

AVAILABLE FOR GROUND LEASE, BTS OR SALE



**FOR LEASING INQUIRIES:**

**IGNITE**

COMMERCIAL  
REAL ESTATE

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FOUNDER & CEO

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SUPERSTITION SPRINGS  
JCPenney CENTER TJ-maxx  
Dillard's macy's ULTA

TARGET WinCo FOODS PETSMART  
FLOOR DECOR HARBOR FREIGHT Freddy's STEAKBURGERS

COSTCO WHOLESALE

60

188,458 VPD (23)

Harkins THEATRES BURGER KING PAPA JOHN'S  
CARRABBA'S ITALIAN GRILL OUTBACK

Macy's BJ'S  
BUFFALO WILD WINGS ON THE BORDER  
Red Robin PF CHANG'S

DICKEY'S  
Sport Clips THE HONEY BAKED NEWBREAD  
18,303 VPD (23)  
CIRCLE K

UPS L.L. Flooring LUMBER LIQUIDATORS  
COLD STONE STARBUCKS WAFD BANK  
Smash BURGER Dolphin CAR WASH

frus Great Clips StorAmerica SELF STORAGE  
LUMOS PARTS ACADEMY

14,248 VPD (23)

SONIC KinderCare

Shell Filiberto's MEXICAN FOOD

W

Power Rd

Kiowa Ave

**SITE**

DUNKIN' BIG O TIRES 360 Thrift

Pet SHOP PRACTICAL  
BUCK'S ROSATI'S TACTICAL & PREP  
FORTIS FANTASTIC SAMS CUT & COLOR

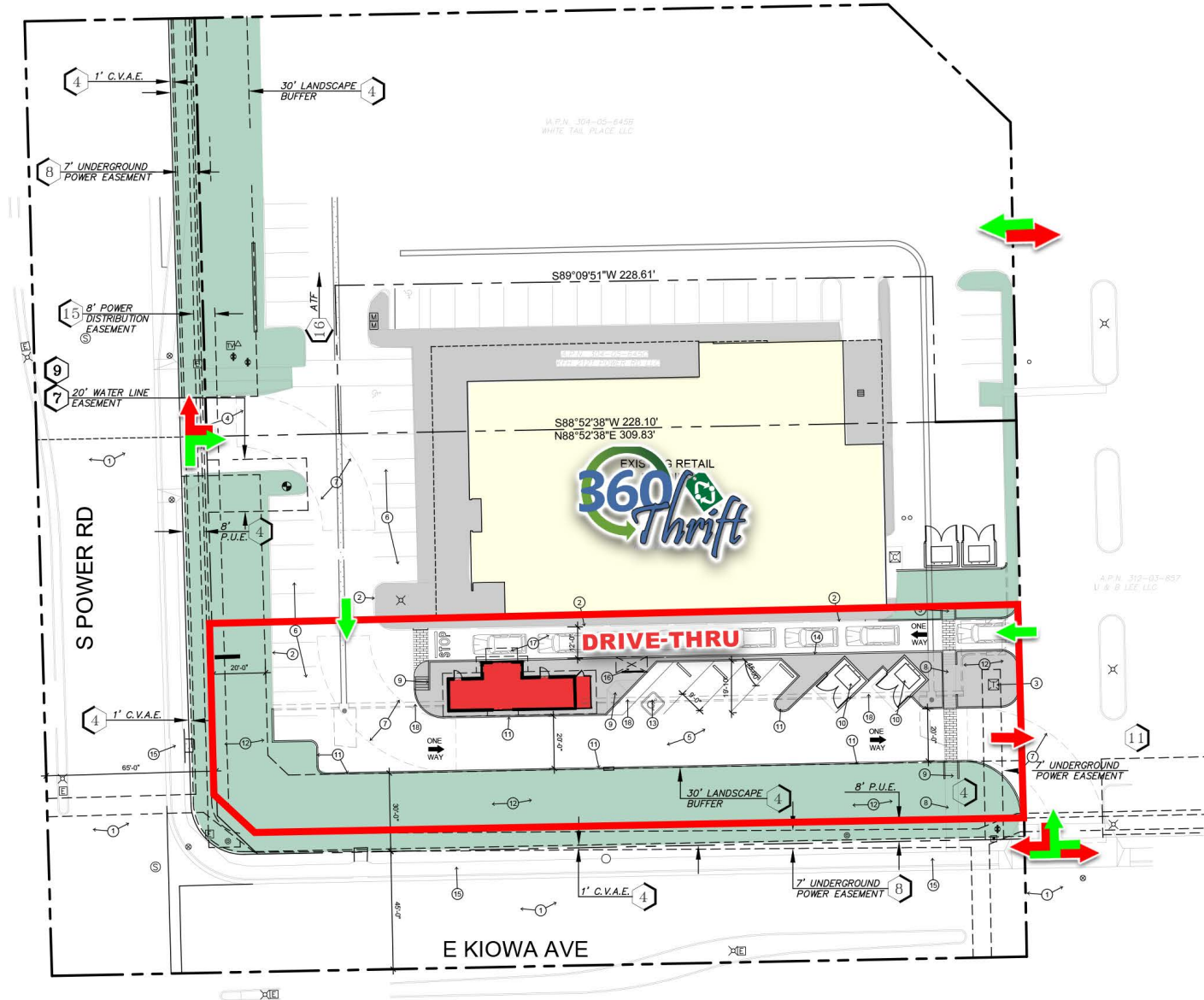
PIMA MEDICAL INSTITUTE

Kiowa Ave

39,071 VPD (23)



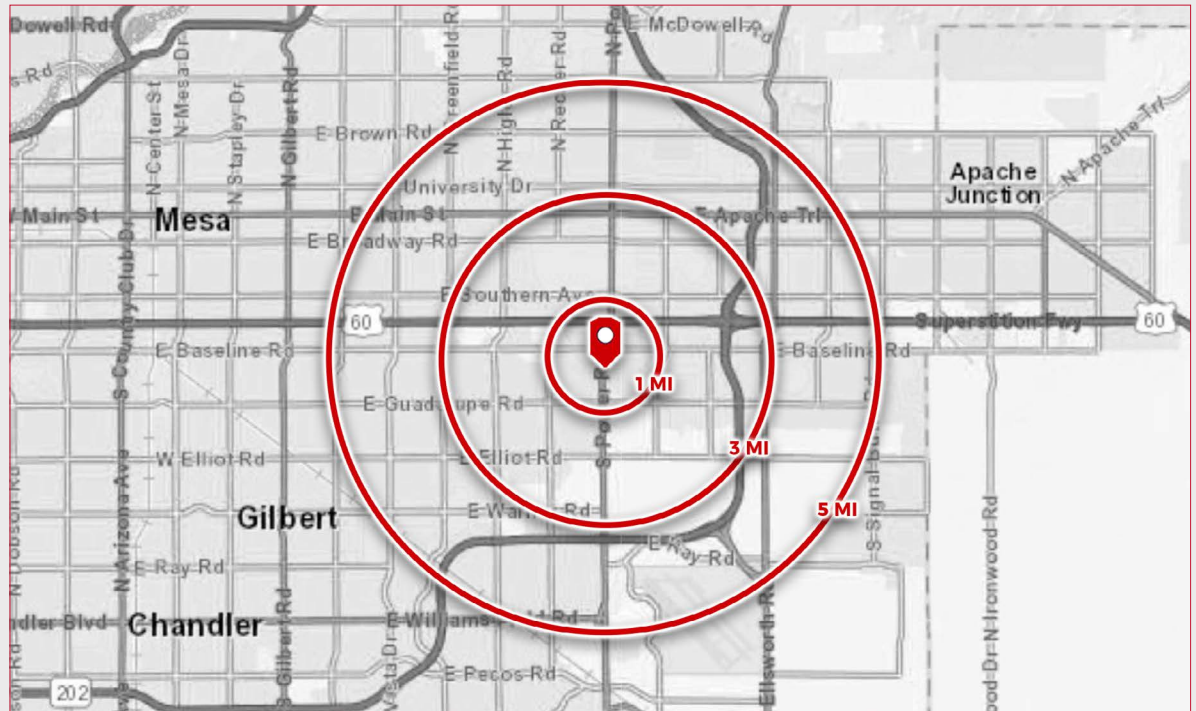
<b>PetShop</b>	<b>PRACTICAL</b>
<b>BUCKS</b>	<b>TACTICAL &amp; PREP</b>
<b>ROSATI'S</b>	<b>FANTASTIC SAMS</b>
<b>SPORTS</b>	<b>CUT &amp; COLOR</b>
<b>SHERWIN WILLIAMS</b>	<b>La Petite ACADEMY</b>



