbys**

**SUBWAY** **SportClips** **Washingt. Federal**

**Little Caesars** **SHERWIN WILLIAMS** **IHOP** **DICKY'S**

**Domino's** **tropical CAFE** **Rubio's**

**BIG TIRES** **HONEYBAKED** **COOL STONE**

**Walgreens** **ExtraSpace Storage**

**Jack** **Shell** **K** **jiffylube**

**PEPEBOYS** **O'Reilly AUTO PARTS** **SONIC**

# LOCATION & MARKET SUMMARY - MESA

## Population

Mesa is the third largest city in Arizona, after Phoenix and Tucson, and the 36th largest city in the U.S. Mesa is the central city of the East Valley of the Metro Phoenix area. It is bordered by Tempe on the west, the Salt River Pima-Maricopa Indian Community on the north, Chandler and Gilbert on the south and Apache Junction on the east.

Mesa stretches over 133 square miles and is larger than Miami, Minneapolis, Atlanta and St.Louis. Located in Maricopa County and just 15 miles east of Phoenix, Mesa is a community of over 517,302 residents. The average aged resident in the Mesa area is 36, with a median household income of \$67,337.

## Employment

Mesa offers a competitive operating environment. Economic development priorities are guided by Mesa's targeted industries of opportunity: healthcare, education, aerospace/aviation, technology and tourism. Mesa has a diverse economy with multiple business districts including Downtown Mesa, Falcon District, Fiesta District, Superstition Freeway Corridor, Mesa Riverview and the Mesa Gateway area. All of Mesa's districts have the necessary infrastructure and attributes to help businesses succeed. Each also has a unique set of qualities that are especially suited for specific

industry segments and business needs.

The Mesa Gateway Area is home to a large number of international aerospace, defense, heavy industrial, manufacturing and technology companies as well as numerous educational institutions. The Mesa Gateway area hosts world-class players including Embraer, Cessna, Able Engineering, Nammo Talley and Orbital ATK. In the area you will also find ground-breaking technology companies such as the Arizona Center for Algae Technology and Innovation, the Cognitive Engineering Research Institute, Arizona Laboratories for Security & Defense Research (AZ Labs), Bridgestone Biorubber Process Research Center and the forthcoming Apple Global Command Center.

The Falcon District is home to a large cluster of world-class aerospace and defense companies on and surrounding Falcon Field Airport, as well as leading-edge, international players in the advanced manufacturing and business services sectors. The area boasts market leaders in aerospace, defense and aviation including The Boeing Company, MD Helicopters, Aeromaritime, GECO Inc., Heliponents, Marsh Aviation and CAE Oxford.

The Superstition Freeway Corridor runs from the edge of Tempe in the west to the Superstition Mountains in the east. The corridor is anchored by the US-60. Many of the nation's largest insurance firms fill regional headquarters with the

tens of thousands of white-collar workers who live in the east valley. Thirty large manufacturing firms and six mining companies provide a skilled labor force for firms looking to build anything from aftermarket ATV parts to military satellites. Large employers include Santander, Trane, United Solutions, Esurance, Komatsu Mining and National General Insurance.

## Education

Mesa is home to an impressive array of top-rated educational institutions and collaborative partnerships that focus on producing a workforce that is technologically prepared and possesses a strong work ethic. More than 40,000 students are enrolled in higher education in Mesa at schools including Arizona State University (ASU) Polytechnic, Chandler-Gilbert Community College, Mesa Community College, A.T. Still University, Northern Arizona University-Mesa, Upper Iowa University, Wilkes University and Benedictine University to name a few.

Mesa Public Schools is the largest school district in Arizona, and the 61st largest in the country. It is recognized nationally for its superb educational programs and student achievements in academics, sports, creative and performing arts as well technical and career training. The K-12 education system in



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Mesa includes public, as well as a number of private and parochial school systems.

Considered a model for career and technical education by the U.S. Department of Education, the East Valley Institute of Technology (EVIT) provides students with hands-on, advanced skills and training in over 40 occupation-specific programs. EVIT is a public school district with two campuses that serve students from 10 East Valley school districts.

### Lifestyle/Entertainment

Mesa is home to the largest arts and cultural complex in the Southwest. The national award-winning Mesa Arts Center, Mesa Amphitheater and the Mesa Convention Center, are all located in Mesa. Museums of note include the Arizona Museum of Youth, Mesa Historical Museum, Arizona Museum of Natural History and the Commemorative Air Force Museum. Archaeological sites include the Mesa Grande Ruins and the Park of the Canals. Mesa has three public libraries, is home to Symphony of the Southwest, Millennial Choirs and Orchestras, Southwest Shakespeare Company and many other theater and performing arts groups.

Mesa has dynamic athletic facilities including four recreation centers, eight specialty sports complexes, nine aquatics facilities, 20 tennis courts, 57 parks, 71 multi-purpose athletic fields

and a myriad of sports throughout the city that cater the athletes young and old.

Since 1953 Mesa has been the spring training baseball home of the 2016 World Series Champions, the Chicago Cubs. In 2014, the Cubs moved into the newly constructed Sloan Park, located within Riverview Park. The Oakland A's also call Mesa home, where they play at HoHoKam Stadium, which for many years was the home of the Cubs.

### Housing

Consistently ranked as a top city to live in, Mesa has quickly grown into a destination for individuals and families seeking both a high-quality and economical lifestyle

This area has many shopping centers (including Mesa Riverview), spring-training venues, golf courses and affordable neighborhoods – such as Dobson Ranch, the area's biggest and most prominent community. In Southeast Mesa houses the newest neighborhoods, including two of Arizona's most popular communities for new homes – Eastmark and Mulberry.



## MAJOR MESA EMPLOYERS

Banner Health

The Boeing Company

Drivetime Automotive Group Inc

24-7 Intouch

AT&T

Santander Consumer Usa

Dexcom

Steward Health Care

Maricopa County Community College

Empire Southwest LLC

Sources: Moody's Analytics; The Cromford Report; U.S. Census Bureau Census 2010 - ESRI Forecasts; 2019 MAG Employer Database; 2019 ARMLS and FBS. DMCA; Costar; 2016 Arizona Department of Education; Arizona State University - Degree Facts; Gilbert Public Schools; Chandler-Gilbert Community College; Golf Academy of America Chandler; Mesa Community College Graduation and Transfer Report; GPEC; Choose Mesa; City of Mesa; justjarl.com; downtownmesa.com; mesaz.gov; businessinsider.com; integrityallstars; greenhomepest.com



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