



WESTERN
RETAIL ADVISORS



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Greenfield Rd

60

205,469 ADT

LAND FOR LEASE OR SALE

US 60 AND GREENFIELD RD LAND

1635 S GREENFIELD RD MESA 85206 Mesa, AZ 85206

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LOCATION DESCRIPTION

SEC US 60 and Greenfield Rd

PROPERTY HIGHLIGHTS

- Land Available for Lease/BTS or Sale
- Approximately 4.51 acres ($\pm 196,445$ SF)
- Excellent freeway visibility
- Located just south of the SEC of US 60 Freeway and Greenfield Road
- Banner Gateway Medical Center and MD Anderson Cancer Center one-mile east of property
- Zoning: LC, Light Commercial

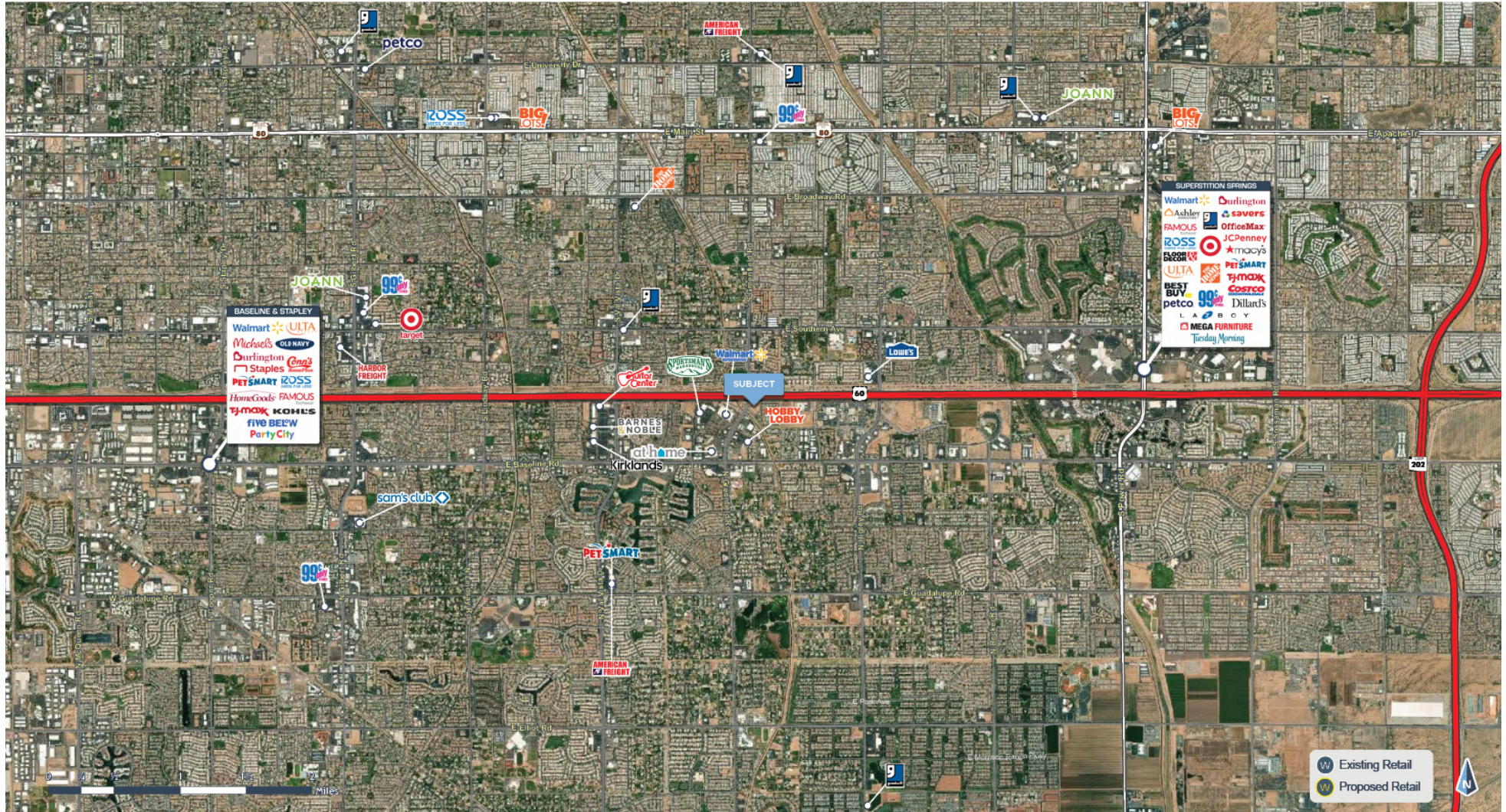
AREA CO-TENANTS



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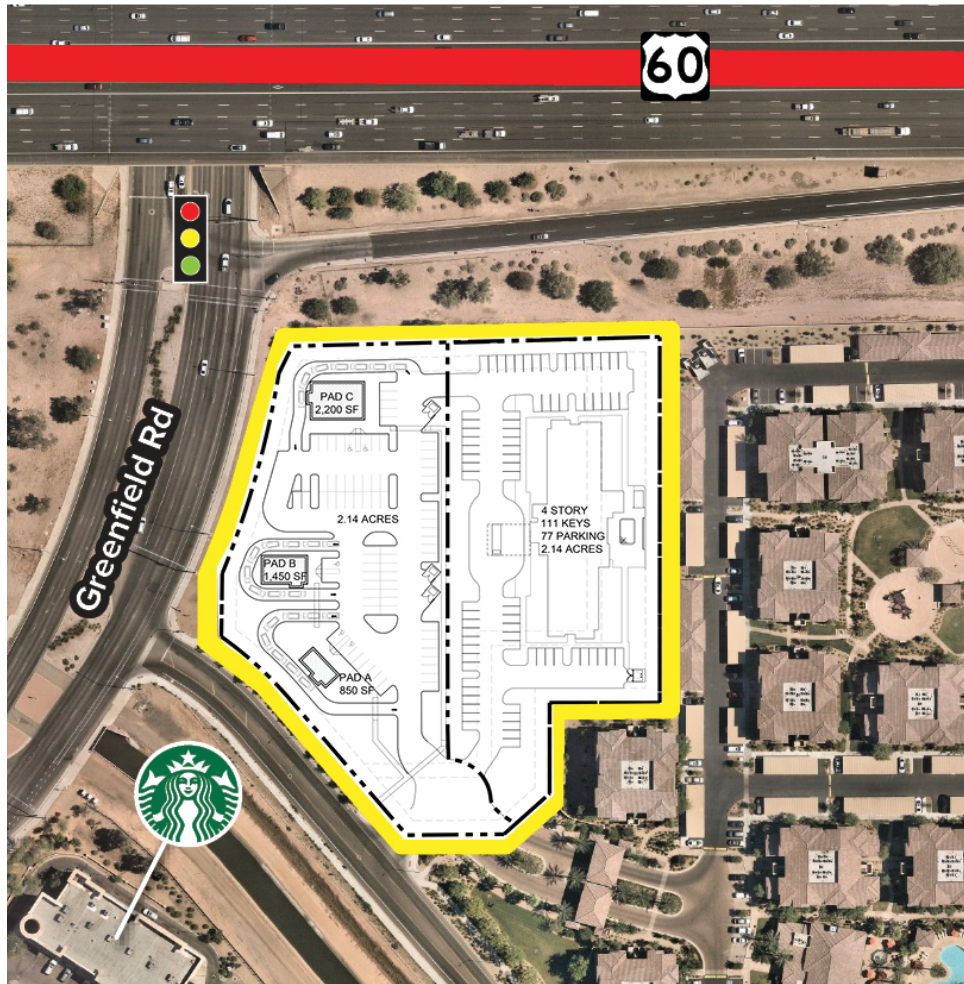


