

**SUBJECT
PROPERTY**



MCKELLIPS ROAD (21,955 CPD)

RECKER ROAD (17,417 CPD)



**5958 E. MCKELLIPS RD
MESA, AZ**

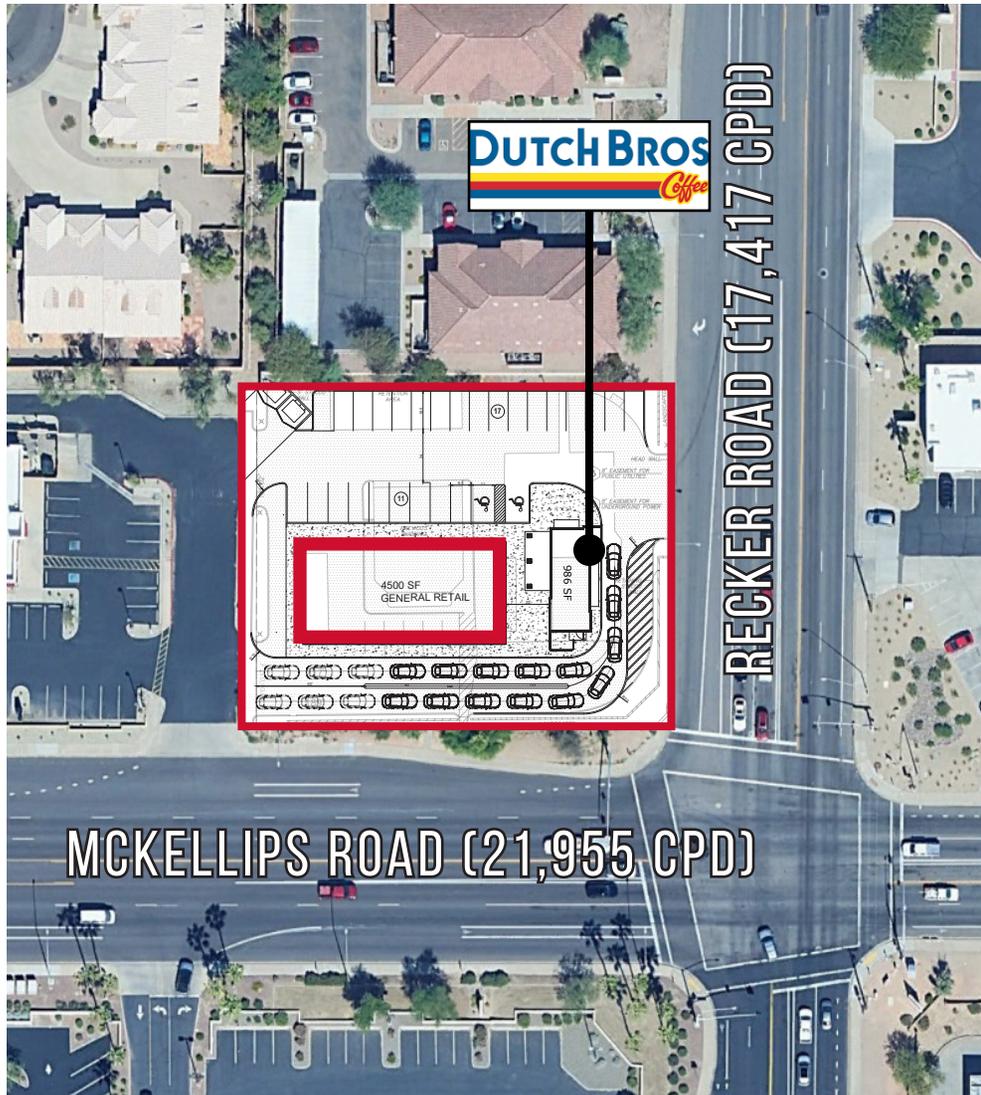
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**4,500 SF
SHOPS FOR LEASE AT
RECKER & MCKELLIPS**

PROPERTY SUMMARY

5958 E. MCKELLIPS ROAD
MESA, AZ



PROPERTY OVERVIEW

- Join Dutch Bros!
- 4,500 SF Retail Shops Available
- Zoned C-2 (Maricopa County)
- Highly trafficked intersection
- Located on the major arterial of Recker Road (17,417 CPD) & McKellips Road (21,955 CPD)
- Excellent demographics with more than 205,000 residents and an average household income of \$92,696 within a 5-mile radius

