

# RETAIL PAD FOR SALE ON POWER ROAD

**5449 SOUTH POWER ROAD, MESA, ARIZONA 85212  
(LESS THAN 1/2 MILE SOUTH OF RAY)**

**±95,363 SQUARE FEET  
\$2,050,000 (\$21.50 PER SQUARE FOOT)**



**PAUL BLUM, J.D., CCIM**  
**602.369.7575**  
[Paulblum@WestUSA.com](mailto:Paulblum@WestUSA.com)

**REBECCA ROBERTS**  
**602.791.6262**  
[Rebeccaroberts@WestUSA.com](mailto:Rebeccaroberts@WestUSA.com)

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**Kierland Corporate Center**  
7077 E. Marilyn Rd., Bldg. 4 Ste. 207  
Scottsdale, AZ 85254

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## SUMMARY

<b>Address:</b>	<b>5449 South Power Road, Mesa, Arizona 85212 Less Than ½ Mile South of Ray Less Than One Mile From Loop 202 Last Available Pad on Power</b>
<b>Size:</b>	<b>95,363 Square Feet</b>
<b>Price:</b>	<b>\$2,050,000 (\$21.50 per square foot)</b>
<b>APN:</b>	<b>304-37-026A</b>
<b>Zoned:</b>	<b>LC, City of Mesa</b>
<b>Highlights:</b>	<b>Adjacent to Dutch Brothers Coffee More Than 6,000 Students at ASU Polytechnic 16,000 Employees at Mesa Gateway Airport Gilbert Towne Center at Power and Ray Notable Businesses in Area: Walmart, Bank of America, Petsmart, Chick-Fil-A Explosive Growth Area</b>

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## AERIAL MAP



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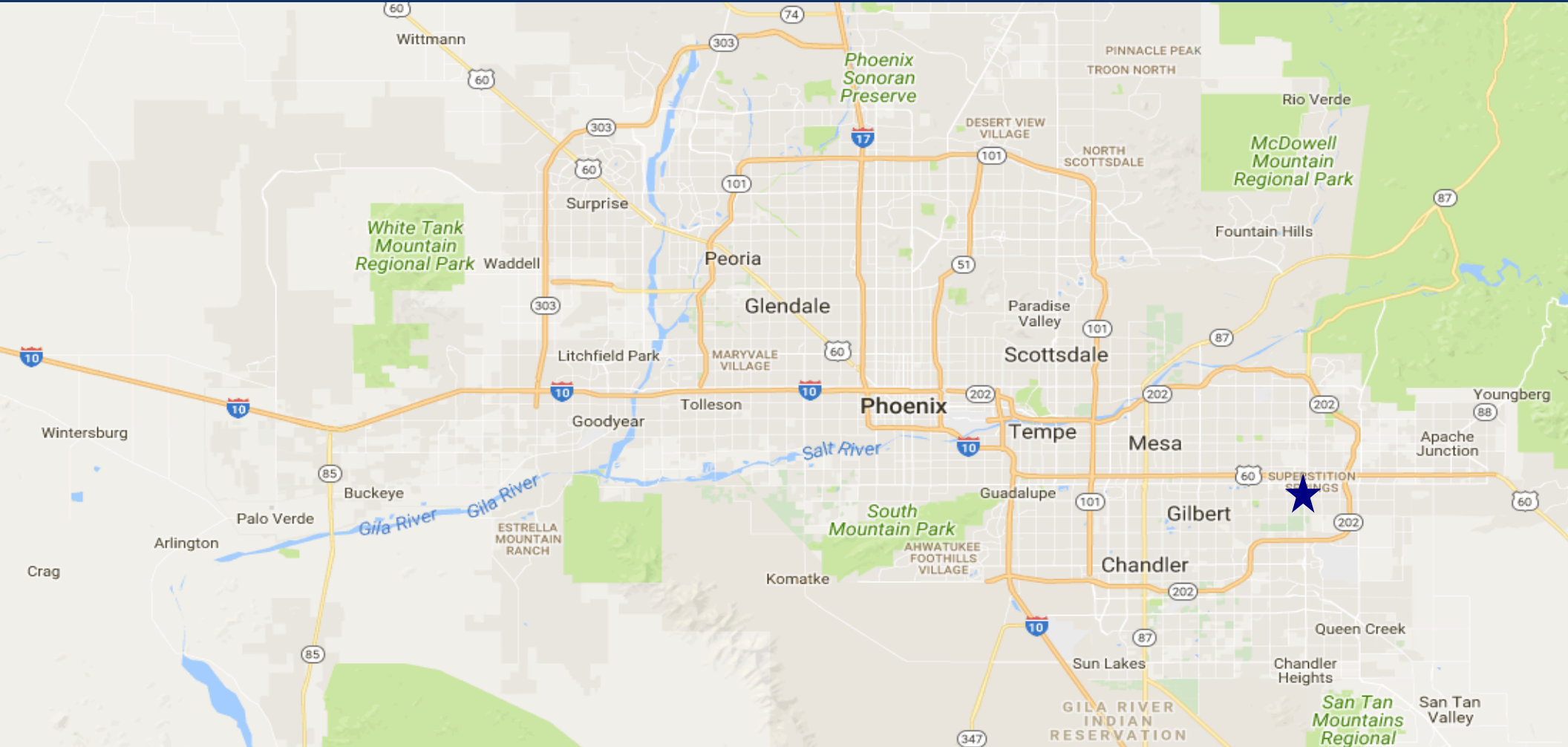
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## REGIONAL MAP



