

**Subject
Property**

CRE8
ADVISORS

Salt River Project

MCKELLIPS ROAD (35,702 CPD)

MESA DRIVE

**NEC MESA DRIVE &
MCKELLIPS ROAD
MESA, AZ**

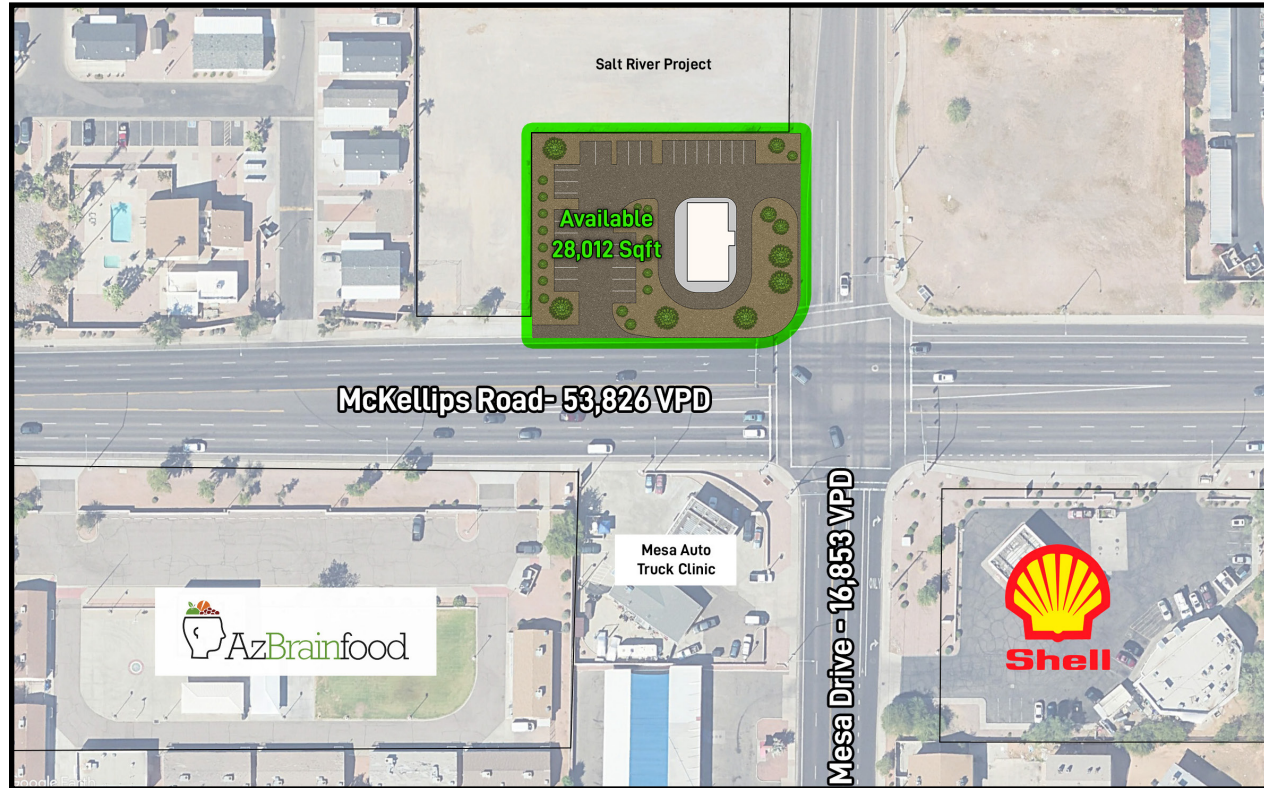
**PAD AVAILABLE IN MESA!
FOR SALE, BTS, RBTS OR
GROUND LEASE!**

Lindsey Dulle
602.317.7713
Lindsey@CRE8Advisors.com

Rommie Mojahed
602.702.4663
Rommie@CRE8Advisors.com

PROPERTY SUMMARY

NEC MESA DR & MCKELLIPS
MESA, AZ



PROPERTY DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2025 Population:	17,030	97,582	264,047
2030 Population	18,065	101,900	274,429
# of Households:	6,096	35,155	98,689
Average Household Income:	\$86,282	\$93,716	\$90,464