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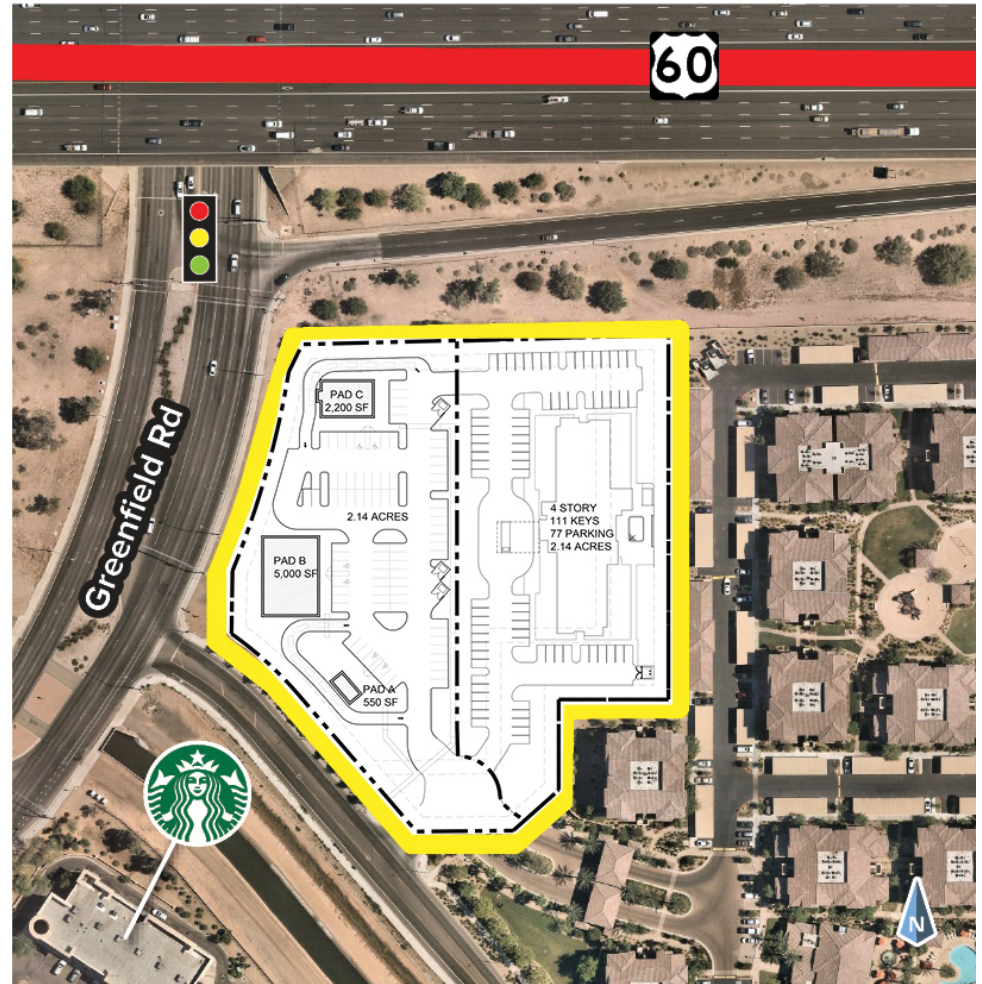
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Site Plan Option 1



