

AVAILABLE

FOR SALE

±6,586 SF Former Restaurant Space Opportunity

1710 S POWER RD, MESA, AZ 85206



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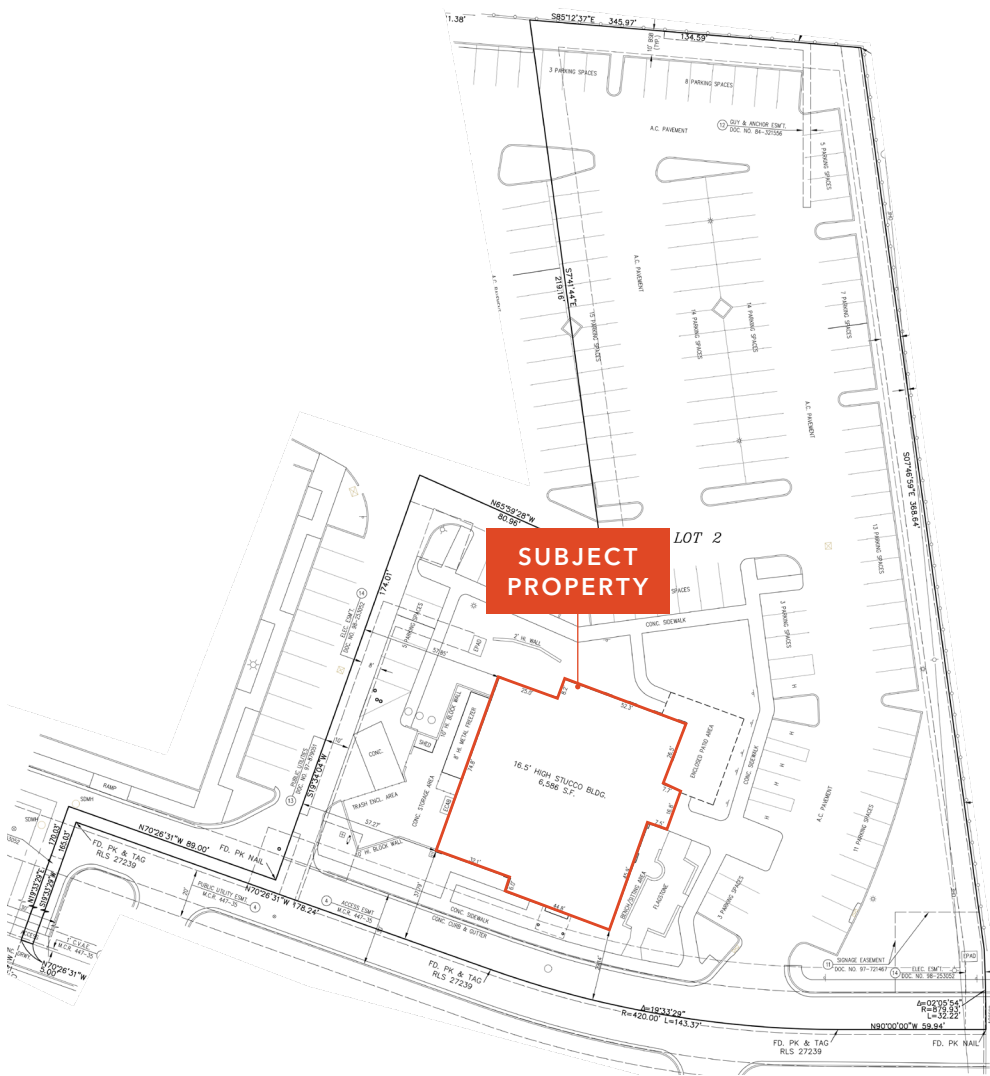
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REALTY INCOME

km Kidder Mathews

AVAILABLE

SITE PLAN



This property is a rare 2nd gen restaurant directly off SR 60 Highway

APN	141-54-422
PARCEL SIZE	±76,230 SF (±1.75 AC)
BLDG SIZE	±6,586 SF
YEAR BUILT	1998
ZONING	LC

CALL
FOR PRICING

±1.75 AC
PARCEL SIZE

AVAILABLE

PROPERTY HIGHLIGHTS

Excellent visibility off Power Rd ($\pm 39,000$ VPD)
and directly off the US-60 ($\pm 188,000$ VPD)

Less than a $\frac{1}{4}$ mi S from the 1.1MM SF
Superstition Springs Mall

Located in a strong retail corridor with limited
opportunities for new development

Dense surrounding area with a population of
113,799 within 3 miles

2 MIN

DRIVE TO SR 60

7 MIN

DRIVE TO LOOP 202



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	7,550	121,141	307,440
2020 CENSUS	7,818	109,951	288,920
2024 ESTIMATED	8,323	109,497	298,072
2029 PROJECTED	8,122	123,714	310,460

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	40.5	45.2	42.5
% FEMALE	50.0%	51.2%	51.1%
% MALE	50.0%	48.8%	48.9%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$85,463	\$83,659	\$89,263
2029 MEDIAN PROJECTED	\$86,667	\$85,262	\$90,908
2024 AVERAGE	\$102,532	\$105,070	\$112,589
2029 AVERAGE PROJECTED	\$105,911	\$109,268	\$116,930

Data Source: ©2024, Sites USA



Exclusively listed by

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