



**FOR SALE & LEASE**  
**1151 E MCKELLIPS RD**  
**MESA, AZ 85203**

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COMMERCIAL REAL ESTATE

TCN  
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REAL ESTATE SERVICES



# EXECUTIVE SUMMARY

1151 E. MCKELLIPS RD | MESA, AZ 85203

LevRose Commercial Real Estate is pleased to present the opportunity to acquire or lease the soon to be former CVS on the SWC of Stapley and McKellips Road in Mesa, AZ for \$3,499,999. The property sees over 50,000 vehicles per day, is adjacent to a Fry's anchored center, and is close to the Loop 202 and US-60 freeways. The property is also available for lease at \$20/SF NNN.





# OFFERING DETAILS



**SALE PRICE:**  
\$3,499,999



**LEASE RATE:**  
\$20/SF NNN  
(Estimated NNNs are \$6-7/SF)



**BUILDING SIZE:**  
±13,050 SF



**AVAILABLE:**  
±13,050 SF



**LOT SIZE:**  
±85,268



**PARCEL:**  
136-25-698Q &  
136-25-698N



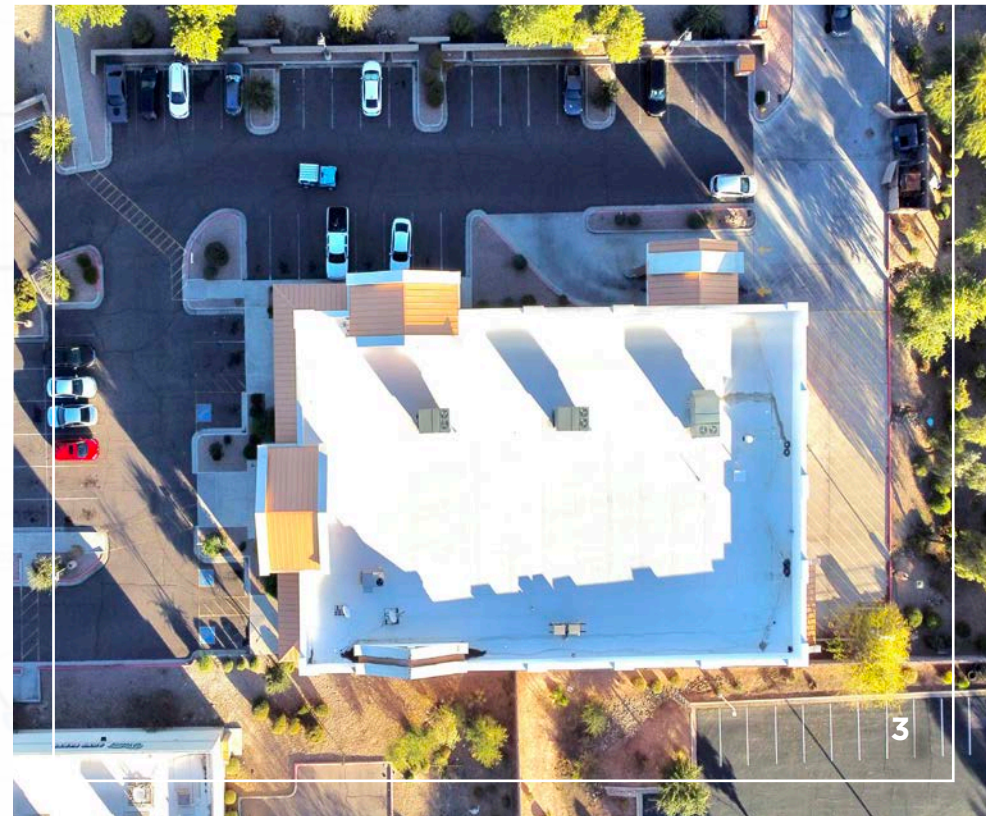
**ZONING:**  
LC, Mesa



**YEAR BUILT:**  
2004

