

FOR SALE OR LEASE
High-Visibility Dual Drive-Thru Opportunity | New Construction
2937 E McKellips Rd, Mesa, AZ 85213



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OFFERING SUMMARY



Address

2937 E McKellips Rd
Mesa, AZ 85213

Sales Price/Lease Rate

Inquire with Broker

Lot Size

1.02 AC

Year Built

2024

Building Size

750 SF



INVESTMENT HIGHLIGHTS



- ▶ **High-Visibility Dual Drive-Thru Opportunity | New Construction**
2024 build-to-suit originally developed for GravityCoffee, featuring a rare dual drive-thru infrastructure, designed to maximize throughput and customer convenience. The property is ideal for quick-service restaurants, coffee, beverage, or retail operators seeking strong branding exposure and visibility.
- ▶ **Excellent Mesa Location | 65,000 VPD at Lindsay Rd & McKellips Intersection**
Strategically positioned on McKellips Road, a major east-west arterial with high daily traffic counts and strong commuter flow. The intersection at McKellips Rd & Lindsay Rd exceeds 65,000 vehicles per day, offering superior visibility and signage opportunities. Mesa is the 38th largest city in the U.S. and one of the fastest growing in the Phoenix MSA.
- ▶ **Dense Residential Population | Strong Demographics**
The site is surrounded by established residential neighborhoods with over 91,000 residents within a 3-mile radius, projected to grow at 1.7% annually over the next 5-years. The average household income exceeds \$142,000 in the immediate trade area, creating a built-in and growing customer base to support QSR and retail tenancy.
- ▶ **Attractive Trade Area | Synergistic Co-Tenancy**
The property benefits from close proximity to schools, community amenities, and a mix of national retailers including Walmart Neighborhood Market, Sonic, Walgreens, Bank of America and more. This established retail corridor ensures consistent daytime and evening consumer traffic.
- ▶ **Turnkey Build-Out | Ready for Move-In**
Existing infrastructure and improvements, including dual drive-thrus, utility connections, and modern building systems, significantly reduce tenant build-out costs and accelerate time-to-market compared to ground-up development.
- ▶ **Growing Mesa Market | Business-Friendly Environment**
Mesa continues to attract residential and commercial growth, supported by favorable business conditions, a skilled labor pool, and access to the greater Phoenix metro. This location positions tenants to capitalize on both near-term demand and long-term market expansion.

