

**POWER ROAD PLAZA**  
MULTI-TENANT RETAIL/OFFICE  
AVAILABILITY

**801-835 S POWER RD | MESA, AZ**

*Broker Bonus*  
*\$1.00 Per S.F.\**



**±37,715 SF**  
MULTI-TENANT

**±800-3,600 SF**  
AVAILABILITY

**ZONING**  
C-2

**INTERNET**  
COX FIBER / CAT 6

REPRESENTED BY

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\* For any leases 3+ years thru  
2020 calendar year



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CPAC International

# POWER ROAD PLAZA // Mesa, AZ



POWER RD (±37,658 VPD)

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# Property Description



Address	801-835 S Power Rd Mesa, AZ 85206
Building Size	±37,715 SF
Suite Sizes	±800 - 3,600 SF
Zoning	C-2, City of Mesa
Frontage	Power Rd
Internet	Cox Fiber & Cat 6 Setup
Parking	4.77/1,000 RSF

Excellent for medical services, mobility carts, chiropractic, insurance, travel agent, realtors, home care providers, dollar store, consignment, estate, auction, etc.



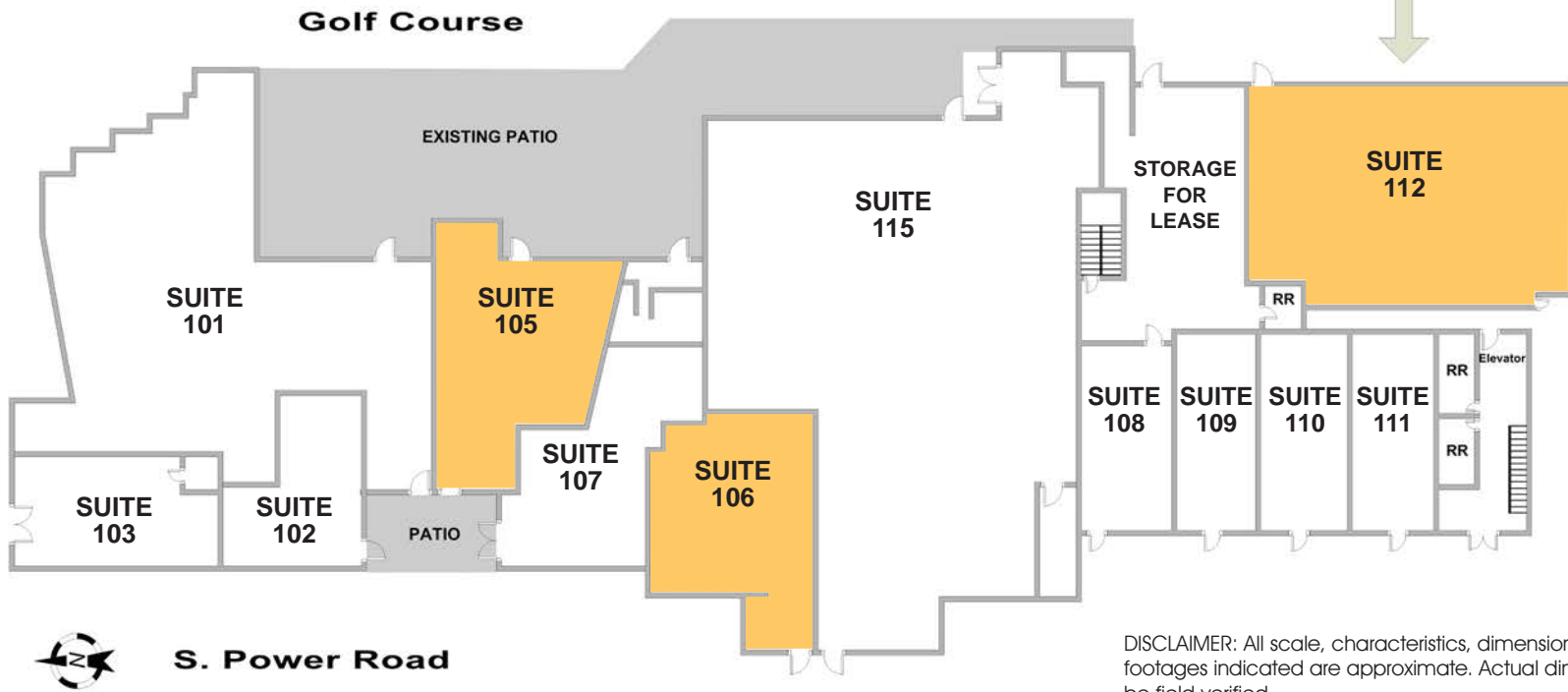
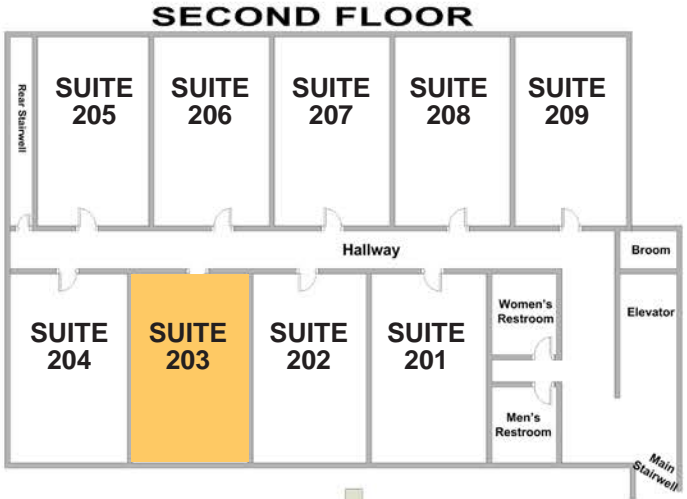
Broker Bonus of \$1.00 per S.F. for any leases 3+ years thru 2020 calendar year



