

# NEW DEVELOPMENT

Available Ground Lease or Landlord Delivered Space

\*Owner/Agent

5427 S Power Rd | Mesa, AZ 85212



LOOP  
202

Thompson Thrift  
Housing Development  
\*Under Construction

E Ray Rd

American  
Furniture Warehouse

PETSMART  
ROSS  
DRESS FOR LESS

Michaels  
Where Creativity Happens

TARGET

Walmart

Chick-fil-A

Chipotle

TEXAS  
BRISKETS

CHASE

Jack  
in the box

McDonald's  
Goodwill  
Industries International, Inc.

Popeyes  
LOAFERS & BREADERS

SportClips  
HAIRCUTS

Carl's Jr.

ALAMO  
DRAFTHOUSE CINEMA

\*Under Construction

Planned Development:  
±420 Class A Residences,  
Hotels, ±300,000 SF Office

±2.4 Acres



TOKA  
STIKKS  
COURT CLUB

PhxMesa  
Gateway  
Airport

ASU ARIZONA STATE  
UNIVERSITY  
POLYTECHNIC CAMPUS

QT  
QuikTrip

- \$111,157 AVG HH income within a 3-mile radius.
- Gilbert ranked fastest growing city in Arizona.  
\*Per WalletHub

- 2 Miles from the Mesa Gateway Airport which serviced 1,338,216 passengers in 2017.  
\*Per Wikipedia

- 1 Mile from the ASU Polytechnic Campus.

The broker has an ownership interest in this property. The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. 02.27.19

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**COMMERCIAL PROPERTIES INC.**  
Locally Owned. Globally Connected. CFRAC International  
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

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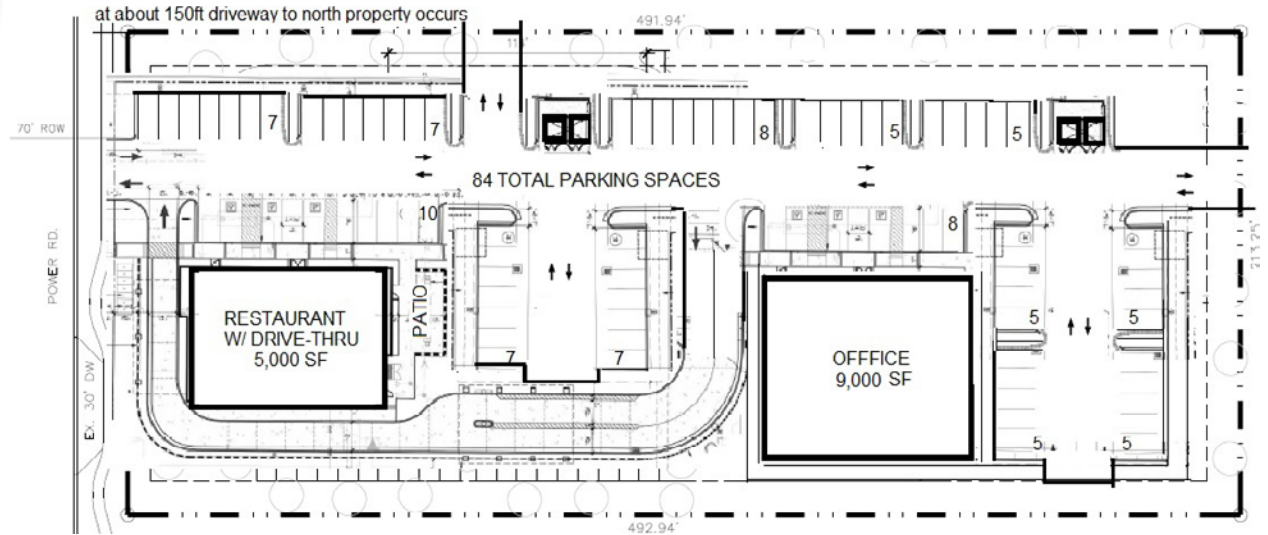
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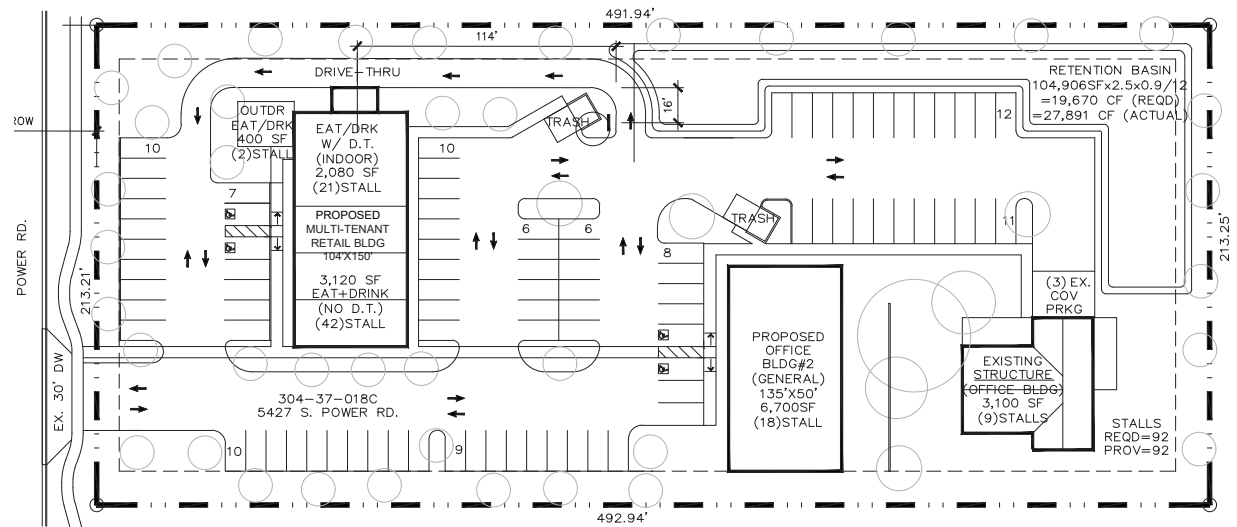
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## PROPOSED PLAN 1