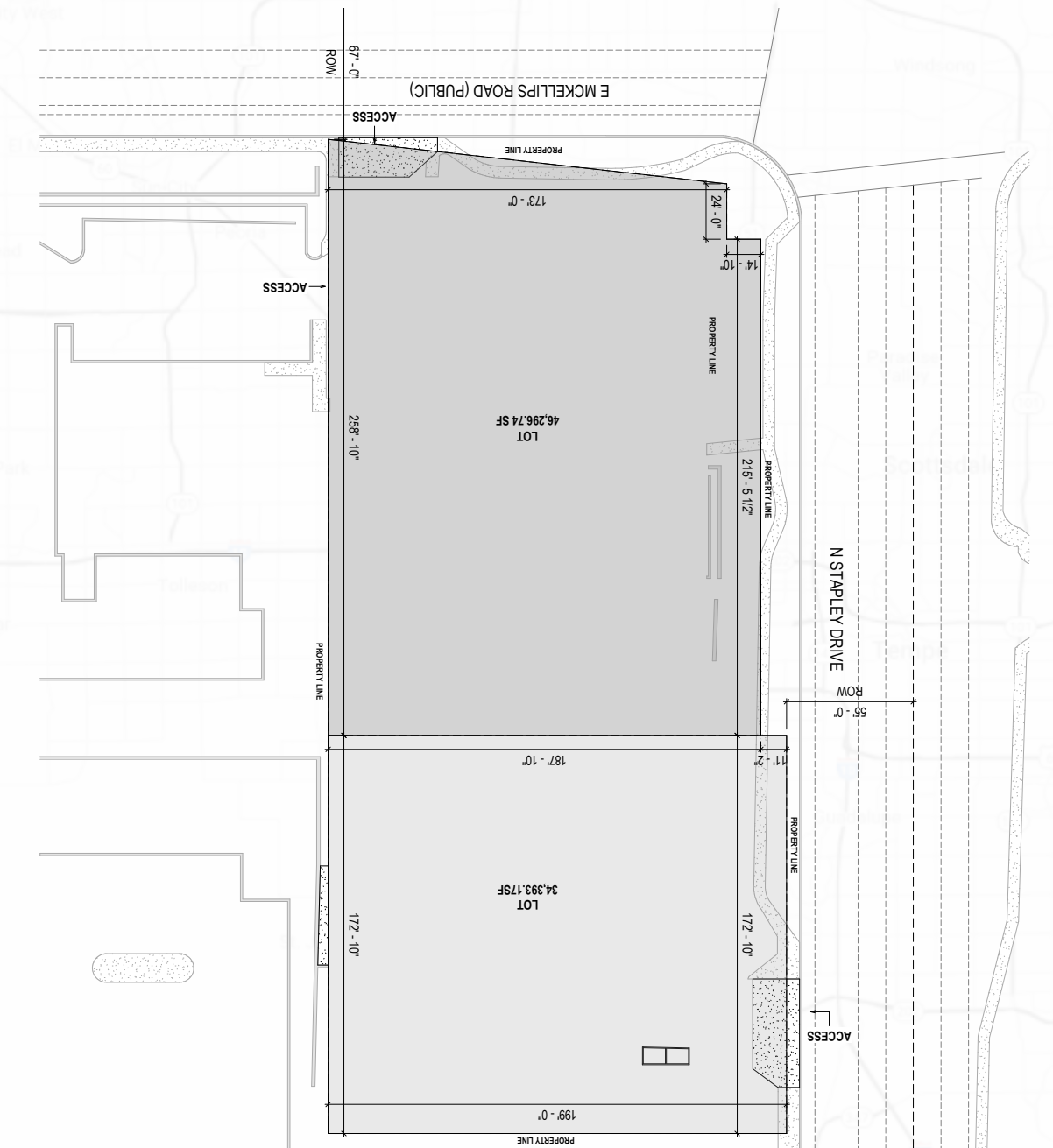
## PROPERTY HIGHLIGHTS

- Hard Corner
- ±51,571 vehicles per day
- Drive Through Included
- \$96,000 Average HH Income in a 1 mi radius
- Across from a Fry's Anchored Center





# SITE PLANS



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



# ADDITIONAL AERIAL OVERVIEW

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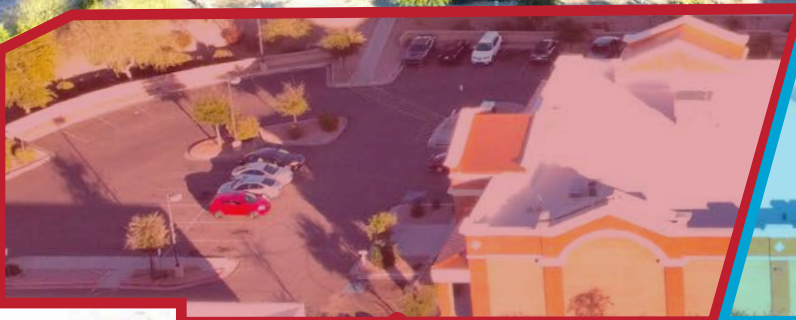
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E MCKELLIPS RD  
VPD: ±30,538



N STAPLEY DR | VPD: ±16,677



PARCEL:  
136-25-698N

PARCEL:  
136-25-698Q



# AERIAL OVERVIEW

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Walmart

O'Reilly AUTO PARTS  
PROFESSIONAL PARTS PEOPLE

E MCKELLIPS RD | VPD: ±30,538

SITE

S STAPLEY DR | VPD: ±16,677

Banfield  
PET HOSPITAL

ANYTIME  
FITNESS

fray's

CHIPOTLE  
MEXICAN GRILL



# DEMOGRAPHICS



## POPULATION

|      | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2023 | 12,618 | 110,544 | 257,403 |
| 2028 | 12,444 | 112,272 | 260,140 |



