



FOR LEASE | RETAIL

ECO Mesa

127 W Pepper Pl | Mesa, AZ 85201

PRESENTED BY:

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LRA

ECO Mesa - Downtown Mesa

127 W Pepper Pl | Mesa, AZ 85201



OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	3,465 SF
Available SF:	1,050 - 2,175 SF
Lot Size:	39,716 SF
Number of Units:	3
Year Built:	2023
Zoning:	C-DT
Market:	Retail
Submarket:	Office

PROPERTY OVERVIEW

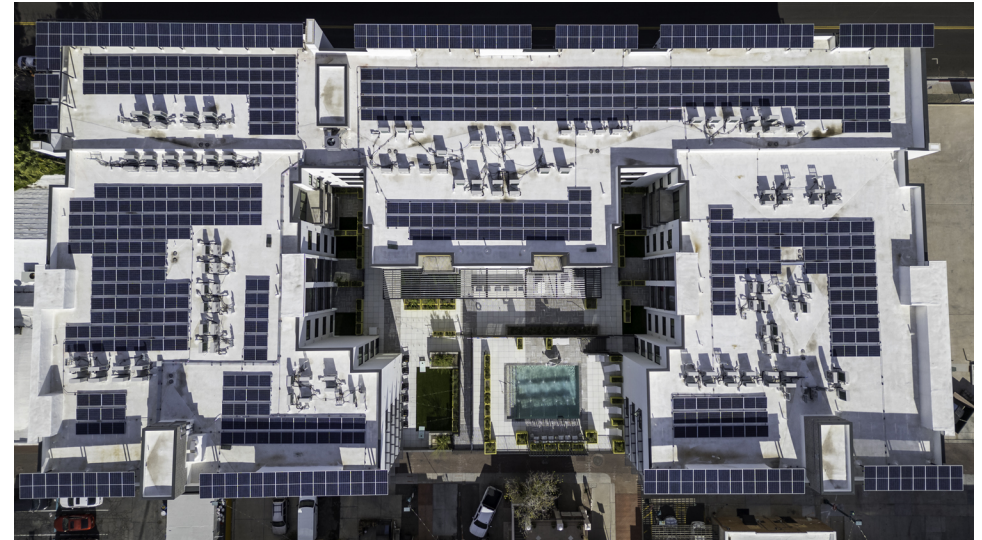
Welcome to ECO MESA, where sustainability meets urban living! Embrace eco-consciousness in our 102-home community at the heart of downtown Mesa. Experience solar-powered residences, local eateries, and retail at your doorstep. Enjoy easy access to ASU, cultural hubs, and the Light Rail. Join us in redefining modern, eco-friendly living. #EcoLiving

PROPERTY HIGHLIGHTS

- Prime Downtown Location: Join a thriving urban hub in the heart of Mesa, attracting a diverse and engaged consumer base.
- Retailer Opportunity: Become part of a vibrant ecosystem, offering a pedestrian-friendly environment for unique retail experiences.
- Office Spaces: Explore versatile office spaces within this sustainable community, fostering productivity and a collaborative atmosphere.
- High Foot Traffic: Benefit from 240,000+ annual visitors to nearby museums, ensuring ample exposure for retail and office spaces.
- Parking Accessibility: Access 76 public parking spaces within the structure, a rare and valuable asset in downtown commercial settings.
- Proximity to Universities: Tap into a market of 20,000 potential customers living within a mile radius, including students and faculty from nearby universities.

Exterior Photos

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Interior Photos

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Local Attractions

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www.lrarealestate.com

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Neighboring Retailers

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Demographics

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POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	18,126	1,114,831	4,057,320
Average Age	34.2	36.3	37.5
Average Age (Male)	32.2	35.5	36.6
Average Age (Female)	36.8	37.6	38.4

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total Households	7,637	471,673	1,631,223
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$39,087	\$79,512	\$83,078
Average House Value	\$146,278	\$262,954	\$282,724

* Demographic data derived from 2020 ACS - US Census

