



FREESTANDING RETAIL PROPERTY AVAILABLE

# FORMER CVS

NEC Power Rd & McDowell Rd | Mesa, AZ 85215

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# 2807 NORTH POWER ROAD

Mesa, AZ 85215



## LOCATION DESCRIPTION

Former CVS on the NEC McDowell Rd & Power Rd

## PROPERTY HIGHLIGHTS

- Former CVS located on the Northeast hard corner of Power Rd and McDowell Rd with strong traffic counts.
- Located right off the Loop-202 with access from McDowell and Power Roads.
- 11,415 SF on ±1.85 Acres with 55 parking spaces and a drive thru on the south side.
- Single tenant freestanding building with the customary department store/pharmacy layout.
- Excellent retail co-tenancy at the intersection including Albertsons, Bashas, Big 5, Starbucks & Goodwill.
- High-income area in the affluent North Mesa trade area with several upscale master-planned communities in the immediate vicinity.

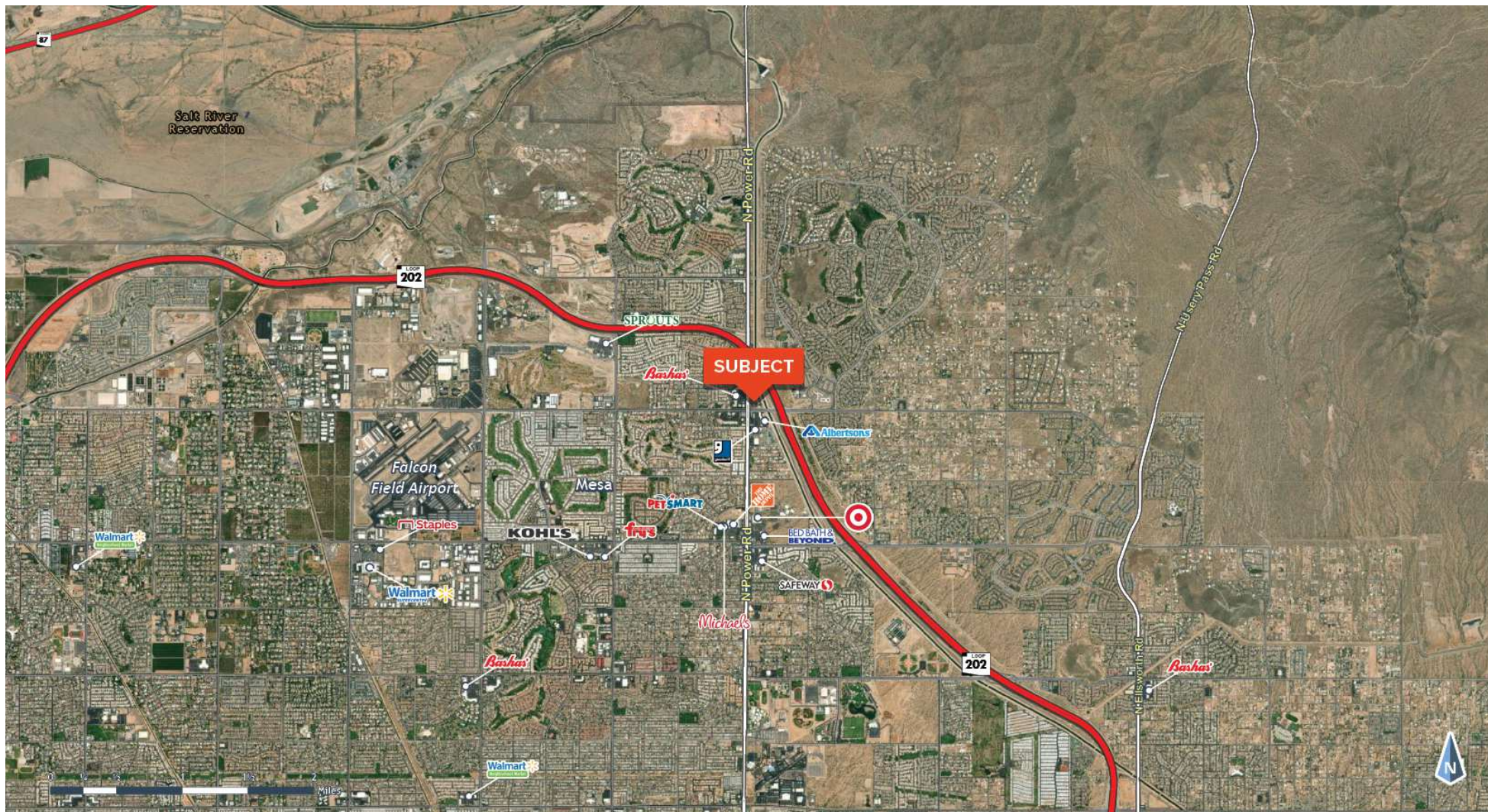
## AREA CO-TENANTS



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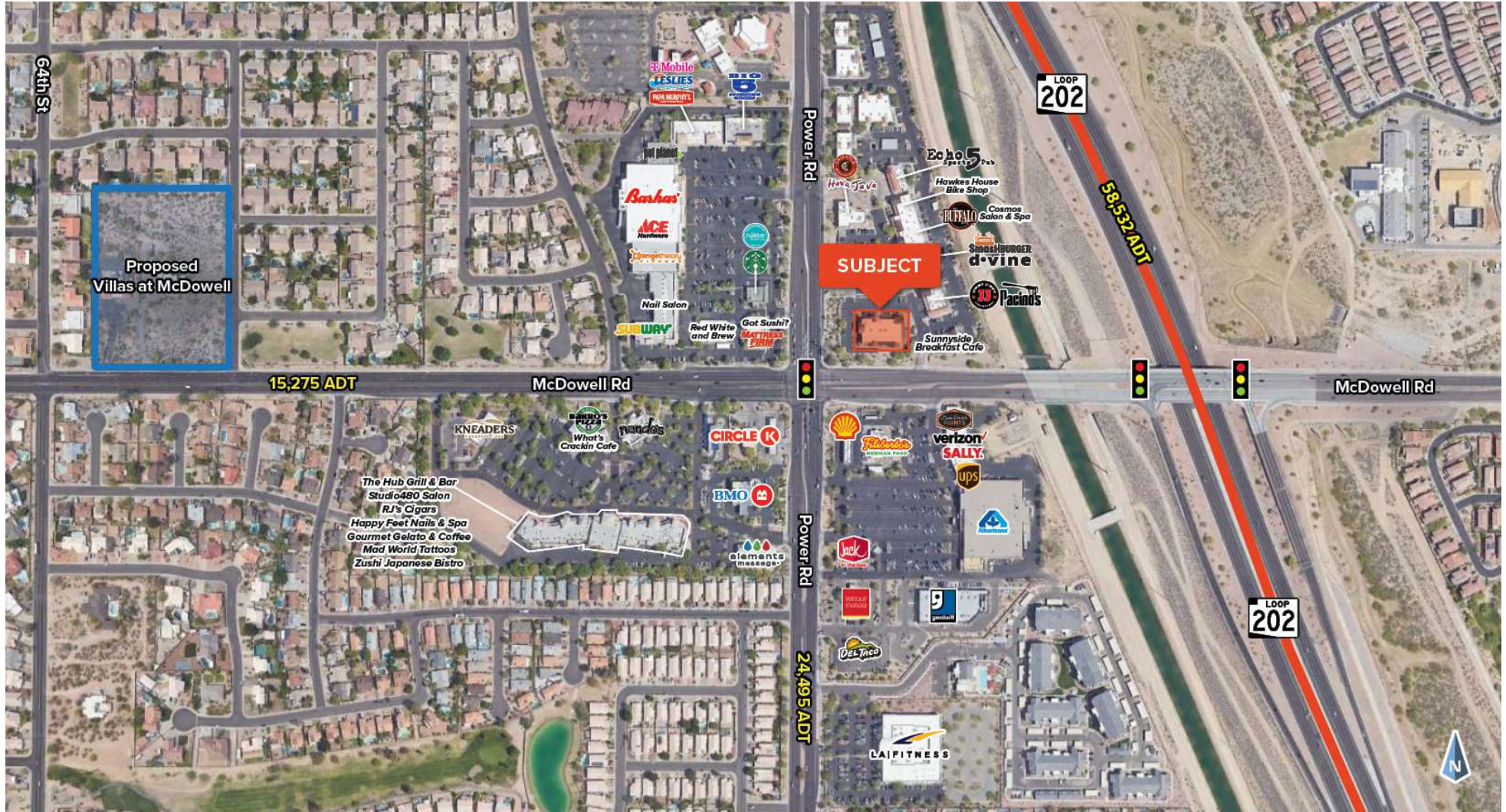
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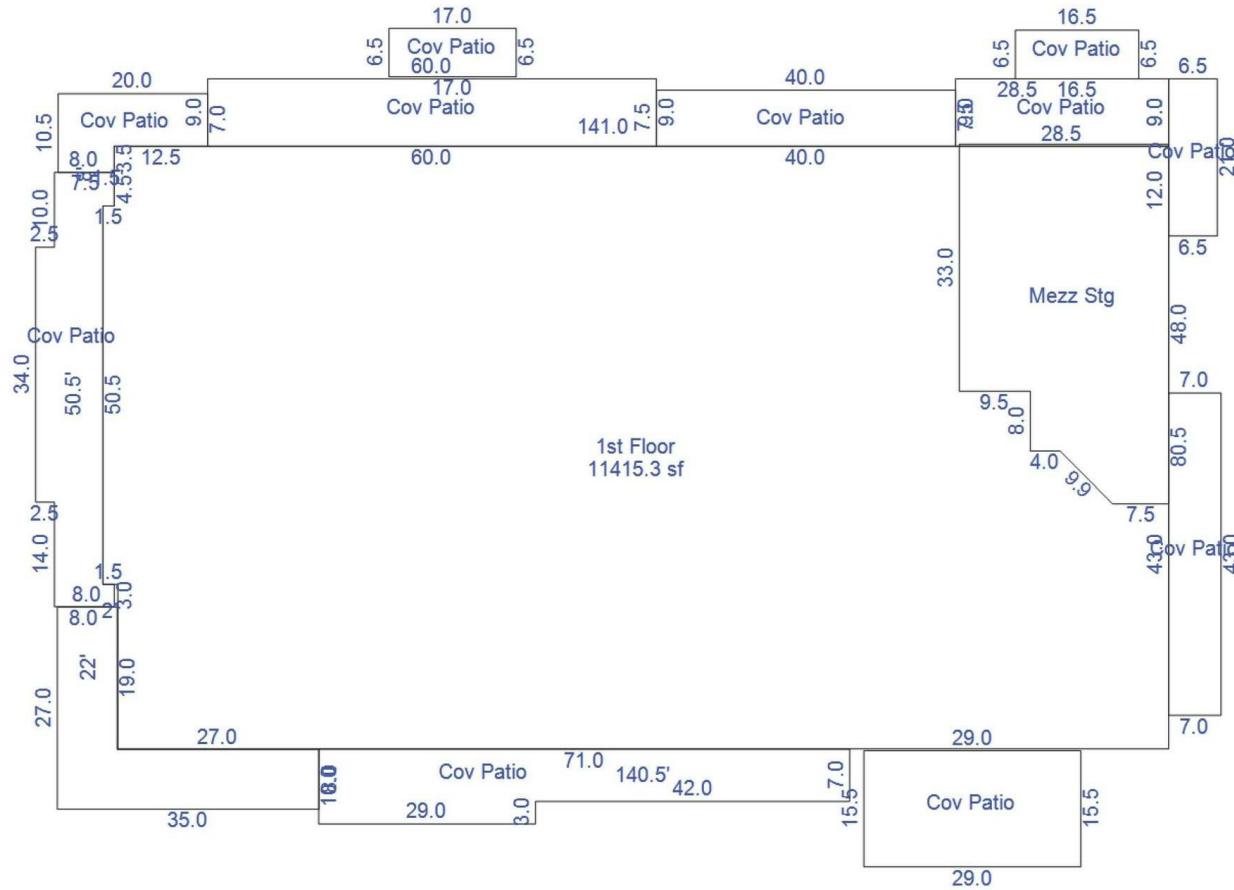


