

# DRIVE-THRU PADS AVAILABLE

## Build-To-Suit or Ground Lease

SEC Power Rd & Baseline Rd | Mesa, AZ



### PROPERTY DETAILS

Available: ±2,000 SF, ±800 SF  
 Zoning: LC with pad overlay  
 Rates: Please call for rates

### HIGHLIGHTS

- Strong north & south-bound rush hour traffic; over 70k cars per day
- Approximately ½ mile from US-60
- Strong daytime population with over 100,000 persons within 3 miles
- Approximately 1 mile away from A.T. Still University (425 students) and Highland High School (3,012 students)

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2019 Total Population</b>	11,055	103,351	295,695
<b>2024 Total Population</b>	11,618	112,952	320,609
<b>2019 Med HH Income</b>	\$72,179	\$58,783	\$63,535
<b>2019 Total Daytime Pop</b>	15,768	101,400	242,999
<b>Workers</b>	10,509	41,322	83,180
<b>Residents</b>	5,259	60,078	159,819

ESRI 2019 Estimates

### TRAFFIC COUNTS

N: ±41,450 VPD (NB & SB)    E: ±12,626 VPD (EB & WB)  
 S: ±31,529 VPD (NB & SB)    W: ±17,716 VPD (EB & WB)

ADOT 2019

[WWW.PHOENIXCOMMERCIALADVISORS.COM](http://WWW.PHOENIXCOMMERCIALADVISORS.COM) | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

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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 are 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 and 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.

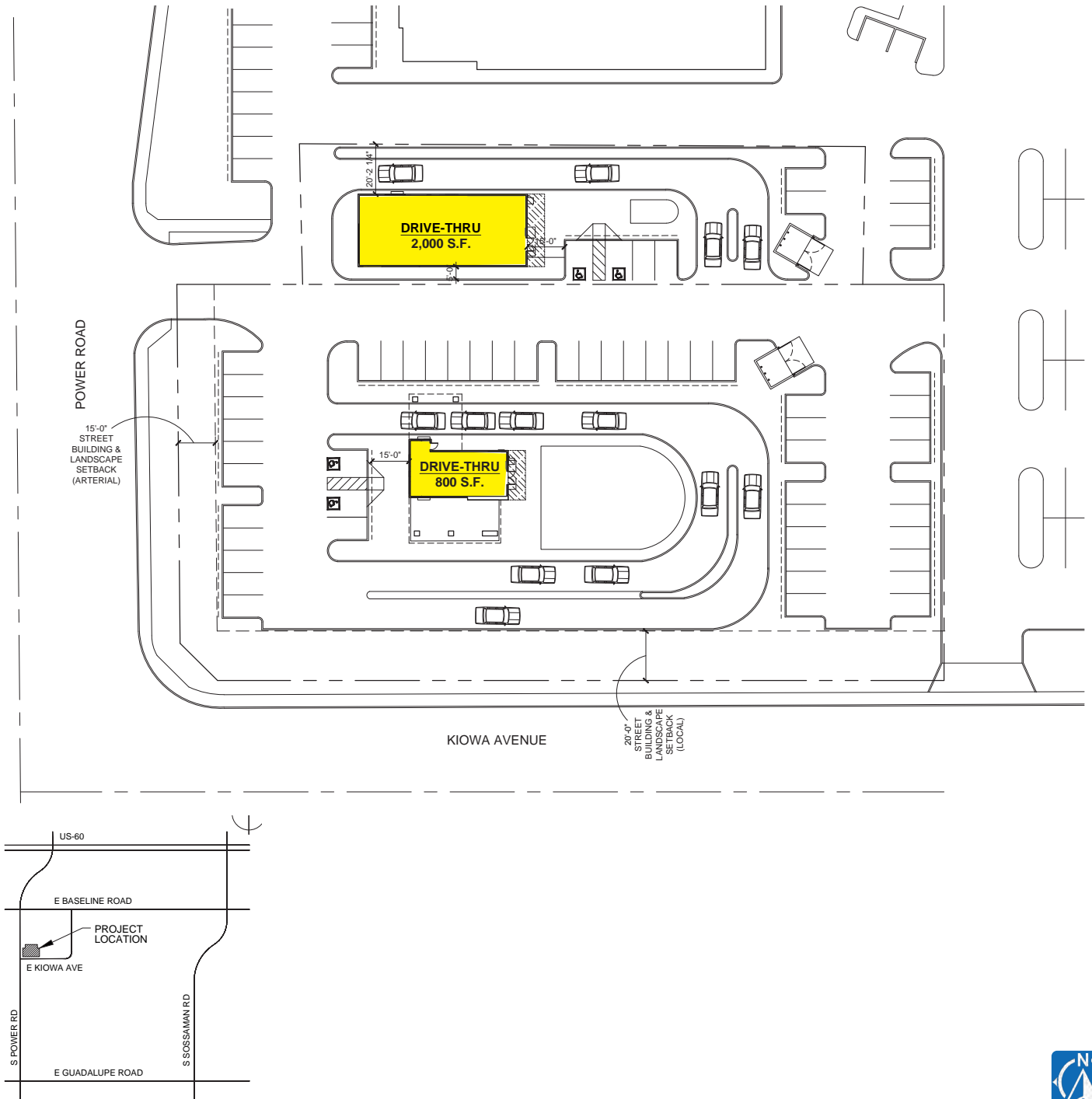
[03/10/20]