PROPERTY SUMMARY

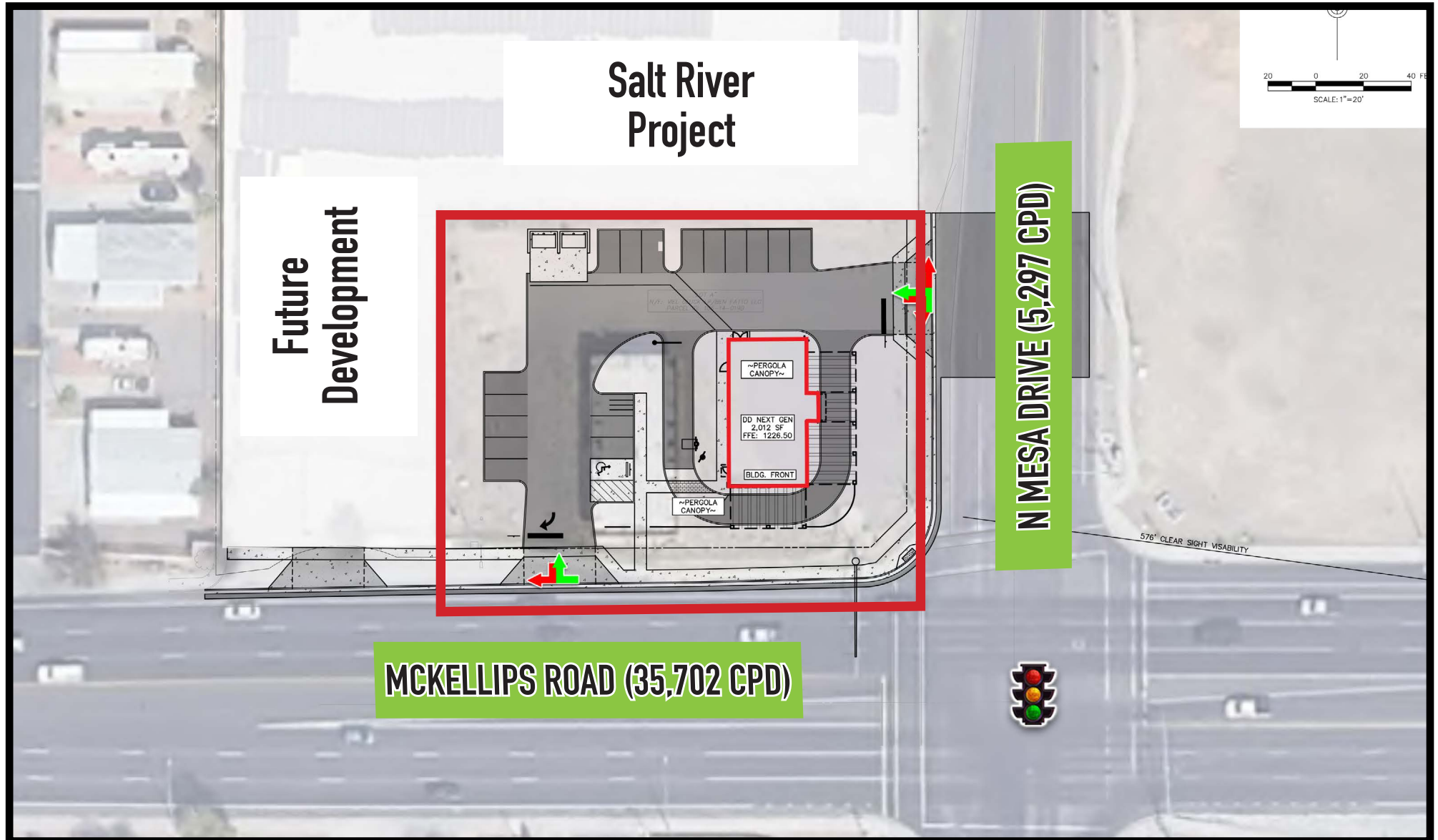
ASKING PRICE:	CALL FOR PRICING
LAND AREA:	28,012 SF
APN:	136-14-019E

PROPERTY OVERVIEW

- Call For Pricing
- Seller will consider sale, BTS, RBTS or ground lease
- Well located on the NEC Mesa Drive & Mckellips with over 50,000 CPD with close proximity to Loop 202
- Great frontage on both arterials
- Drive-thru and full access available
- Located in a densely populated area with over 264,000 people within 5 miles

SITE PLAN

NEC MESA DR & MCKELLIPS
MESA, AZ



IMMEDIATE AREA MAP

NEC MESA DR & MCKELLIPS
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
by phone at: (602) 888. CRE8
or by email: Lindsey@CRE8Advisors.com