

GROUND LEASE PADS AVAILABLE!



LINCOLN

US 60 (186,017 CPD)



MARICOPA COUNTY



BLACK ROCK COFFEE
EST. MMVIII

Mesa Drive (36,630 CPD)

PAD 1

PAD 2

1849 S. MESA DRIVE
MESA, AZ

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PROPERTY SUMMARY

1849 S. MESA DRIVE
MESA, AZ



PROPERTY OVERVIEW

- Join brand new Black Rock Coffee (completed YE 2024)
- 2 Pads available for ground lease
- Drive-thru opportunity
- Situated right off the US-60 (over 200,000 CPD) and Mesa Drive
- Located in a very dense area with 431,613 residents within a 5-Mile radius
- Excellent visibility along South Mesa Drive near the high traffic intersection of South Mesa Drive and East Baseline Road



PROPERTY SUMMARY

ASKING RENT:	CALL FOR PRICING
LAND AREA:	+/- 1.5 ACRES
APN:	139-49-972A

PROPERTY DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2024 Population:	5,885	154,370	428,153
2029 Population:	6,307	166,199	428,153
2024 Total Households:	1,798	56,371	161,345
Average Household Income:	\$91,586	\$79,694	\$87,187

SOUTH AERIAL MAP

1849 S. MESA DRIVE
MESA, AZ



EAST AERIAL MAP

1849 S. MESA DRIVE
MESA, AZ



Mesa Drive (36,630 CPD)

PAD 1 PAD 2

MARICOPA COUNTY

AERIAL OVERVIEW

1849 S. MESA DRIVE
MESA, AZ



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The logo for CRE8 Advisors features the letters 'CRE8' in a bold, sans-serif font. The 'C', 'R', and 'E' are black, while the '8' is a vibrant green. Below this, the word 'ADVISORS' is written in a smaller, black, all-caps sans-serif font.

CRE8

ADVISORS

For Additional details contact the team
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