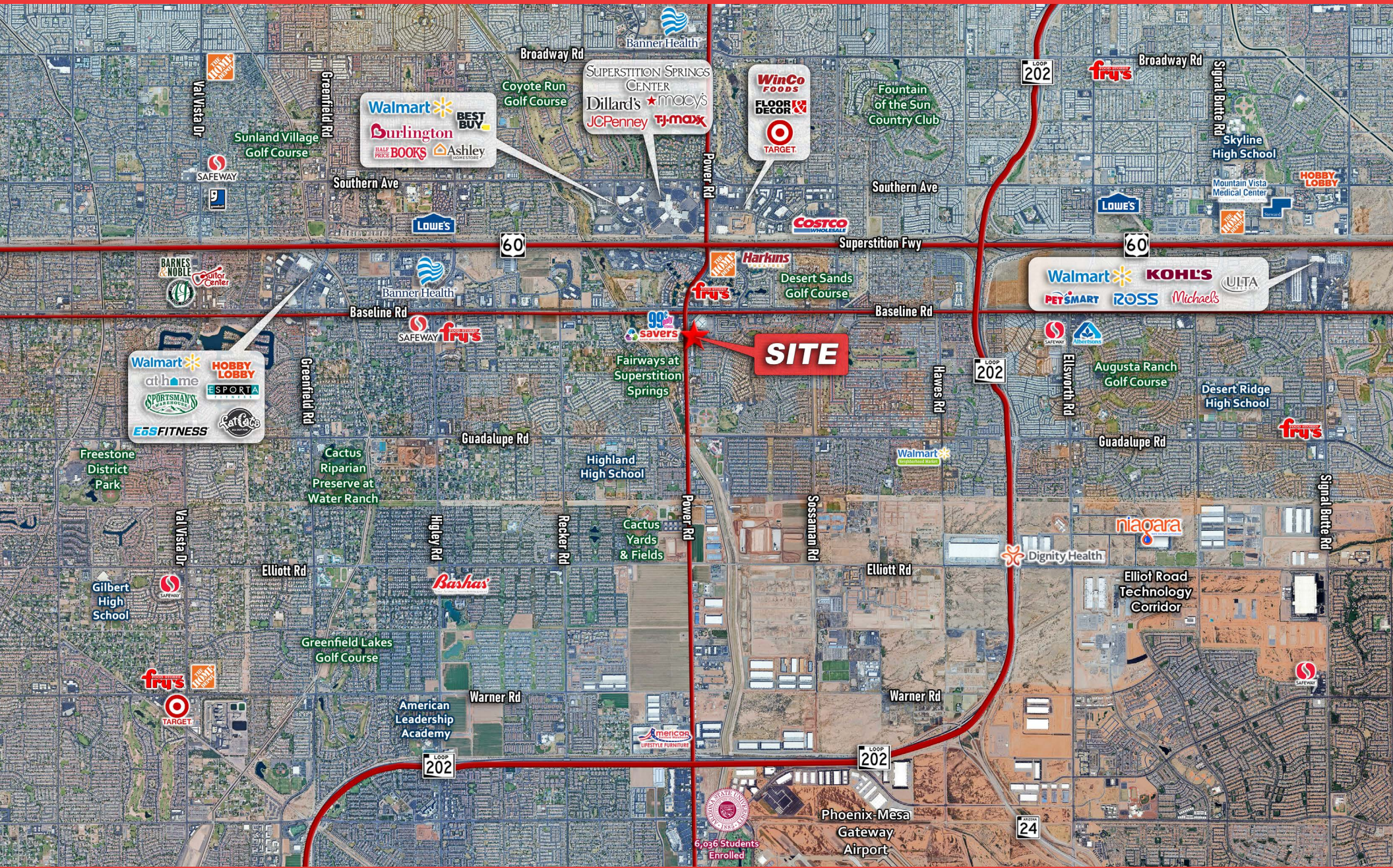
**THESE PLANS HAVE BEEN APPROVED BY THE CITY OF MESA**