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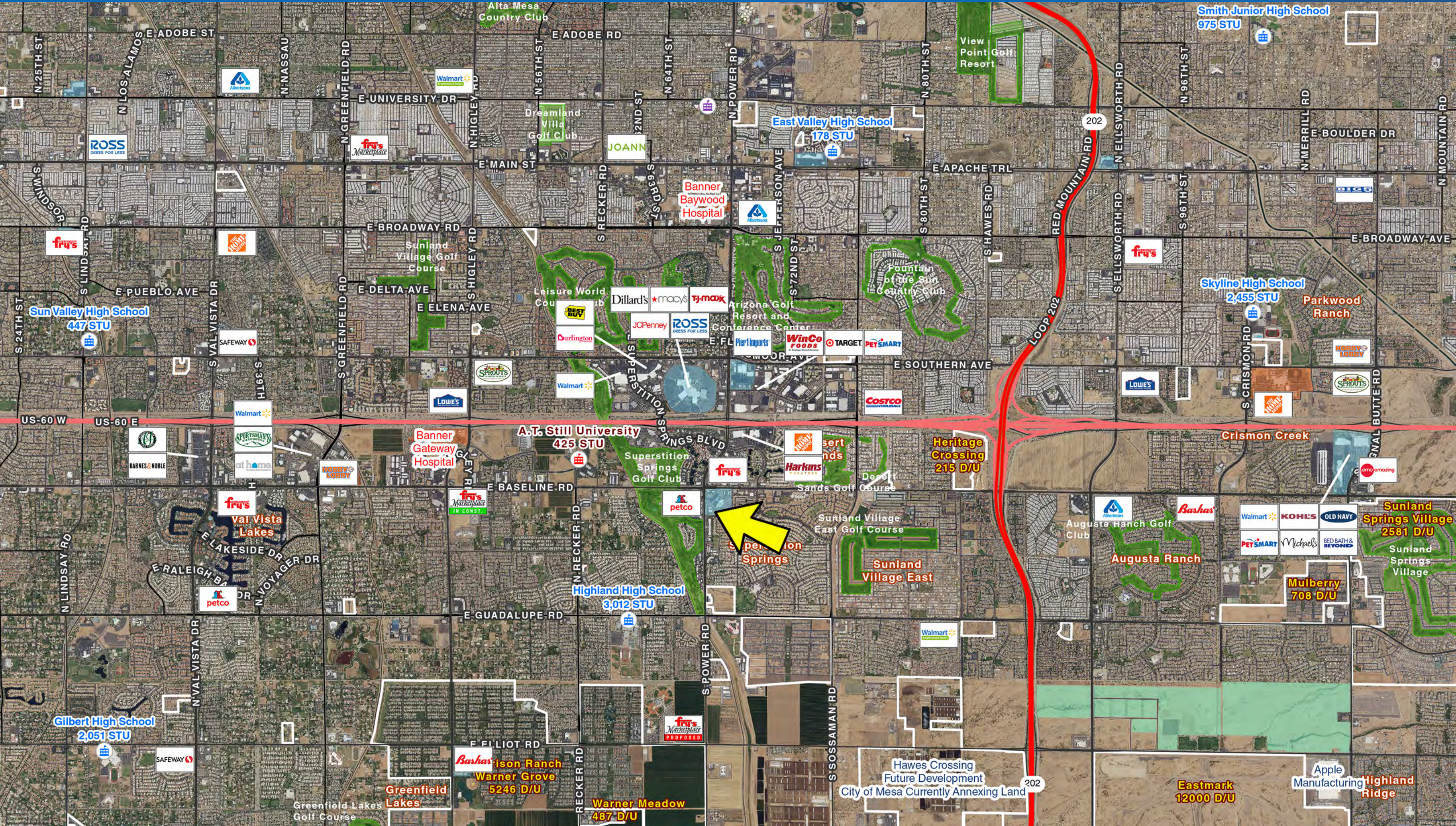








