

Tri-City Pavilions

West Main Street & North Dobson Road
Mesa, Arizona



Lamarco.com



1,200 – 4,187 SF
Available

Main Street is the connector between the Downtown Mesa ASU campus (2.3 miles) to the main ASU Campus (4 miles away); ASU has over 72K students at these campuses

Busy signalized intersections

Development Pad available

Dental or Medical office available - full build out - 2,400 sf

NATIONAL TENANT LINE-UP

Safeway, Krispy Kreme (Shadow), H&R Block



For Additional Info

KRISTI BUECHLER | 877.307.4468 | kristib@lamarco.com



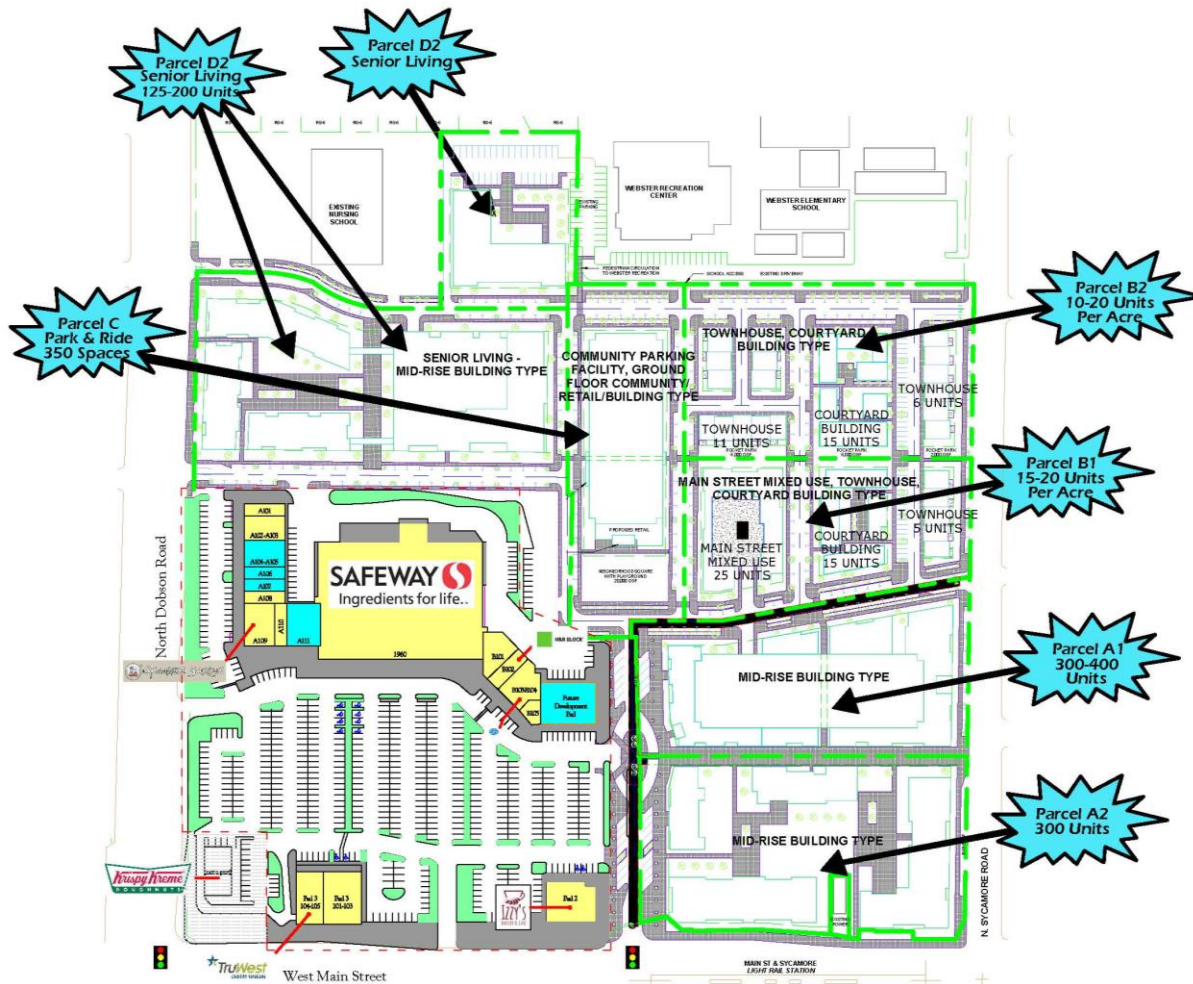
695 Route 46, Suite 210 | Fairfield, NJ 07004