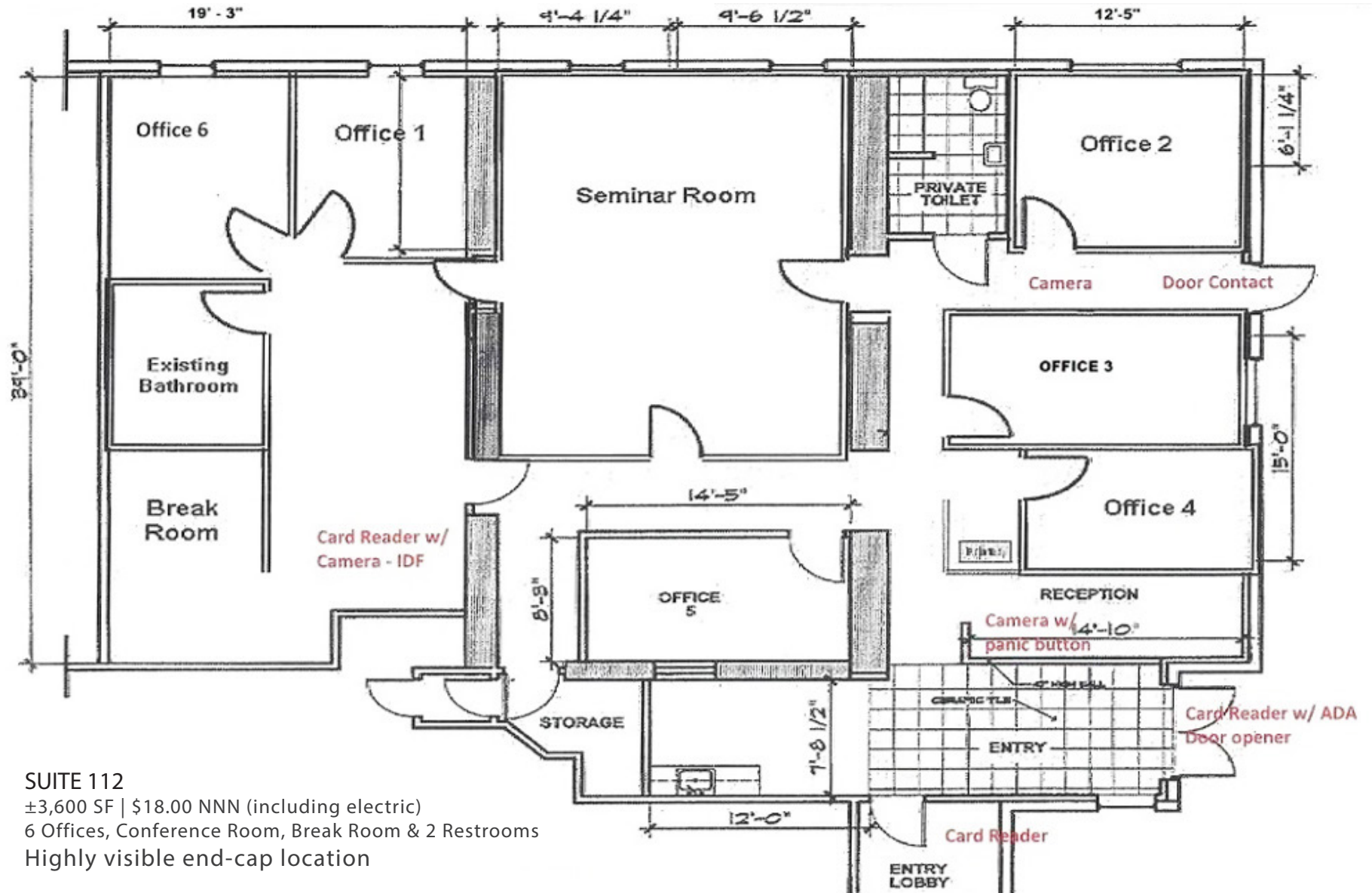
# POWER ROAD PLAZA // Site Plan

## AVAILABILITY

SUITE	SF	RATE	
105	±1,500	\$18.00 NNN	Including Electric
106	±1,575	\$18.00 NNN	Including Electric. Ground floor opportunity across the street from Leisure World! Existing Dog Grooming Business
112	±3,600	\$18.00 NNN	Including electric. 6 Offices, Conference Room, Break Room & 2 Restrooms Highly visible end-cap location
203	±800	\$12.00 Modified Gross	Upstairs office build-out. Electric is additional expense.