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## DEMOGRAPHICS

### Demographic Summary Report

Shops B				
5229 S Power Rd, Mesa, AZ 85212				
Building Type: <b>General Retail</b>	Total Available: <b>1,300 SF</b>			
Secondary: -	% Leased: <b>87.8%</b>			
GLA: <b>10,652 SF</b>	Rent/SF/Yr: <b>Negotiable</b>			
Year Built: <b>2007</b>				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2027 Projection	6,761	77,657	259,064	
2022 Estimate	6,022	67,890	228,752	
2010 Census	4,998	47,117	163,898	
Growth 2022 - 2027	12.27%	14.39%	13.25%	
Growth 2010 - 2022	20.49%	44.09%	39.57%	
<b>2022 Population by Hispanic Origin</b>	<b>1,190</b>	<b>11,917</b>	<b>44,473</b>	
<b>2022 Population</b>	<b>6,022</b>	<b>67,890</b>	<b>228,752</b>	
White	4,781 79.39%	54,151 79.76%	191,532 83.73%	
Black	302 5.01%	3,681 5.42%	10,296 4.50%	
Am. Indian & Alaskan	143 2.37%	944 1.39%	3,284 1.44%	
Asian	490 8.14%	6,039 8.90%	14,680 6.42%	
Hawaiian & Pacific Island	18 0.30%	203 0.30%	659 0.29%	
Other	288 4.78%	2,872 4.23%	8,301 3.63%	
U.S. Armed Forces	11	65	131	

Households				
2027 Projection	2,330	25,962	89,295	
2022 Estimate	2,067	22,638	78,712	
2010 Census	1,646	15,143	54,661	
Growth 2022 - 2027	12.72%	14.68%	13.45%	
Growth 2010 - 2022	25.58%	49.49%	44.00%	
Owner Occupied	1,417 68.55%	16,479 72.79%	58,511 74.34%	
Renter Occupied	650 31.45%	6,159 27.21%	20,201 25.66%	
<b>2022 Households by HH Income</b>	<b>2,067</b>	<b>22,638</b>	<b>78,710</b>	
Income: <\$25,000	85 4.11%	1,064 4.70%	5,118 6.50%	
Income: \$25,000 - \$50,000	293 14.18%	2,624 11.59%	10,448 13.27%	
Income: \$50,000 - \$75,000	300 14.51%	3,793 16.76%	13,249 16.83%	
Income: \$75,000 - \$100,000	421 20.37%	3,960 17.49%	11,623 14.77%	
Income: \$100,000 - \$125,000	511 24.72%	3,423 15.12%	11,472 14.58%	
Income: \$125,000 - \$150,000	191 9.24%	2,624 11.59%	8,888 11.29%	
Income: \$150,000 - \$200,000	205 9.92%	2,857 12.62%	9,640 12.25%	
Income: \$200,000+	61 2.95%	2,293 10.13%	8,272 10.51%	
<b>2022 Avg Household Income</b>	<b>\$99,913</b>	<b>\$117,190</b>	<b>\$115,299</b>	
<b>2022 Med Household Income</b>	<b>\$96,110</b>	<b>\$99,229</b>	<b>\$97,670</b>	



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11/13/2022

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