

Come Experience

CANNON BEACH



The Intersection of Lifestyle and Adrenaline

MARTI WEINSTEIN

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D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

CANNON BEACH

NORTH OF LOOP 202 AT THE SEC POWER ROAD & WARNER ROAD
MESA, AZ 85212

**RETAIL/RESTAURANT SHOPS FOR LEASE
2 DRIVE-THRU PADS FOR GL, BTS or RBTS**

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Lifestyle and Adrenaline



Visit:

www.CANNONBEACHAZ.com

Illustrative Master Plan

PROPERTY HIGHLIGHTS

- Superb visibility along Loop 202 Santan Freeway & Power Road that sees a combined traffic count of over 98,851 VPD
- Approximately 1,300 feet of frontage along Power Road

AREA HIGHLIGHTS

- Phoenix-Mesa Gateway Airport with 3 commercial airlines & home to 40+ companies
- 350+ Acre development will include 3.5M SF of industrial & 270,000 SF of commercial
- ASU Polytechnic Campus with ±4,500 students
- SkyBridge Arizona: International air cargo hub with joint USA-Mexico Customs Inspection Center
- ±82,238 residents with Median HH Income of ±\$113,715 within 3 miles
- Close to communities of Eastmark, Morrison Ranch, Cadence by Gateway & Cooley Station
- Planned Hawes Crossing with ±500 Acres for residential
- \$1,491/month per household - consumer spending on meals and entertainment alone within 5 miles

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POWER ROAD SHOPS & PADS



* Less than 1/2 mile north of Loop 202



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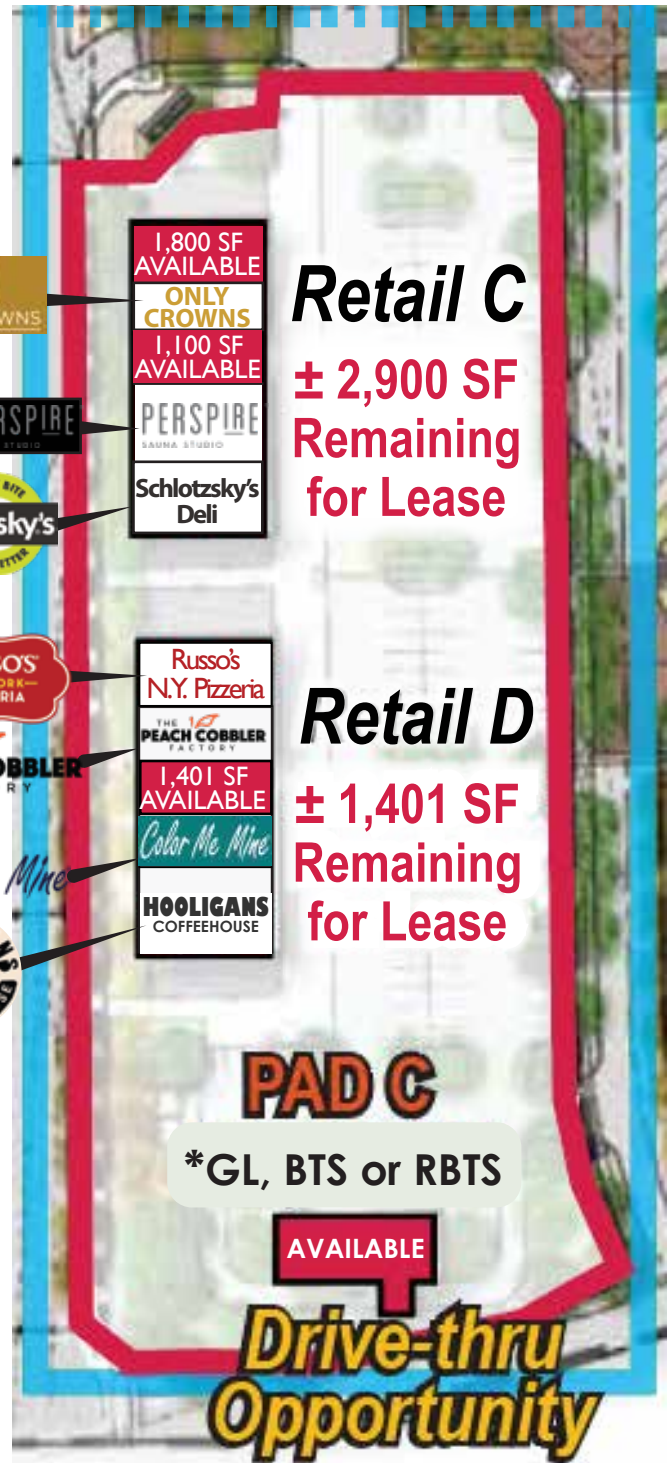
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POWER SHOPS & PADS CONCEPTUAL SITE PLAN RENDERINGS



* LL may be willing to construct a multi-tenant building, as well.

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CANNON BEACH BUILDING PROGRESS

11.20.2024



Revel Surf Wave Pool

Power Road Retail Shops



CANNON BEACH BUILDING PROGRESS

11.20.2024



Power Road Retail Shops





FUTURE SR-24 EXPANSION
Construction underway.
Completion Date: August 2022
Full Diamond Interchange at
Signal Butte & Meridian Rd

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REGIONAL DRAW SERVICING SOUTHEAST VALLEY

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