

West of the Southwest Corner of Southern Ave & Power Rd - Mesa, Arizona



**DEMOGRAPHICS** (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2017)	7,256	107,895	270,722
Projected Population (2022)	7,854	117,453	294,568
Estimated Avg. Household Income (2017)	\$63,359	\$64,207	\$73,892
Projected Avg. Household Income (2022)	\$74,860	\$77,736	\$90,775
Average Household Size (2017)	1.90	2.28	2.48
Total Daytime Employees (2017)	10,070	37,855	74,407
Median Age (2017)	51.0	46.0	41.9

**TRAFFIC COUNTS** (2015 Source: CoStar)

Southern Ave	18,199
Power Rd	38,600
<b>Total Cars Per Day</b>	<b>56,799</b>



**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.

**RESTAURANT BUILDING - SUPERSTITION SPRINGS REGIONAL MALL**

West of the Southwest Corner of Southern Ave & Power Rd - Mesa, Arizona

**6,775 SF FORMER MEXICAN RESTAURANT ON APPROXIMATELY 1.48 ACRE PAD | FOR SALE**



For further information contact:

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**PROJECT HIGHLIGHTS**

- Retail epicenter of East Mesa
- Southern Ave frontage at the Superstition Springs Regional Mall
- Excellent access and visibility
- Fully fixtured restaurant with 3 dining areas plus bar seating; 2 large banquet/meeting rooms
- Bank owned/financing available

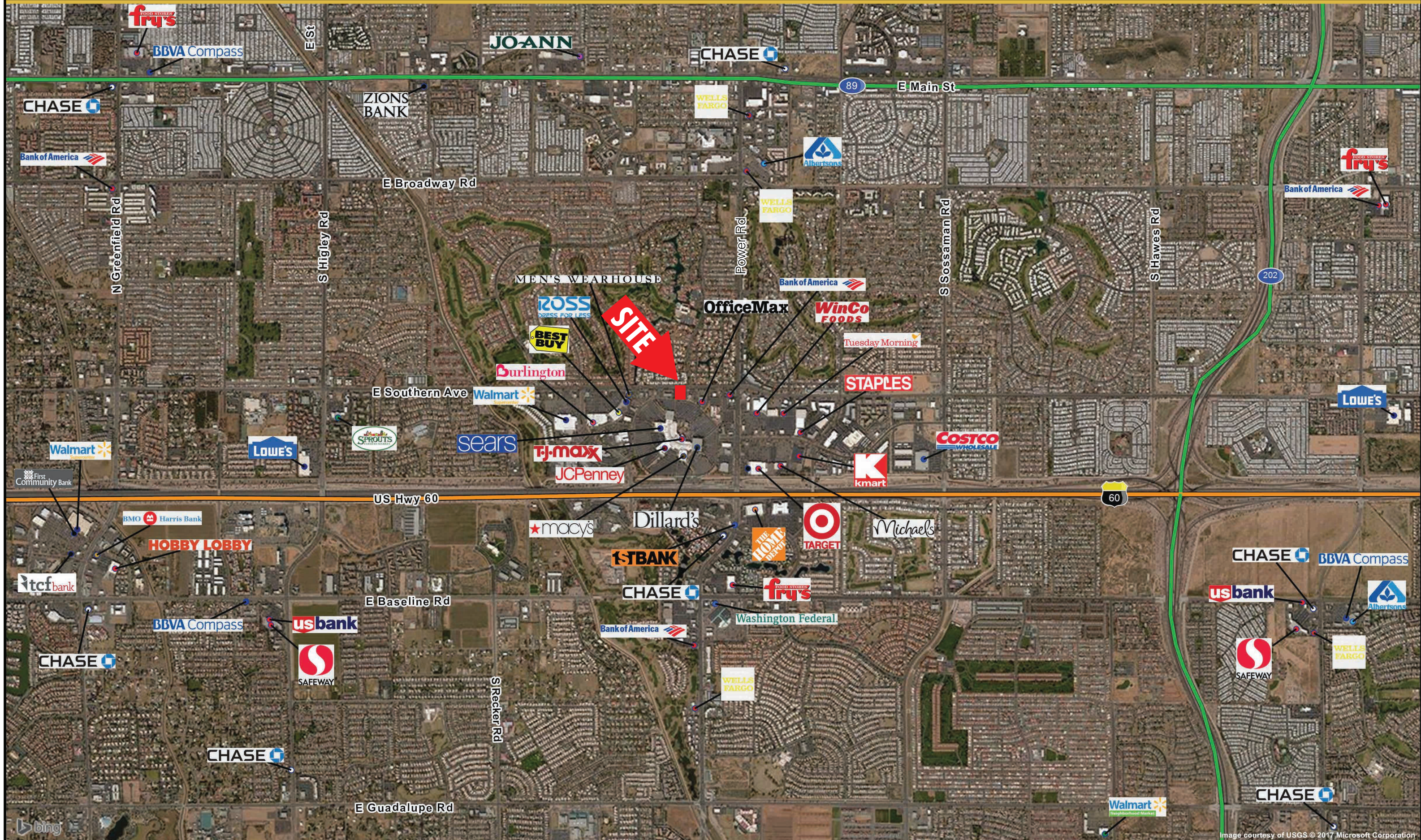


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# Restaurant Building Detail



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Because this property is adjacent to Superstition Springs Center, it presents a unique opportunity. Rarely do you find property that offers the added drawing power of all the amenities and events of a Mall.

### Features:

- Adjacent to Restaurant Site
- 1,204,759 SF of space
- 6,842 parking spaces
- 155 stores and services
- 4 anchor tenants
- 19 restaurants
- Picture Show (8 screens)
- Built and completed in 1990
- Remodeled in 2002
- Kids Club
- Double-Decker Carousel
- Kids Play Area
- Outdoor Amphitheater
- Year-Round Events

