



FOR LEASE | RETAIL

# Power Square

6740 E University | Mesa, AZ 85205

PRESENTED BY:

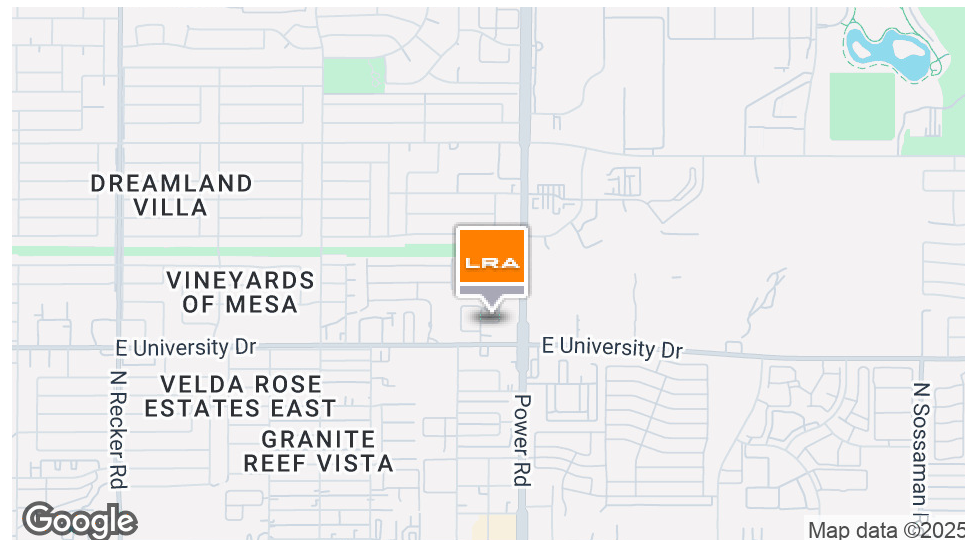
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## OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Building Size:	10,870 SF
Available SF:	1,225 SF
Lot Size:	1.103 Acres
Number of Units:	9
Year Built:	2006
Zoning:	C-2

## PROPERTY OVERVIEW

This prime property boasts monumental signage, ample parking, and high ceilings that create a spacious and welcoming environment. Its excellent visibility on high-traffic streets makes it an ideal location for any business. Recently upgraded exterior paint and landscaping enhance the curb appeal, while the presence of a restroom adds convenience. With its strategic location and valuable features, this property offers an exceptional opportunity for your business to thrive. Previously built out as medical office with great potential for a variety of office/retail uses. Schedule a viewing today and envision your future success in this remarkable space

## PROPERTY HIGHLIGHTS

- Monumental Signage
- East End Suite with Natural Light
- High Ceilings, Restroom and Utility Room
- High Traffic Streets and Excellent Visibility
- Recent Upgrade to Exterior Paint and Landscaping

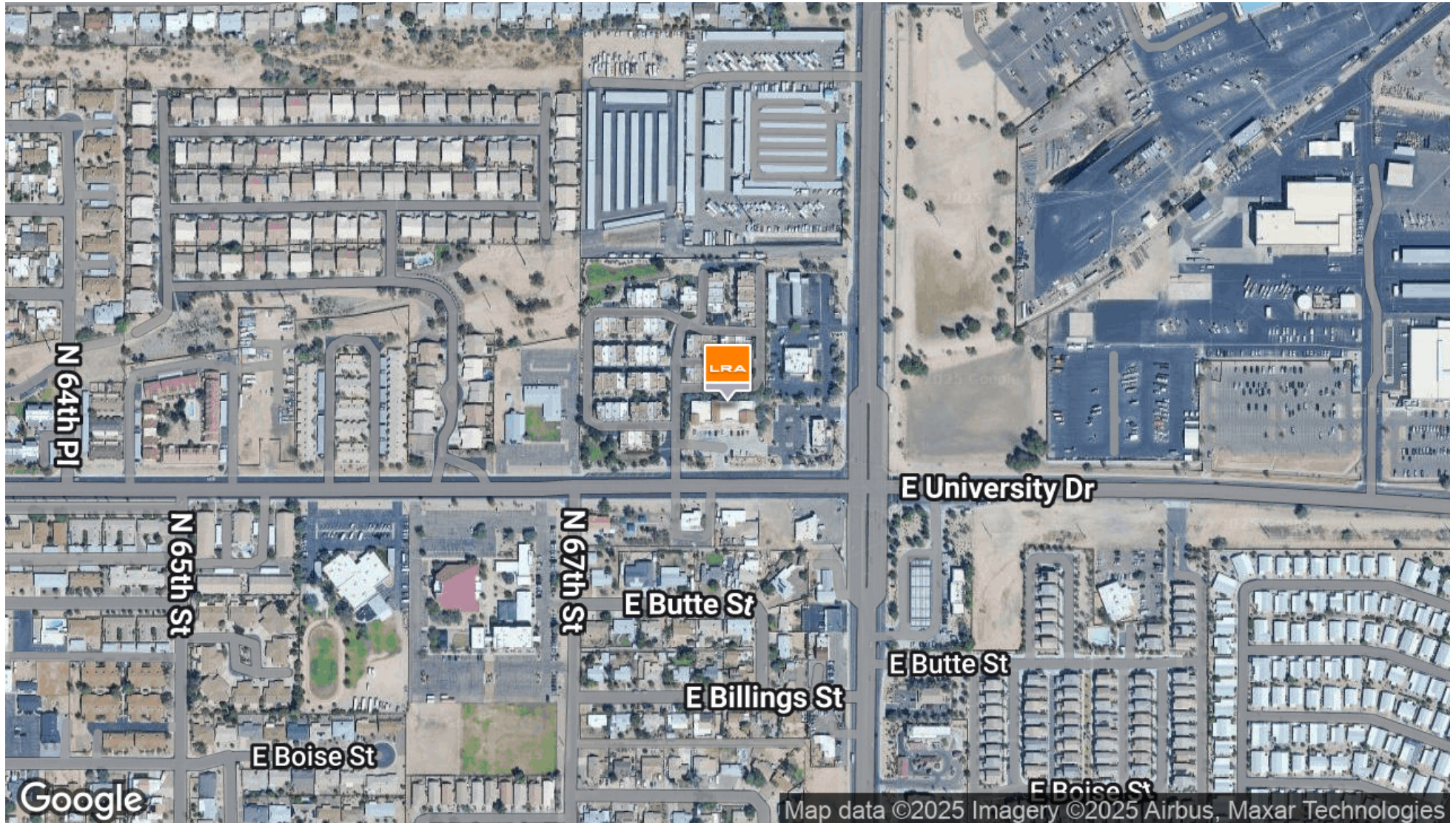


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[www.lrarealestate.com](http://www.lrarealestate.com)

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## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,990	7,222	20,752
Average Age	28.8	29.1	30.2
Average Age (Male)	30.4	31.3	31.2
Average Age (Female)	23.9	25.0	28.4

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	638	2,474	7,531
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$68,414	\$62,856	\$57,800
Average House Value	\$147,549	\$148,413	\$164,952

\* Demographic data derived from 2020 ACS - US Census