## HOUSEHOLDS

|      | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2023 | 4,480  | 39,376  | 92,944  |
| 2028 | 4,415  | 40,094  | 94,115  |



## AVERAGE INCOME

|      | 1 MILE   | 3 MILES  | 5 MILES  |
|------|----------|----------|----------|
| 2023 | \$96,650 | \$78,015 | \$72,921 |



## EMPLOYMENT

|      | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2023 | 2,612  | 33,833  | 100,507 |



## BUSINESSES

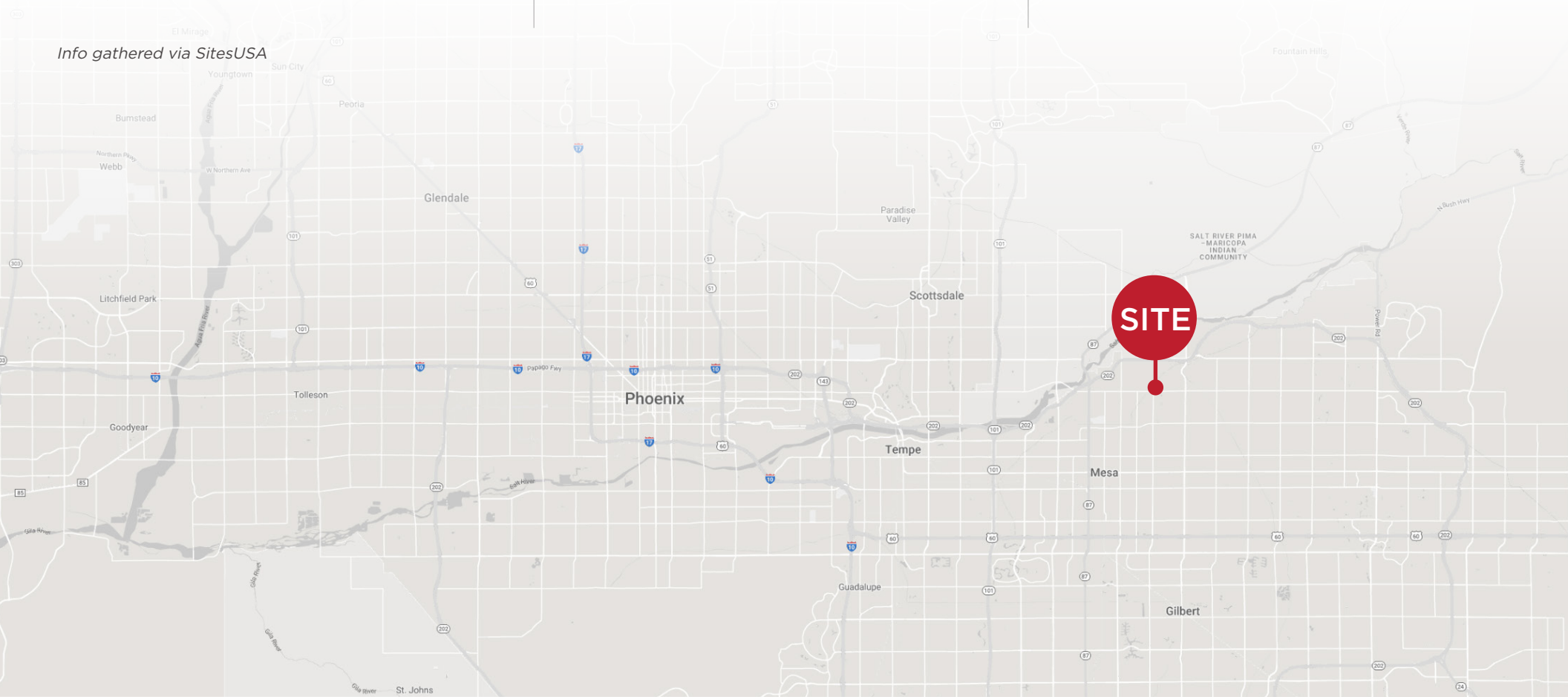
|      | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2023 | 390    | 2,929   | 8,163   |



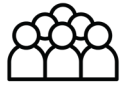
## MEDIAN INCOME

|      | 1 MILE   | 3 MILES  | 5 MILES  |
|------|----------|----------|----------|
| 2023 | \$75,978 | \$56,822 | \$54,405 |

