

Come Experience

# CANNON BEACH



The Intersection of Lifestyle and Adrenaline

**MARTI WEINSTEIN**

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**D** **DIVERSIFIED  
PARTNERS**

*Nationwide Real Estate Services*

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# CANNON BEACH

NORTH OF LOOP 202 AT THE SEC POWER ROAD & WARNER ROAD  
MESA, AZ 85212

RETAIL/RESTAURANT SHOPS FOR LEASE  
2 DRIVE-THRU PADS FOR GL, BTS or RBTS

The Intersection of  
Lifestyle and Adrenaline



Visit:

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

Illustrative Master Plan

## PROPERTY HIGHLIGHTS

- Superb visibility along Loop 202 Santan Freeway & Power Road that sees a combined traffic count of over 98,851 VPD
- Approximately 1,300 feet of frontage along Power Road

## AREA HIGHLIGHTS

- Phoenix-Mesa Gateway Airport with 3 commercial airlines & home to 40+ companies
- 350+ Acre development will include 3.5M SF of industrial & 270,000 SF of commercial
- ASU Polytechnic Campus with  $\pm 4,500$  students
- SkyBridge Arizona: International air cargo hub with joint USA-Mexico Customs Inspection Center
- $\pm 82,238$  residents with Median HH Income of  $\pm \$113,715$  within 3 miles
- Close to communities of Eastmark, Morrison Ranch, Cadence by Gateway & Cooley Station
- Planned Hawes Crossing with  $\pm 500$  Acres for residential
- \$1,491/month per household - consumer spending on meals and entertainment alone within 5 miles

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## POWER ROAD SHOPS & PADS



\* Less than 1/2 mile north of Loop 202

**51,439 VPD**

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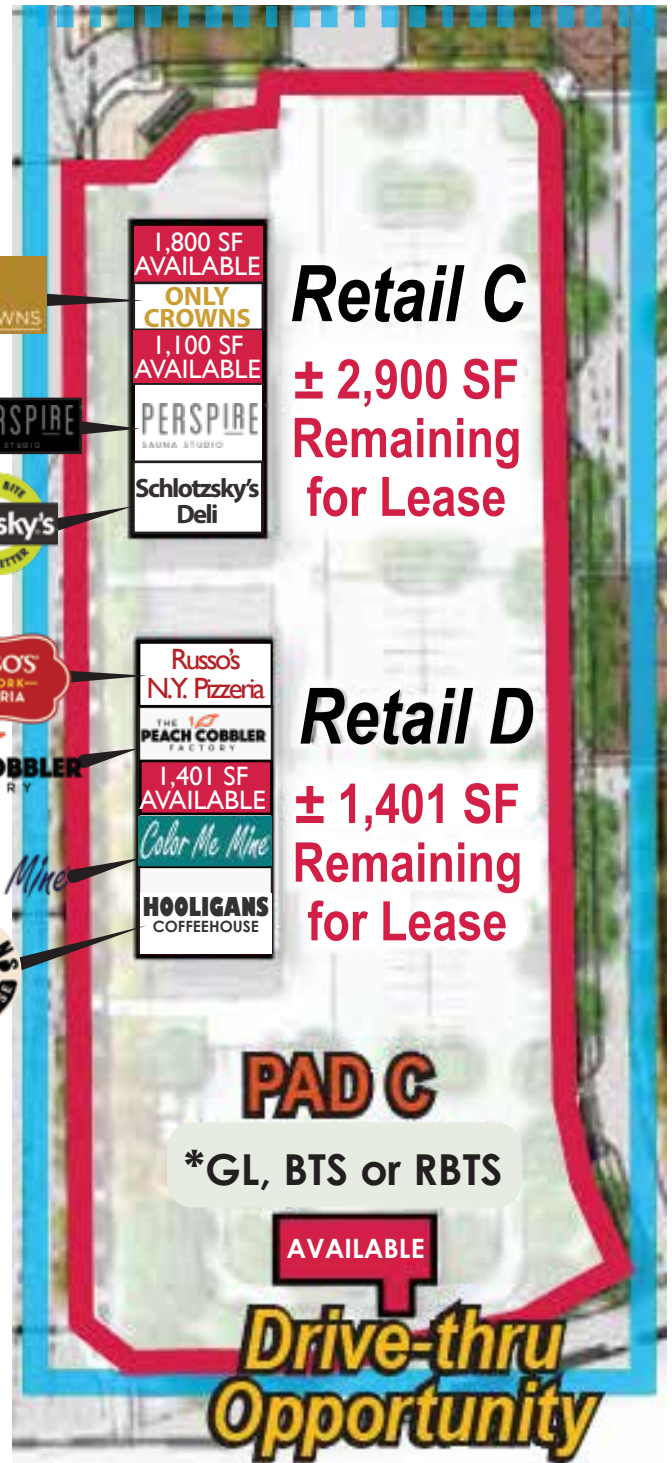
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## POWER SHOPS & PADS CONCEPTUAL SITE PLAN RENDERINGS



\* LL may be willing to construct a multi-tenant building, as well.

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## POWER SHOPS PERSPECTIVE RENDERINGS



**RETAIL A**  
FULLY LEASED



**RETAIL B**  
FULLY LEASED



**RETAIL C**  
2,900 SF Remaining for Lease



**RETAIL D**  
1,401 SF Remaining for Lease



# CANNON BEACH BUILDING PROGRESS

11.20.2024

## Power Road Retail Shops A & B

**FULLY LEASED**



## Power Road Retail Shops C & D

1,401 SF  
AVAILABLE

1,100 SF  
AVAILABLE

1,800 SF  
AVAILABLE



# CANNON BEACH BUILDING PROGRESS

11.20.2024



Revel Surf Wave Pool

Power Road Retail Shops





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