Site Plan Option 2

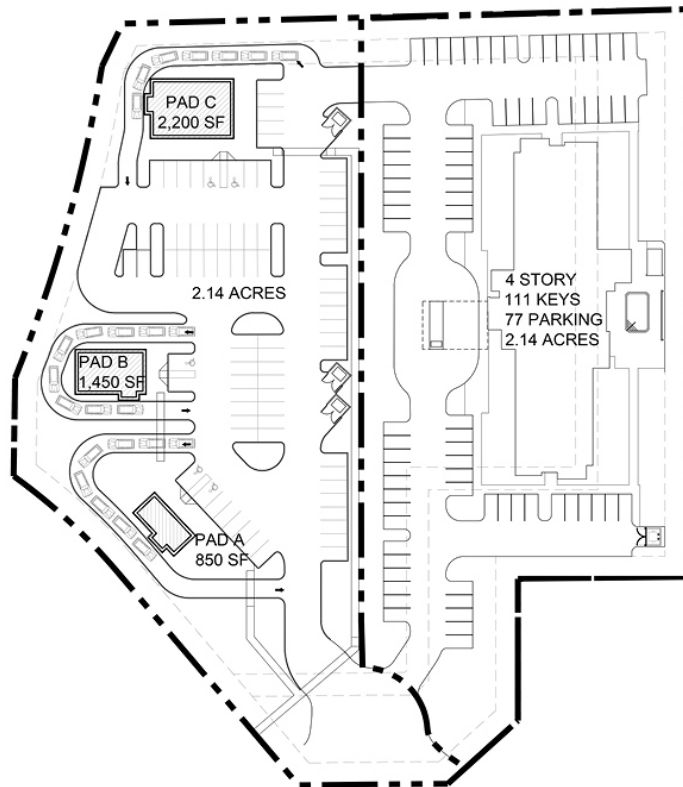


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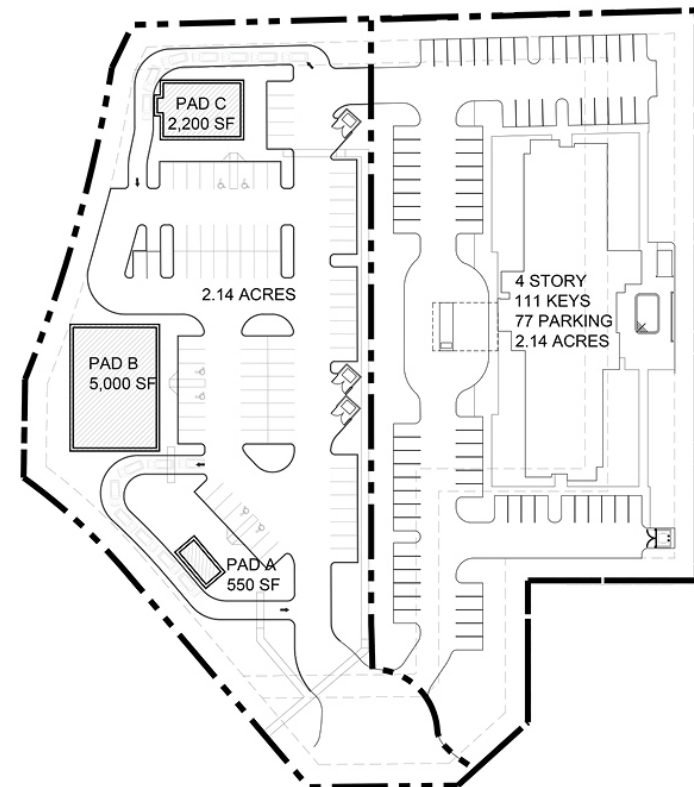
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Site Plan | Option 1