## PROPERTY HIGHLIGHTS

- Dominant commercial intersection with tremendous traffic, visibility, and access
- Full Turn-In Access off of Power Road
- Located Less Than 1 Mile from US-60 Freeway
- Join Notable Tenants in the Immediate Trade Area Including Fry's Food Stores, Saver's, Petco, 99¢ Only Store, Phoenix Salons, Walgreens, Starbuck's, Smash Burger, Sonic, Filiberto's, Bahama Buck's, Rosati's, Panda Express, Cold Stone Creamery, Subway, Jack in the Box, Dickey's BBQ, Rubio's Coastal Grill, Honeybaked Ham, IHOP, Barro's Pizza, Wingstop, Arby's Pima Medical Institute & More



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	12,111	104,155	303,547
Daytime Pop	14,567	104,619	261,902
Households	4,360	41,108	117,104
Avg Home Value	\$508,598	\$451,447	\$464,237
Avg HH Income	\$109,825	\$108,520	\$110,442
Median Age	36.5	42.3	40.1



	1 mile	3 miles	5 miles
<b>POPULATION SUMMARY</b>			
2000 Total Population	11,343	64,204	189,052
2010 Total Population	11,506	84,724	245,616
2024 Total Population	12,111	104,155	303,547
2029 Total Population	12,062	109,008	315,294
2019-2024 Annual Rate	-0.08%	0.91%	0.76%
2024 Total Daytime Population	14,567	104,619	261,902
Workers	9,252	48,143	103,924
Residents	5,315	56,476	157,978
<b>HOUSEHOLD SUMMARY</b>			
2000 Households	3,707	25,724	72,355
2010 Households	4,166	34,284	95,783
2024 Households	4,360	41,108	117,104
2029 Households	4,408	43,590	123,300
<b>2024 HOUSING UNIT SUMMARY</b>			
Owner Occupied Housing Units	64.8%	62.6%	63.3%
Renter Occupied Housing Units	29.6%	21.7%	22.3%
<b>2024 HOUSEHOLD INCOME &amp; HOME VALUE</b>			
Average Household Income	\$109,825	\$108,520	\$110,442
Average Home Value	\$508,598	\$451,447	\$464,237
<b>2024 POPULATION BY RACE/ETHNICITY</b>			
Total	12,112	104,155	303,546
White Alone	70.1%	73.2%	71.6%
Black Alone	3.8%	3.2%	3.7%
American Indian Alone	1.7%	1.2%	1.3%
Asian Alone	4.5%	4.2%	4.0%
Pacific Islander Alone	0.6%	0.4%	0.3%
Some Other Race Alone	7.0%	6.8%	7.1%
Two or More Races	12.2%	11.0%	11.9%
Hispanic Origin	20.6%	19.0%	20.2%
Diversity Index	65.3	61.6	63.8
<b>2024 POPULATION BY AGE</b>			
Total	12,111	104,154	303,550
0 - 4	5.9%	5.5%	5.9%
5 - 9	6.5%	6.1%	6.4%
10 - 14	6.5%	6.4%	6.6%
15 - 24	13.5%	11.3%	11.9%
25 - 34	15.3%	11.8%	12.5%
35 - 44	13.9%	12.2%	13.1%
45 - 54	11.9%	10.4%	11.2%
55 - 64	11.9%	10.5%	11.2%
65 - 74	8.7%	11.4%	10.9%
75 - 84	4.3%	10.0%	7.7%
85 +	1.5%	4.4%	2.8%
18 +	77.1%	78.3%	77.3%
2024 Median Age	36.5	42.3	40.1
<b>2024 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT</b>			
Total	8,180	73,699	210,372
Some College, No Degree	23.7%	23.1%	22.6%
Associate Degree	13.6%	9.2%	11.0%
Bachelor's Degree	26.7%	26.2%	25.5%
Graduate/Professional Degree	9.4%	11.9%	11.5%

Source: Esri, U.S. Census

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