

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	\$119,783	\$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



DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

RED MOUNTAIN PROMENADE

FOR LEASE

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

ANCHOR, JR. ANCHOR, AND SHOP SPACE AVAILABLE



For further information contact:

STEVE BONNELL

(602) 553-2930

steve.bonnell@derito.com

PROJECT HIGHLIGHTS

- 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, Wxixie & Falcon Field
- Easy access to Loop 202 Red Mountain Fwy from Power Rd & McDowell Rd
- Strong daytime employee & college student population
- Tenants at intersection:



DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.



RED MOUNTAIN PROMENADE

Southwest Corner of Power Road and McDowell Road, Mesa, Arizona
An Outstanding, Upscale Neighborhood Center

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.

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.

RED MOUNTAIN PROMENADE

SWC of Power Road & McDowell Road
Mesa, Arizona

MCDOWELL ROAD

POWER ROAD



Actual site plan may differ