PROPERTY AERIAL



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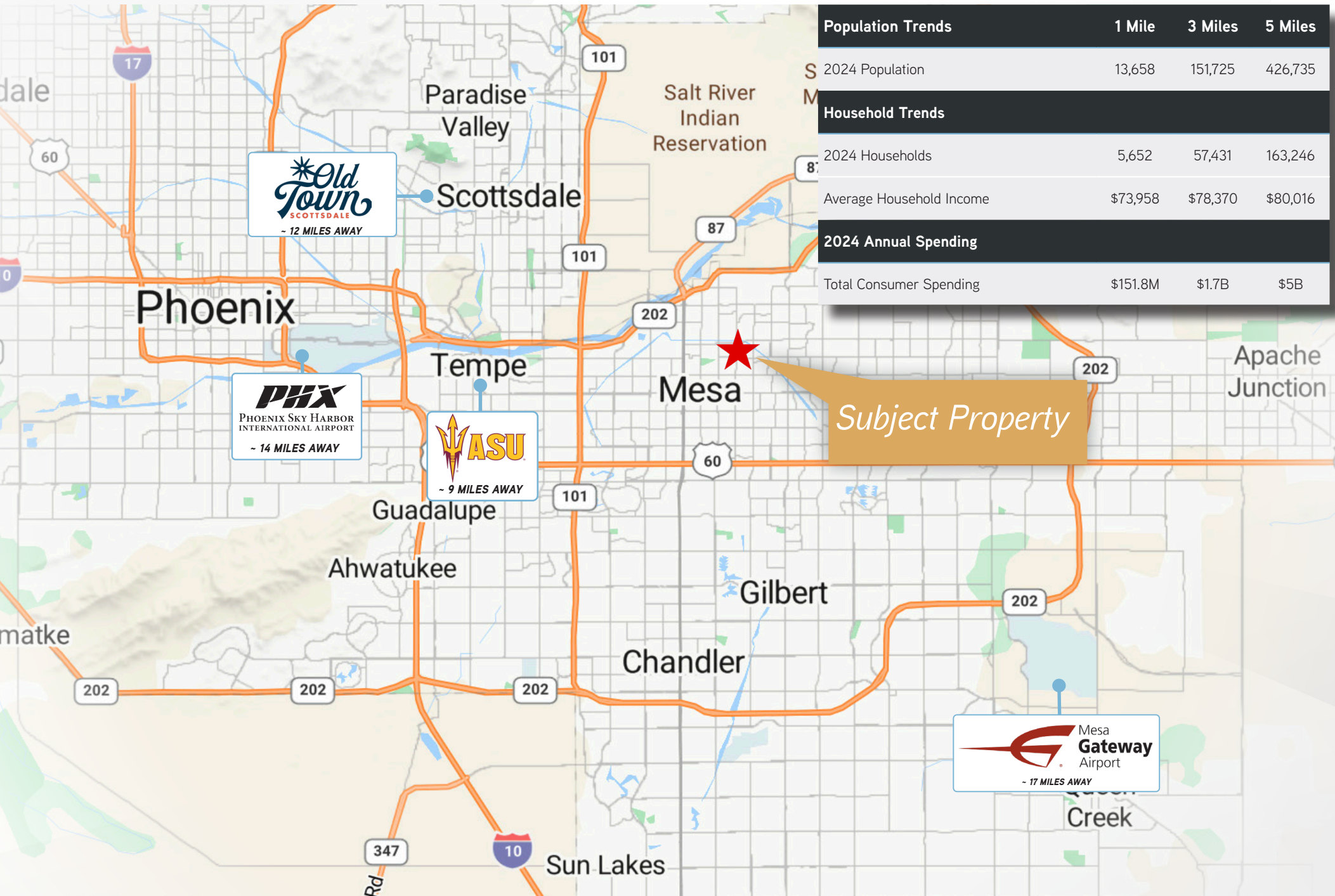


Future Development

Subject Property

E McKellips Rd - 30,500 VPD

DEMOGRAPHICS - Mesa, AZ



LOCATION OVERVIEW - Mesa, AZ

With a population of 517,496, Mesa, Arizona is the 36th largest city in the United States and the second largest in the Phoenix-Mesa metro area and is larger than Miami, Minneapolis, Atlanta, and St. Louis. Mesa encompasses 138 square miles inside the metro area, which has a population of 5 million people and is projected to grow to 5.2 million by 2028. As one of the premier cities in the Southwest, Mesa offers a diverse and affordable quality of life. It has all the amenities of a big city while maintaining the charm and intimacy of a neighborhood community. Mesa offers the diverse amenities of a major metropolitan city without the high cost of living. As one of the most dynamic and rapidly growing cities in the nation, living and working here is both exciting and affordable. Mesa and the Greater Phoenix area offer an array of amenities and attraction. From the performing arts to major sporting events to unique dining experiences, Mesa has something for everyone.

- **More than half a million people** live in Mesa, Arizona with a **population of 517,296**.
- **Mesa is the 36th largest city in the U.S.**, larger than Miami, Minneapolis, and Atlanta.
- **Mesa is the 2nd largest city in the Phoenix-Mesa metro** and the **3rd largest** in the State of Arizona.
- **There is a 1.3M workforce population** within a 30-minute drive of Mesa, Arizona.
- **Amazon opened its new 1.2 million-square-foot storage and distribution center** off the Loop 202 in Mesa. This is the largest Amazon facility in the U.S. Read more [here](#).
- **Gulfstream Aerospace Corporation** announces it will construct a new **225,000 SF maintenance, repair, and overhaul (MRO) facility** at the Phoenix-Mesa Gateway Airport. The new facility represents a **\$70 million investment** by Gulfstream. Read more [here](#).
- **Virgin Galactic** announces **new spaceship manufacturing facility** in Mesa, Arizona. The capacity is to produce up to six spaceships per year, significantly increasing flight frequency that **will bring hundreds of new highly skilled jobs** to the Greater Phoenix Area. Read more [here](#).





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