DISCLAIMER: All scale, characteristics, dimensions and square footages indicated are approximate. Actual dimensions are to be field-verified.

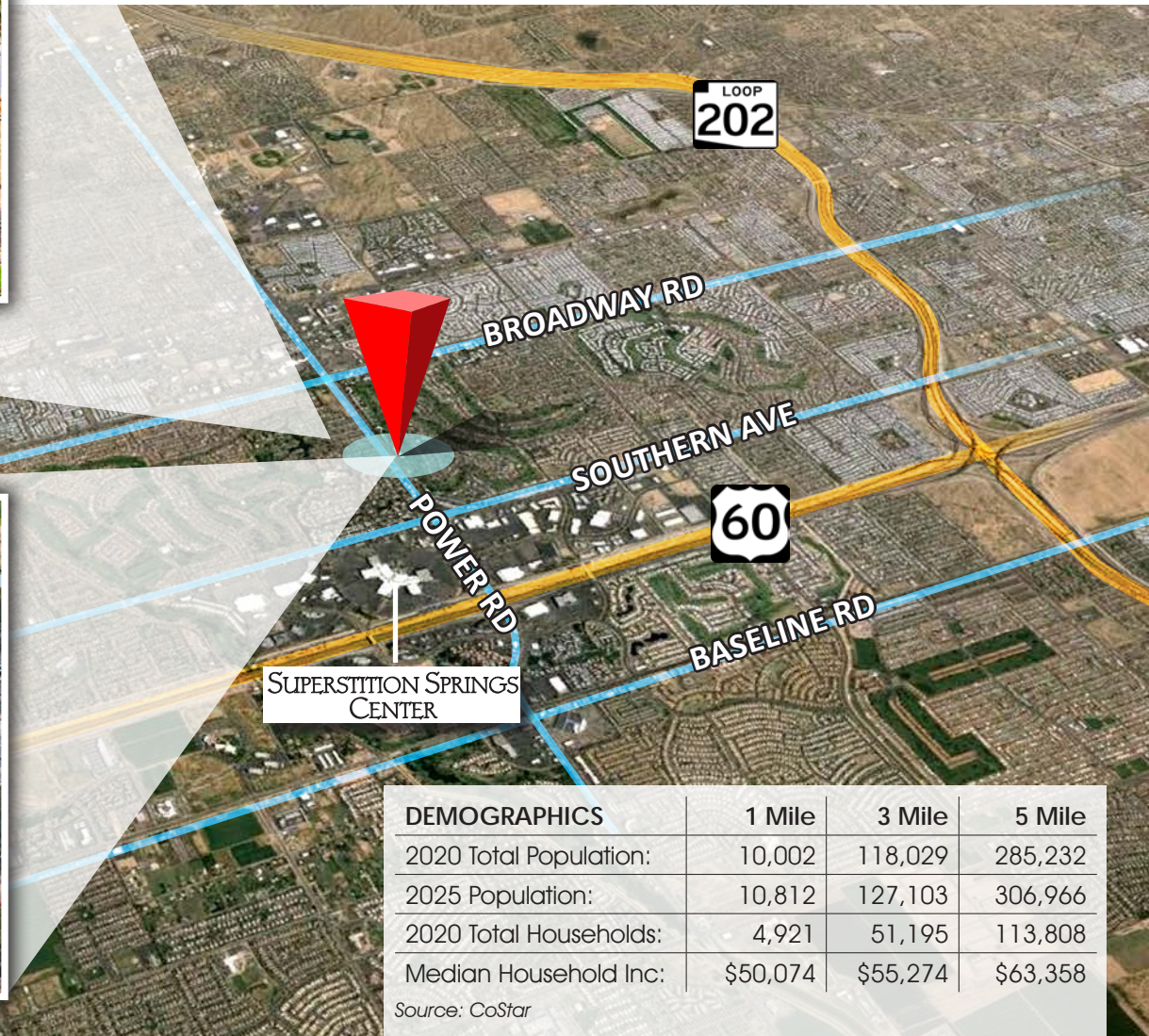


SUITE 112  
 ±3,600 SF | \$18.00 NNN (including electric)  
 6 Offices, Conference Room, Break Room & 2 Restrooms  
 Highly visible end-cap location

# 801-835 S POWER RD // Location



- The property is situated just north of the US 60 Freeway
- Located at the entrance of Leisure World on Power Rd
- Anchored by Van's Golf
- Blocks from Banner Baywood
- Easy ingress/egress off Power Rd at a signaled intersection



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2020 Total Population:	10,002	118,029	285,232
2025 Population:	10,812	127,103	306,966
2020 Total Households:	4,921	51,195	113,808
Median Household Inc:	\$50,074	\$55,274	\$63,358

Source: CoStar