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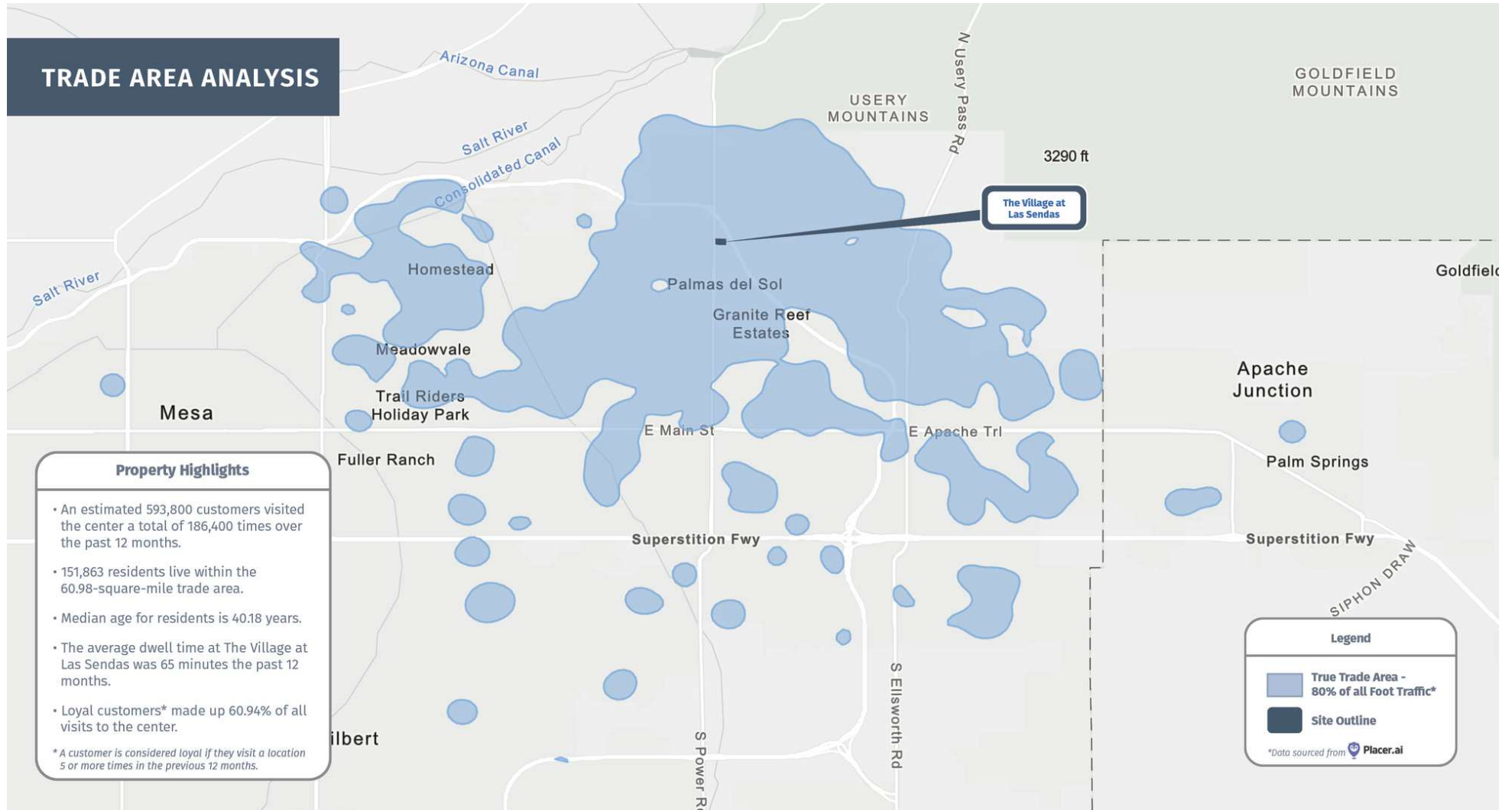
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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	10,126	53,467	141,579
Median Age	45.1	47.7	50.6



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$106,845	\$93,255	\$74,911
Average	\$136,923	\$129,314	\$109,207



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	320	1,377	3,189
Employees	3,094	19,607	41,803
Daytime Population	4,151	24,884	52,678



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	50.4%	50.4%	44.2%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	71.6%	71.8%	66.7%
Services	11.6%	11.9%	14.3%
Blue Collar	16.8%	16.2%	19.0%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	3,982	22,144	59,531
Median Home Value	\$436,033	\$405,870	\$355,189

\* 2023 Demographic data derived from ESRI

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