

LAST PAD AVAILABLE FOR GROUND LEASE!

CRE8
ADVISORS



LINCOLN

US 60 (186,017 CPD)

Ford

MARICOPA
COUNTY

BLACK ROCK COFFEE
EST. MMXXIII

Mesa Drive (36,630 CPD)

IONNA

PAD AVAILABLE

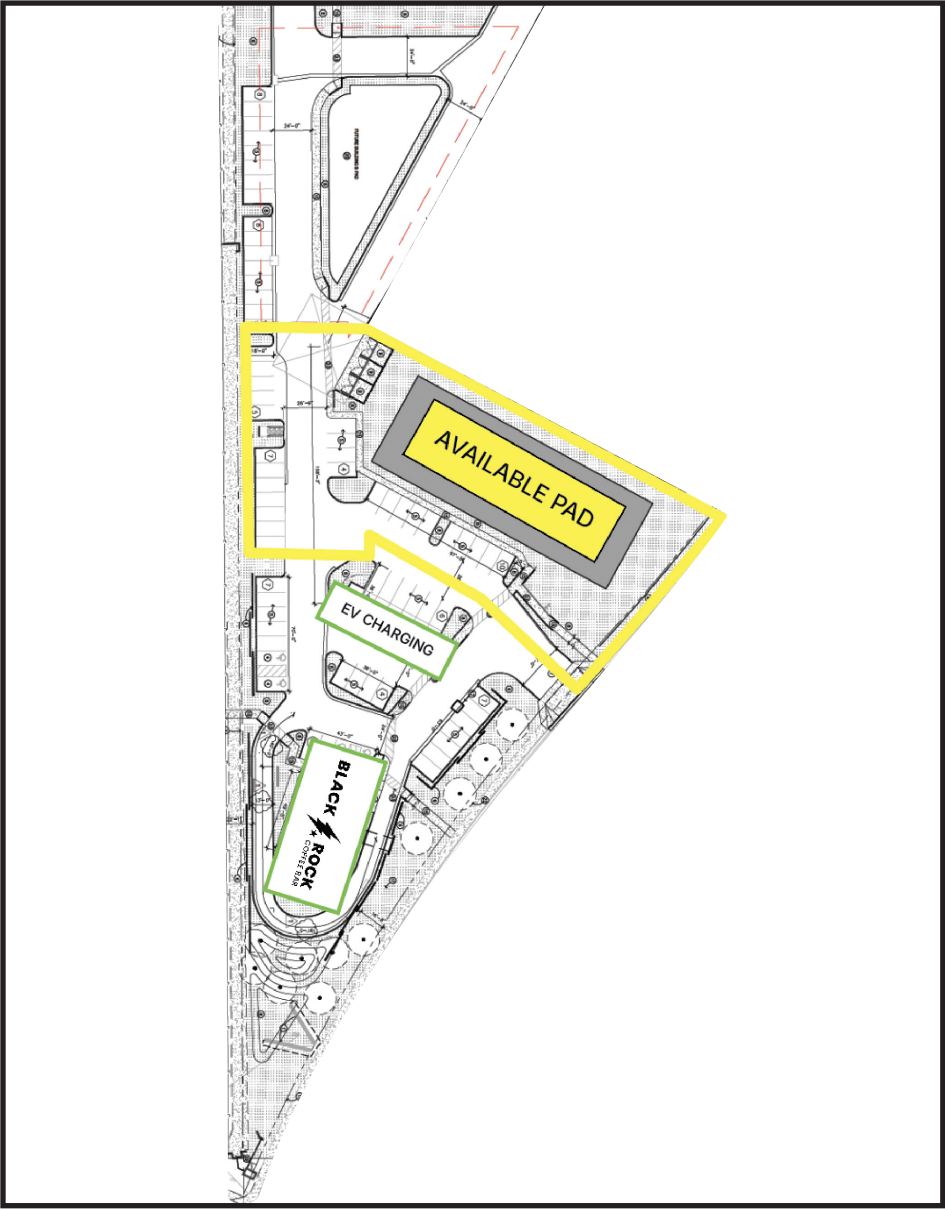
1849 S. MESA DRIVE
MESA, AZ

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PROPERTY SUMMARY

1849 S. MESA DRIVE
MESA, AZ



PROPERTY OVERVIEW

- Join brand new Black Rock Coffee (completed YE 2024)
- 1 Pad left available for ground lease
- Just signed EV charging station lonna
- 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:	+/- .75 ACRES
APN:	139-49-972A

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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

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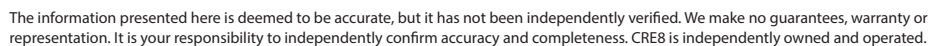


EAST AERIAL MAP

1849 S. MESA DRIVE
MESA, AZ



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For Additional details contact the team
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