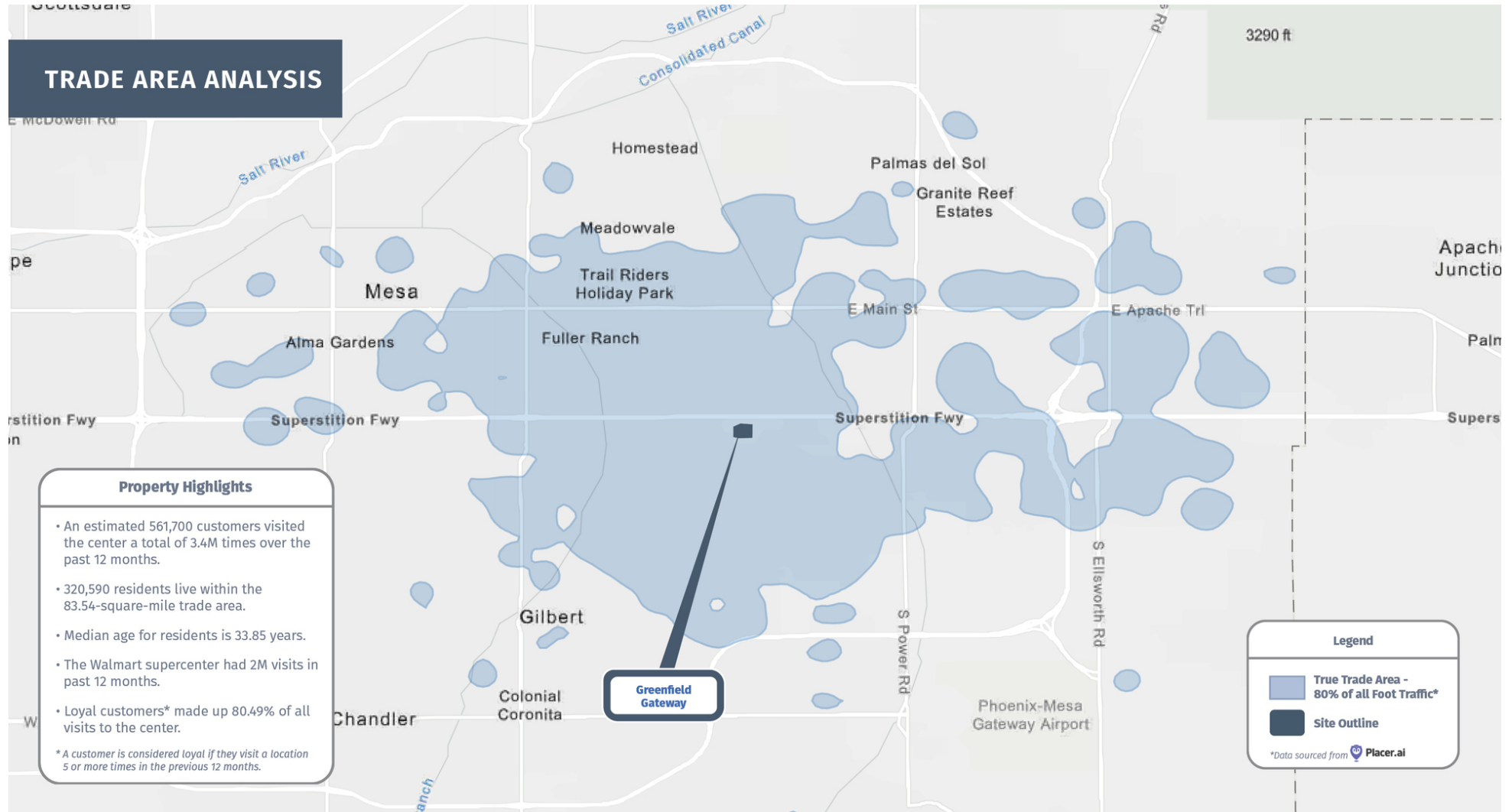
Site Plan | Option 2



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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	12,346	126,194	353,078
Median Age	35.6	40.3	37.4



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$75,951	\$72,670	\$74,704
Average	\$96,732	\$97,693	\$101,063



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	756	3,691	9,667
Employees	8,055	36,846	106,031
Daytime Population	15,521	114,389	320,377



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	44%	44%	43%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	64.91%	66.96%	65.46%
Services	15.55%	13.85%	15.09%
Blue Collar	19.57%	19.20%	19.44%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,946	49,727	132,198
Median Home Value	\$339,924	\$298,924	\$302,193

* 2022 Demographic data derived from ESRI

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