## PROPOSED PLAN 2



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## DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	9,942		65,505		208,670	
2019 Estimate	9,041		59,816		192,269	
2010 Census	6,776		46,425		160,319	
Growth 2019 - 2024	9.97%		9.51%		8.53%	
Growth 2010 - 2019	33.43%		28.84%		19.93%	
2019 Population by Hispanic Origin						
2019 Population	9,041		59,816		192,269	
White	7,271	80.42%	48,437	80.98%	163,186	84.87%
Black	432	4.78%	2,995	5.01%	7,956	4.14%
Am. Indian & Alaskan	212	2.34%	890	1.49%	2,420	1.26%
Asian	693	7.67%	4,938	8.26%	11,781	6.13%
Hawaiian & Pacific Island	29	0.32%	159	0.27%	522	0.27%
Other	403	4.46%	2,397	4.01%	6,404	3.33%
U.S Armed Forces	10		122		229	
Households						
2024 Projection	3,454		21,965		71,129	
2019 Estimate	3,131		19,983		65,381	
2010 Census	2,271		14,962		53,255	
Growth 2019 - 2024	10.32%		9.92%		8.79%	
Growth 2010 - 2019	37.87%		33.56%		22.77%	
Owner Occupied	2,102	67.14%	14,433	72.23%	49,138	75.16%
Renter Occupied	1,029	32.86%	5,550	27.77%	16,244	24.85%
2019 Household by HH Income						
< \$25,000	276	8.82%	1,091	5.46%	5,069	7.75%
\$25,000 - \$50,000	492	15.72%	2,604	13.03%	9,214	14.09%
\$50,000 - \$75,000	504	16.10%	3,227	16.15%	11,446	17.51%
\$75,000 - \$100,000	642	20.51%	3,571	17.87%	11,060	16.92%
\$100,000 - \$125,000	550	17.57%	3,180	15.91%	9,596	14.68%
\$125,000 - \$150,000	291	9.30%	2,170	10.86%	6,244	9.55%
\$150,000 - \$200,000	313	10.00%	2,581	12.92%	6,971	10.66%
\$200,000+	62	1.98%	1,559	7.80%	5,782	8.84%
2019 Avg Household Income	\$91,661		\$111,157		\$108,000	
2019 Med Household Income	\$86,409		\$96,488		\$90,736	