PROPERTY DEMOGRAPHICS

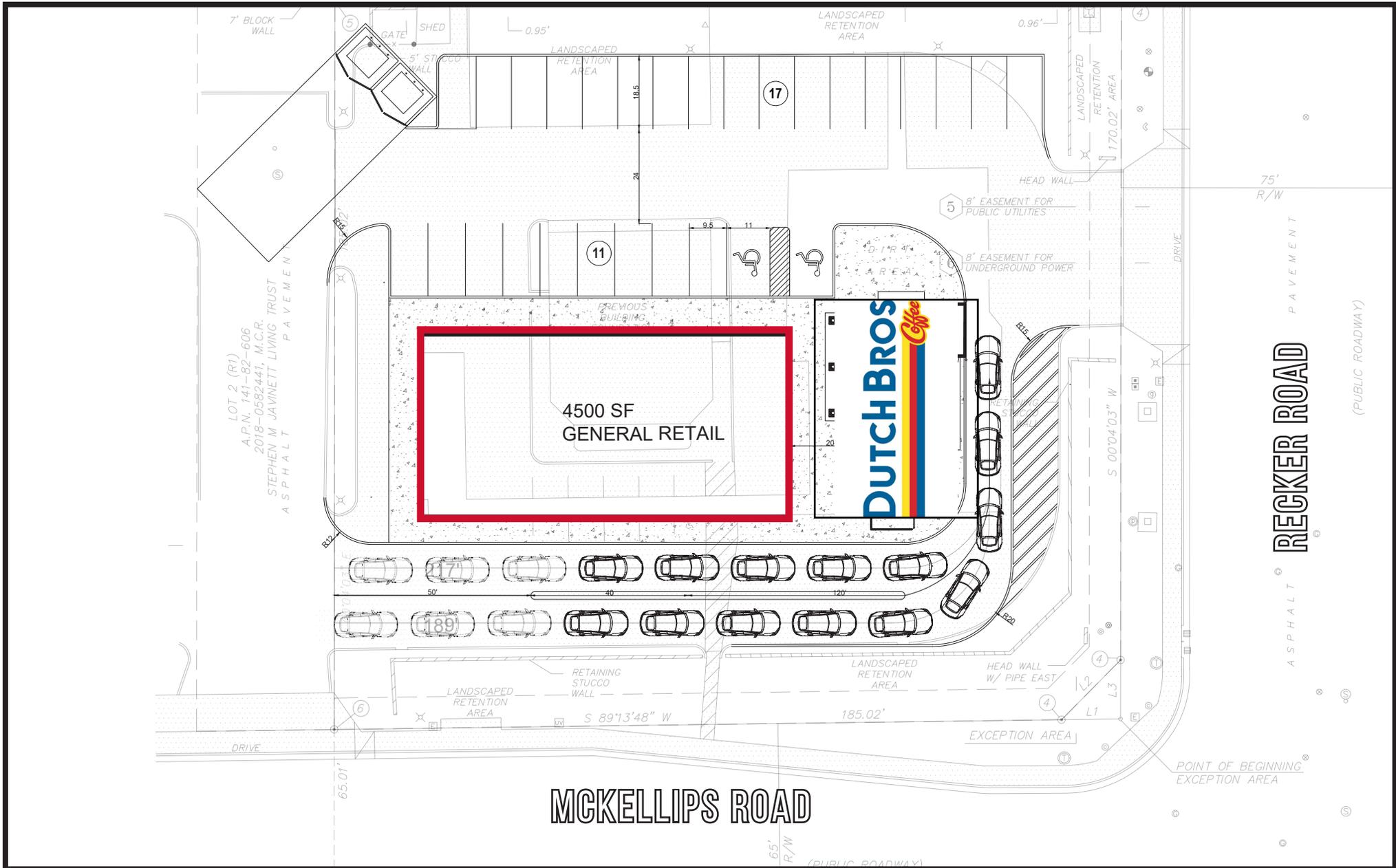
| | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|----------|----------|----------|
| 2024 Population: | 14,002 | 81,644 | 205,064 |
| 2029 Population: | 15,432 | 89,215 | 223,735 |
| 2024 Total Households: | 6,621 | 34,929 | 86,385 |
| Average Household Income: | \$89,305 | \$97,187 | \$92,696 |

PROPERTY SUMMARY

| | |
|---------------|------------------|
| ASKING PRICE: | Call for Pricing |
| AVAILABLE SF | 4,500 SF |
| AVAILABILITY: | Shops for Lease |
| LAND AREA: | .85 Acres |
| APN: | 141-43-003W |

CONCEPTUAL SITE PLAN

5958 E. MCKELLIPS ROAD
MESA, AZ





CRE8
ADVISORS

The logo features the word "CRE8" in a bold, sans-serif font. The letters "C", "R", "E", and "8" are black, while the letter "E" is a vibrant green. Below "CRE8", the word "ADVISORS" is written in a smaller, black, all-caps, sans-serif font. The background is white with a large green triangle in the bottom-left corner and a grey geometric pattern in the top-right corner.

For Additional details contact the team
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