SEC Power Rd & Baseline Rd | Mesa, AZ







## One Page Summary

Power Rd & Baseline Rd, Mesa  
-111.687936472 33.3793714720001  
Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop  
Latitude: 33.379371  
Longitude: -111.687936

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	9,712	66,887	193,770
2010 Total Population	10,298	87,768	250,096
2019 Total Population	11,055	103,351	295,695
2019 Group Quarters	15	1,024	1,779
2024 Total Population	11,618	112,952	320,609
2019-2024 Annual Rate	1.00%	1.79%	1.63%
2019 Total Daytime Population	15,768	101,400	242,999
Workers	10,509	41,322	83,180
Residents	5,259	60,078	159,819
<b>Household Summary</b>			
2000 Households	3,165	27,231	74,237
2000 Average Household Size	3.07	2.41	2.58
2010 Households	3,776	35,927	97,748
2010 Average Household Size	2.72	2.42	2.54
2019 Households	4,054	41,532	113,719
2019 Average Household Size	2.72	2.46	2.58
2024 Households	4,252	45,128	122,706
2024 Average Household Size	2.73	2.48	2.60
2019-2024 Annual Rate	0.96%	1.67%	1.53%
2010 Families	2,671	23,226	65,485
2010 Average Family Size	3.20	3.00	3.10
2019 Families	2,826	26,684	75,456
2019 Average Family Size	3.22	3.07	3.16
2024 Families	2,951	28,942	81,210
2023 Average Family Size	3.23	3.09	3.18
2019-2024 Annual Rate	0.87%	1.64%	1.48%
<b>Housing Unit Summary</b>			
2019 Housing Units	4,395	50,119	135,735
Owner Occupied Housing Units	55.2%	58.3%	61.4%
Renter Occupied Housing Units	37.0%	24.6%	22.4%
Vacant Housing Units	7.8%	17.1%	16.2%
<b>Median Household Income</b>			
2019	\$72,179	\$58,783	\$63,535
2024	\$80,223	\$67,815	\$74,322
<b>Median Home Value</b>			
2019	\$271,584	\$234,923	\$234,829
2024	\$293,111	\$271,927	\$270,307
<b>Average Income Value</b>			
Average Household Income	\$88,297	\$77,984	\$83,323
<b>Per Capita Income</b>			
2019	\$32,507	\$31,235	\$32,109
2024	\$37,689	\$36,185	\$37,194
<b>Median Age</b>			
2019	34.9	42.1	39.5
<b>2019 Population 25+ by Educational Attainment</b>			
Total	7,561	73,821	205,706
Less than 9th Grade	1.4%	2.6%	2.5%
9th - 12th Grade, No Diploma	3.2%	4.9%	5.1%
High School Graduate	22.3%	23.1%	21.5%
GED/Alternative Credential	3.5%	3.8%	3.8%
Some College, No Degree	24.2%	27.3%	27.6%
Associate Degree	10.0%	9.1%	9.4%
Bachelor's Degree	24.1%	18.7%	20.2%
Graduate/Professional Degree	11.4%	10.5%	10.0%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2019 and 2024

August 28, 2019