

NWC Sossaman Rd & Guadalupe Rd

PADS AVAILABLE, GROUND LEASE,
OR FOR SALE




Pads Available | Ground Lease | For Sale

NWC Sossaman Rd & Guadalupe Rd | Mesa, AZ 85212

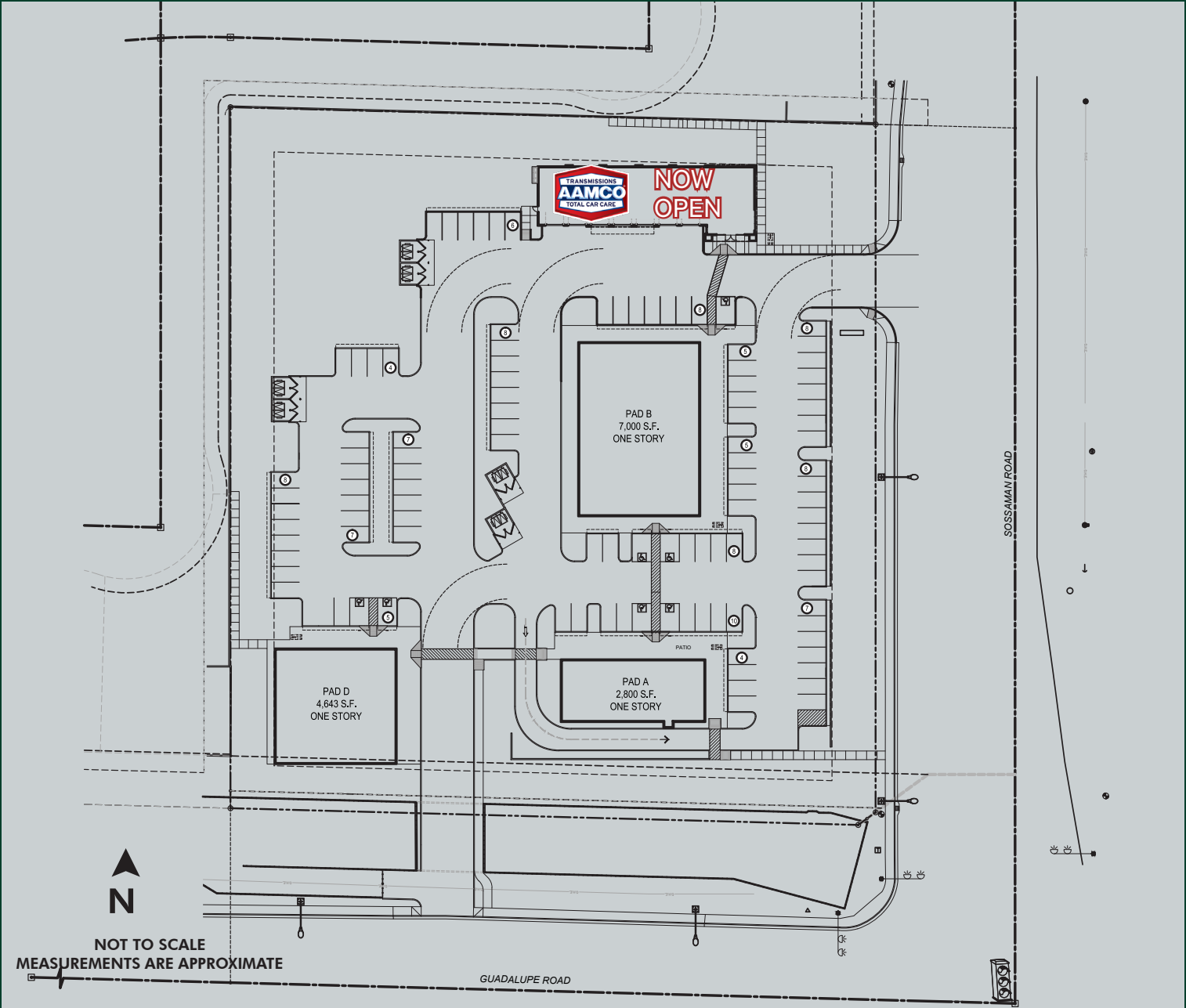


Property Info

- Join 
- Zoning: LC (Limited Commercial)
- Total Acreage Now - ±2.43 acres (±105,997 SF)
- General Plan: Neighborhood Commercial
- Close Proximity to US 60 Freeway and Loop 202 Santan Freeway
- Three Pads Available
 - One Fast Food Pad with Drive Thru
 - Two Shop Space or Single-Tenant Pads
 - Total Acreage Now: ±2.43 acres (±105,997 SF)
- Parking 9:1,000

