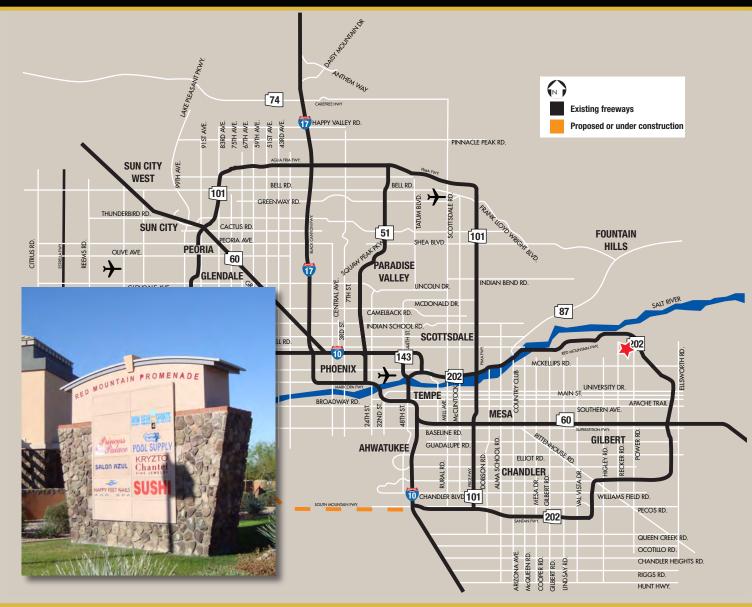
Southwest Corner of McDowell Road & Power Road – Mesa, Arizona



DEMOGRAPHICS (Source: SitesUSA)	1 Mile	3 Miles	5 Miles
Estimated Population (2019)	9,294	54,227	141,998
Projected Population (2024)	9,996	58,545	153,379
Estimated Avg. Household Income (2019)	\$107,803	\$104,554	\$84,070
Projected Avg. Household Income (2024)	\$123,267	\$119 <i>,</i> 783	\$95,288
Average Household Size (2019)	2.54	2.44	2.31
Total Daytime Employees (2019)	2,595	17,711	40,643
Median Age (2019)	43.1	45.1	47.0
TRAFFIC COUNTS (2019 Source: Sites USA)			

Power Road	36,591
McDowell Road	19,581
Loop 202 at Power Road	59,486
Total Cars Per Day	115,658



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BROKERS

RED MOUNTAIN PROMENADE Southwest Corner of McDowell Road & Power Road – Mesa, Arizona

ANCHOR, JR. ANCHOR, AND SHOP SPACE AVAILABLE



For further information contact:

PROJECT HIGHLIGHTS

- (602) 553-2930 steve.bonnell@derito.com
- 9120 E. Talking Stick Way, Suite E-1 Scottsdale, AZ 85250 o. 480.834.8500 | f. 602.381.1981 www.derito.com

DE RITO PARTNERS, INC

Major intersection with good visibility

Estimated Household Income in a 3 mile radius is \$104,554

Approximately 141,998 people within a 5-mile radius

Several of Mesa's largest employers nearby including: Boeing, Banner Heart Hospital, Waxie & Falcon Field

Easy access to Loop 202 Red Mountain Fwy from Power Rd & McDowell Rd

FOR LEASE

Strong daytime employee & college student population



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Red Mountain Promenade is located at the Southwest corner of McDowell and Power Roads in Mesa, Arizona. The demographics of this intersection are impressive. High incomes, explosive population growth and a rapidly expanding residential base make this site a lucrative opportunity for retailers. This intersection boasts limited retail zoning which restricts future competition of like uses allowing retailers to capitalize on the existing residential communities in the immediate trade area.

An Outstanding, Upscale Neighborhood Cen

RED MOUNTAIN

A unique site plan will enable retailers to take advantage of the ever increasing traffic along McDowell and Power roads. It is very conveniently located just 4 miles North of US 60, and adjacent to the new Red Mountain Freeway. Come, join and be part of this exciting new center in one of the Valley's most prestigious areas.

DE RITO PARTNERS, INC

RED MOUNTAIN PROMENADE

SWC of Power Road & McDowell Road Mesa, Arizona