Info gathered via SitesUSA



# MESA CITY OVERVIEW



**504K +**  
TOTAL POPULATION



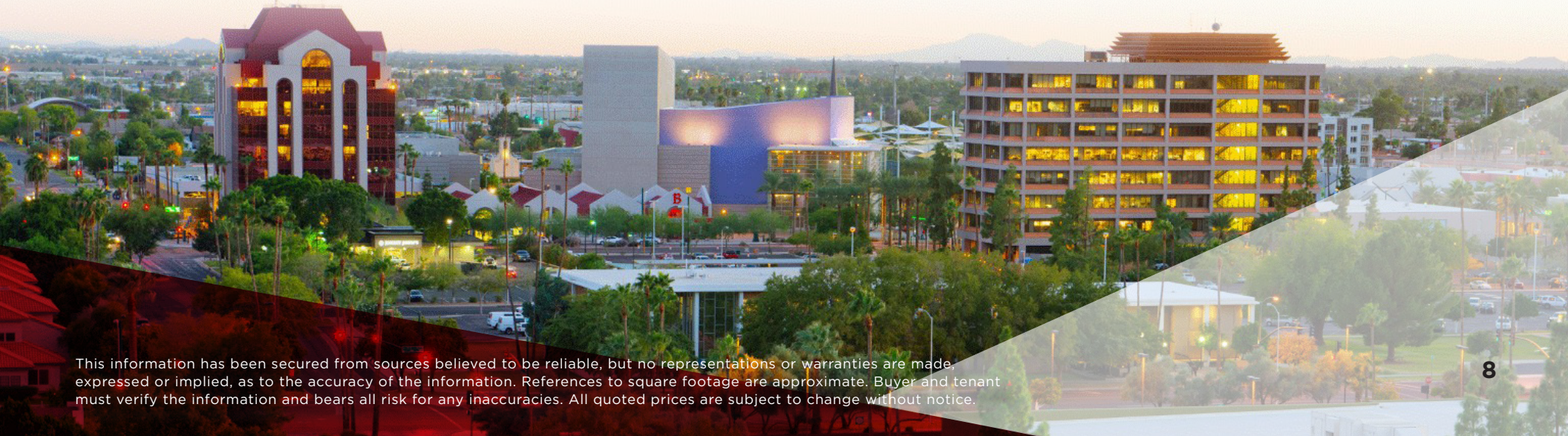
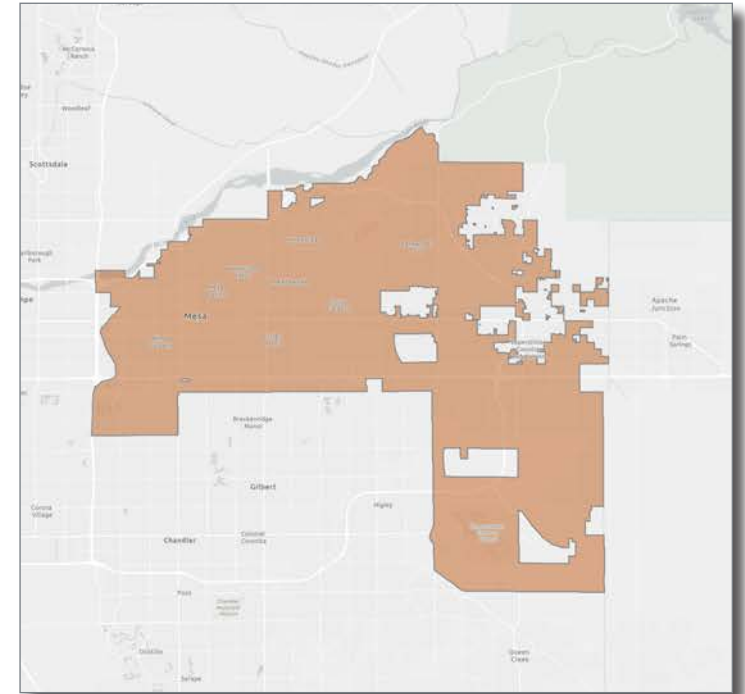
**\$94K +**  
AVG HH INCOME

## LIVELY CITY

Mesa, Arizona is the 35th largest city in the United States and the 3rd largest city in the state of Arizona. The city is easily accessible via a robust freeway system and also is part of the light rail system with stops extending from Downtown to Gilbert. There are more than 40 golf courses, 66 outdoor parks, 14 art studios, 65 hotels and resorts, over 3,000 restaurants, and miles of hiking/biking trails. Mesa is home to some of the best Spring Training baseball in the nation, with the Chicago Cubs and Oakland A's calling the city home for training.

## HOUSEHOLDS AND EMPLOYMENT

Mesa currently has over 191,000 households and over 245,000 employees serving the city. The diverse business community has a strong competitive advantage in the healthcare, education, aerospace, technology, and tourism sectors. The city was ranked 6th best for businesses in Arizona according to Chief Executive Magazine in 2016 and continues to see growth in population and new businesses.







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