

MCKELLIPS MARKETPLACE

Power Rd. & McKellips Rd.

1855 N. Power Rd.
Mesa, Arizona 85205



PROPERTY DETAILS:

- Part of a major retail hub at Power Rd. and McKellips Rd. in the rapidly growing Northeast Mesa community
- Within walking distance to Mesa Community College Red Mountain Campus

AVAILABLE SUITES: 13,840 SF & AVAILABLE PADS 30,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population (2017)	9,773	76,165	173,624
Average Household Income	\$82,248	\$79,315	\$72,631
Workplace Employees	2,560	29,922	55,932

TRAFFIC COUNTS

Power Rd	24,700 VPD
McKellips Rd	20,400 VPD

MORE INFORMATION:



W.M. GRACE COMPANIES
SINCE 1966

(602) 956-8254
info@wmgraceco.com
6925 E Indian School Rd.
Scottsdale, AZ 85251
www.wmgraceco.com

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.

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PAD 2:

- 101 - THAI PATIO
- 104 - LUCKY LOU'S
- 105 - SENOR TACO

PAD 3:

20,000 SF AVAILABLE

SHOPS A:

- 101 - AT&T
- 103 - DYNAMIC DENTAL
- 105 - 2,844 SF AVAILABLE**
- 107 - AMERICAN INTERIORS
- 109 - CELEBRITY TAN
- 110 - EUROPEAN WAX
- 111 - 864 SF AVAILABLE**
- 112 - ELITE NAILS

SHOPS B:

- 101 - 1,820 SF AVAILABLE**
- 102 - GYRO TIME
- 103 - 1,213 SF AVAILABLE**
- 104/105 - 2,426 SF AVAILABLE**
- 106/107 - 1,820 SF AVAILABLE**
- 108 - H&R BLOCK
- 109 - FIREHOUSE SUBS
- 110 - 1,009 SF AVAILABLE**
- 111 - COST CUTTERS
- 112 - COLD STONE CREAMERY



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BASIC SUMMARY REPORT

1 mile **3 miles** **5 miles**

	3.14 SQ/MI	28.27 SQ/MI	78.53 SQ/MI
POPULATION			
Population (2017)	9,773	76,165	172,968
Projected Population (2022)	10,596	82,957	188,305
% Growth (2017- 2022)	1.7%	1.8%	1.8%
HOUSEHOLDS			
Households Avg	3,733	32,522	74,652
Household Size	2.6	2.3	2.3
EMPLOYMENT			
Total Employers (2017)	368	2,674	5,902
Workplace Employees (2017)	2,560	27,779	55,877
RACE			
% White	87.1%	85.1%	83.9%
% Hispanic	13.5%	15.4%	17.2%
% Black	2.2%	3.0%	3.0%
% Asian	2.3%	2.4%	2.4%
% Other	4.0%	5.1%	6.2%
White	8,511	1,835	145,200
Hispanic	1,322	11,722	29,691
Black	219	2,264	5,197
Asian	224	1,794	4,147
Other	393	3,869	10,760
HOUSING			
% Renter Occupied Housing Units	14.8%	24.2%	25.5%
% Owner Occupied Housing Units	85.2%	75.8%	74.5%
Median Home Value	\$200,698	\$220,787	\$201,107
INCOME			
Average Household Income (2017)	\$82,248	\$79,315	\$72,631
Projected Average Household Income (2022)	\$105,699	\$99,051	\$89,288
Per Capita Income (2022)	\$39,236	\$41,165	\$37,475
COLLEGE EDUCATION (Age 25+)			
% < 9th Grade	1.9%	2.9%	3.5%
% Some High School	6.8%	5.1%	6.0%
% High School	26.5%	27.3%	28.1%
% Some College	30.9%	27.6%	27.3%
% College - Associates Degree	9.6%	8.8%	8.5%
% College - Bachelors Degree	16.6%	18.7%	17.6%
% College - Masters Degree	7.6%	9.6%	9.1%
% College - Professional/Doctorate Degree	24.2%	28.3%	26.7%
AGE			
Median Age	43.8	46.9	46.9

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