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SITE PLAN



Tenant Roster

SUITE	TENANT	AREA
A101	Carne Asada	1,360 SF
A102-A103	Mesa Barber School	2,400 SF
A104-A105	Available	2,400 SF
A106	Available	1,200 SF
A107	Available	1,200 SF
A108	Water 'N Ice	1,200 SF
A109	Shaanxi Garden	3,354 SF
A110	Sunny Yummy	1,012 SF
A111	Available	4,187 SF
1960	Safeway	55,000 SF
B101	United Martial Arts Academy	3,256 SF
B102	H&R Block	1,453 SF
B103-B104	Available	2,877 SF
B105	JD Nails	1,229 SF
Pad 2	Izzy's Bakery & Café	4,547 SF
104-105	TruWest Credit Union	2,816 SF
101-103	My Doctor Now	4,777 SF

Proposed Building +/- 10,000 SF

TOTAL GLA

96,656 SF

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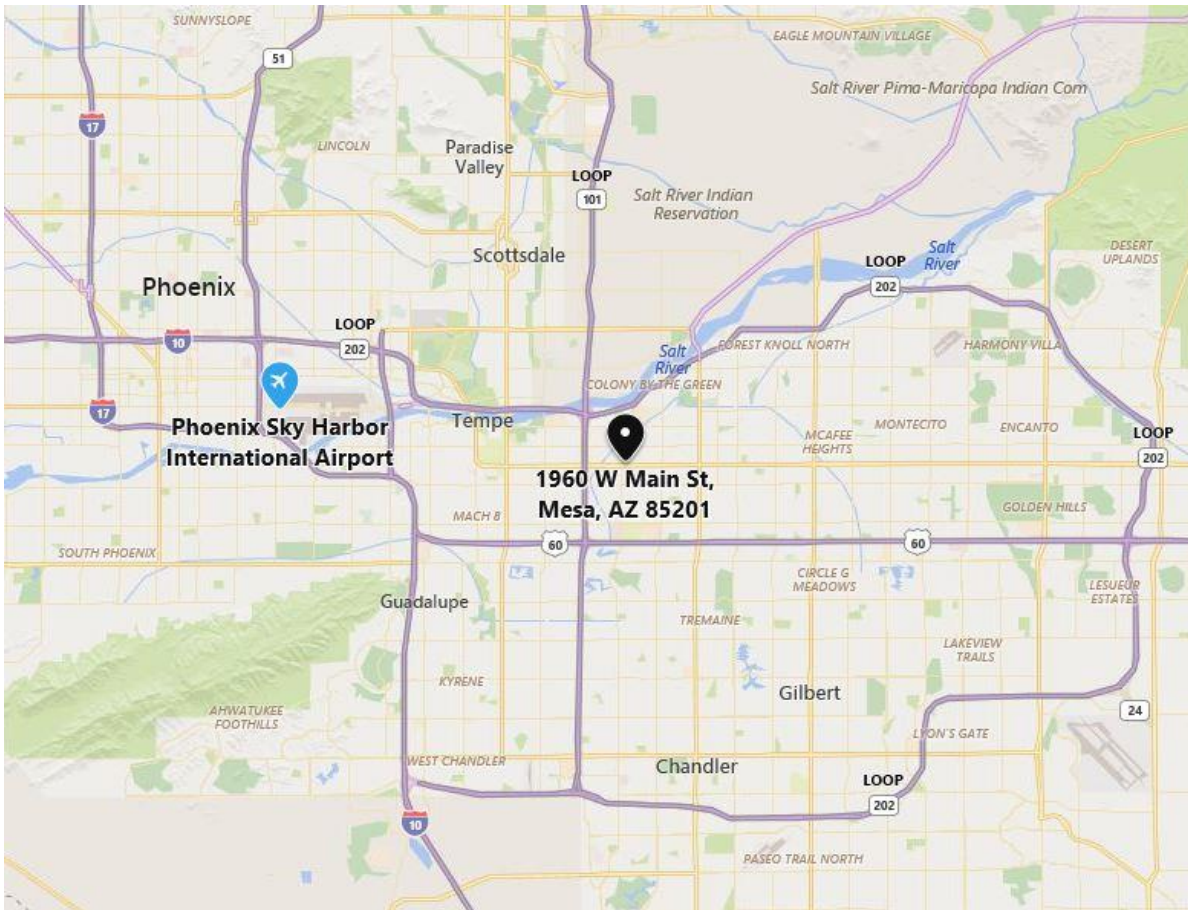
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Map



Just over 1 mile from Sloan Park, the home of the Chicago Cubs training facility which hosted over 220K people in 2018

Substantial multi-family developments and senior housing next to our property to break ground this year

Valley Metro Light Rail stop is across the street; this transportation option runs over 26 miles through Phoenix, Tempe and Mesa

Demographics	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	24,455	152,634	382,707
Households	9,731	62,581	147,509
Avg HH Income	\$46,906	\$51,104	\$60,727
Daytime Population	19,210	173,541	425,148

Population College Educated 61.5%

Traffic Counts

West Main Street – Approx 27,000 AADT
North Dobson Road – Approx 22,000 AADT

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SURROUNDING RETAILERS