Conceptual Plan

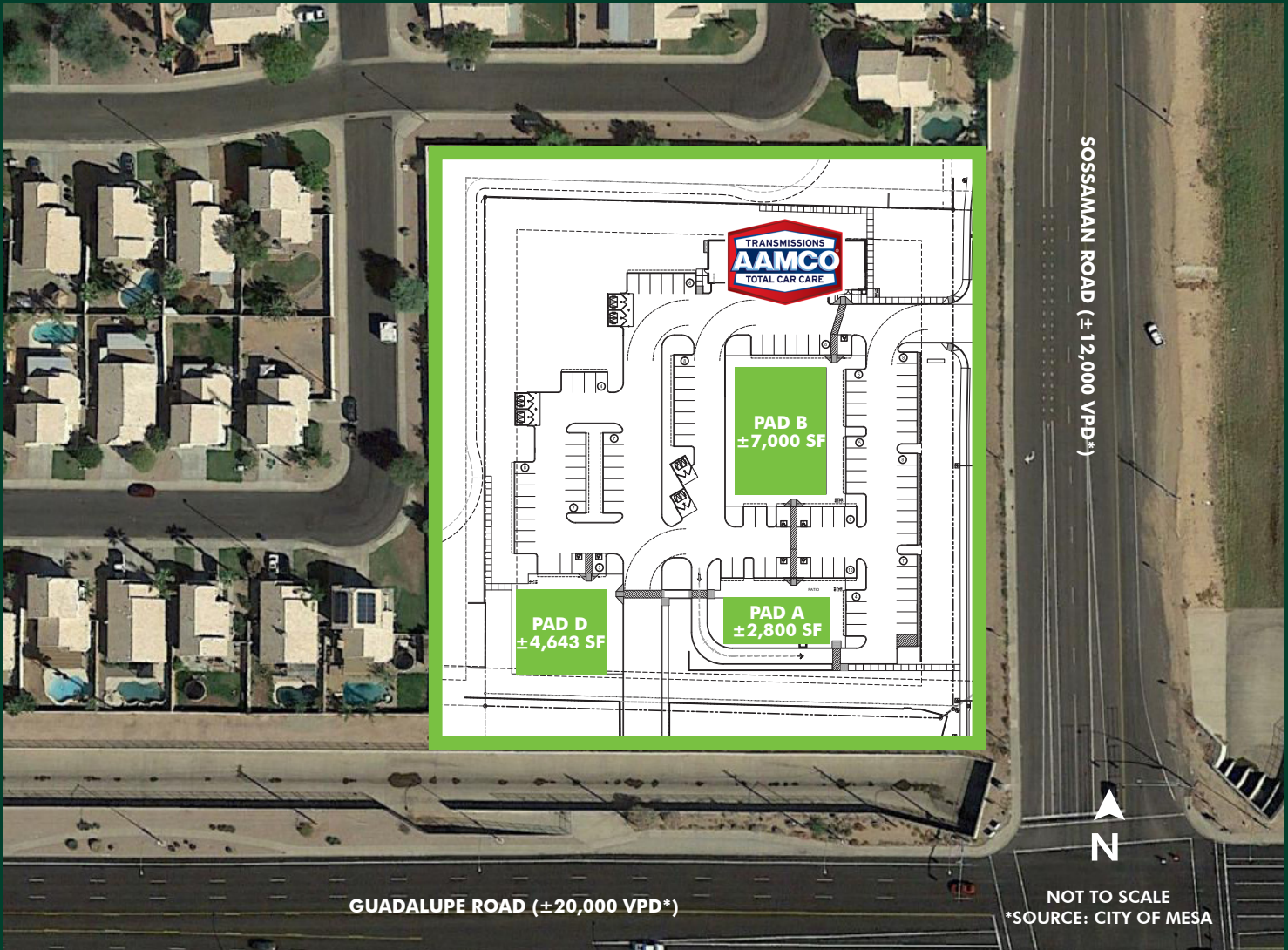
Available



Demographics	±1 Mile	±3 Miles	±5 Miles
2021 Population - Current Year Estimate	13,488	89,458	265,016
2026 Population - Five Year Projection	14,611	96,096	289,830
2021 Households - Current Year Estimate	4,899	32,945	99,700
2026 Households - Five Year Projection	5,257	35,149	108,180
2021 Average Household Income	\$105,940	\$91,532	\$90,947
2026 Average Household Income	\$121,058	\$105,239	\$104,442
2021 Businesses	152	1,727	4,943
2021 Employees	1,526	22,023	62,334

Pads Available | Ground Lease | For Sale
NWC Sossaman Rd & Guadalupe Rd | Mesa, AZ 85212

Available



Contact Us

Max Bippus
First Vice President
+1 602 735 5518
max.bippus@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.com/propertyname

CBRE