

Falcon Gateway Plaza

📍 4425-4465 E McKellips Rd, Mesa, AZ

Pad Available!
Up to 3,000 SF
w/Drive-Thru

1,173 SF SF Available!

Monument Signage Available

Super Walmart Anchored Center

Great Daytime Demographics



RED MOUNTAIN
GROUP

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For Lease



1,173 SF Available

Pad Available!
Up to 3,000 SF w/Drive-Thru

Property Highlights

- Monument Signage Available
- Great Daytime Demographics
- Across the street from
Falcon Field Airport & Boeing Facility

Demos

		
RADIUS	POPULATION	MED HH INCOME
1 MILE	4,653	\$135,337
3 MILE	95,544	\$88,017
5 MILE	243,348	\$86,380

Source: Sites USA 2024



Trade Area

Falcon Gateway is located across from Falcon Air Field, which sees more than 300 annual operations, consistently ranks as one of the top 5 busiest general aviation airports in the nation and is an economic hub generating over \$2.2M in daily economic benefits.

Falcon Air Field is nearing completion of a \$150M expansion which will add 50 technologically-advanced hangars for high-dollar clients as well as space to house business to service the aircraft.

Convenient access to the 202 – 2 miles to north and 3.5 miles to east.

23-acre, \$60M project to add approximately 400,000 SF of hangar and office space to the northwest side of Falcon Field is currently under construction with Phase 1 completion estimated in Q2 of 2024.

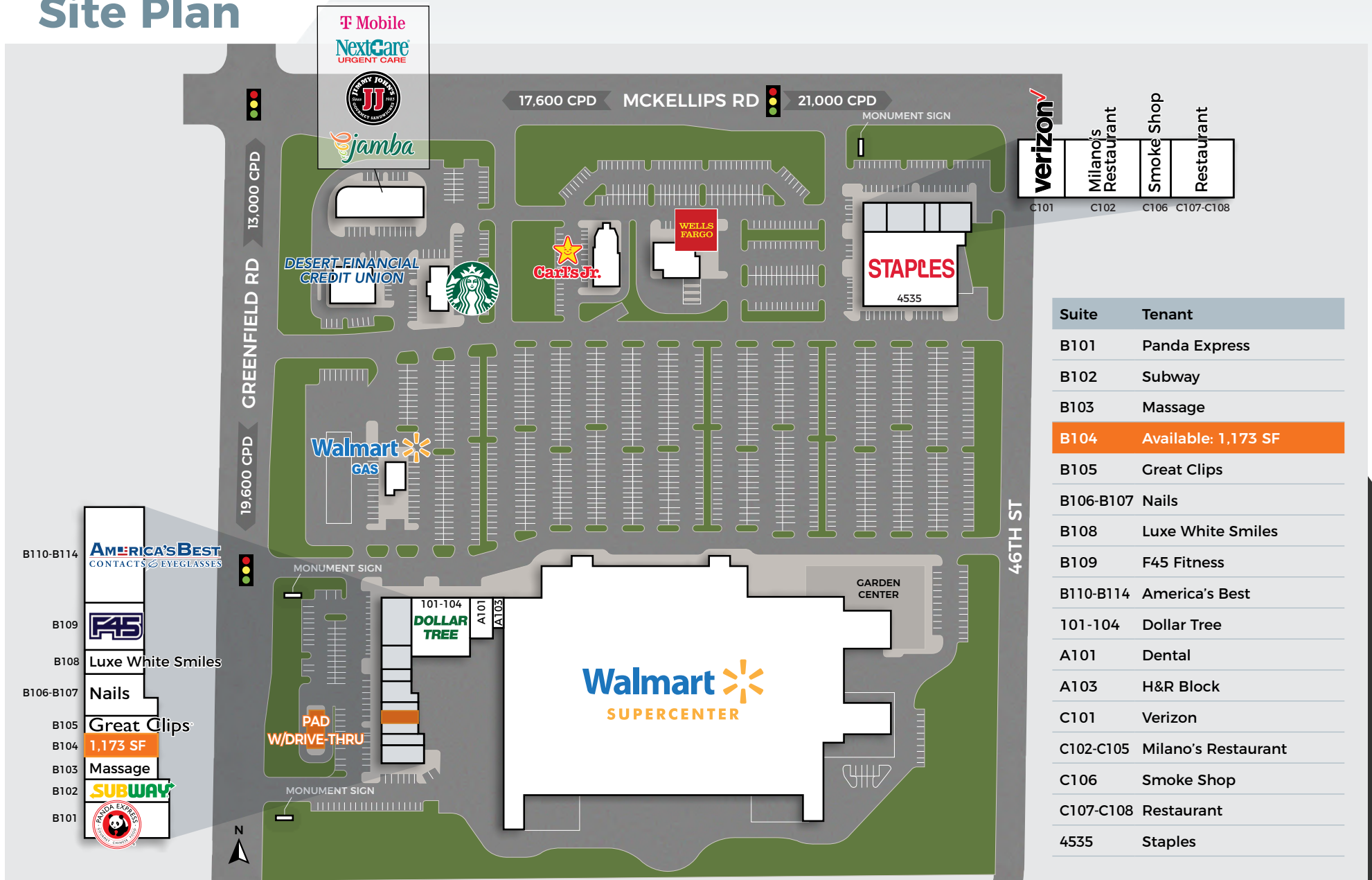
Falcon Field is a high tech hub for aerospace/aviation defense, advanced manufacturing, and business services, with 1,300 employees and 130 businesses.

Adjacent to high volume Walmart Supercenter; ranks in the top 20% locally (source: Placer.ai).

Tenants in the Center



Site Plan



Suite	Tenant
B101	Panda Express
B102	Subway
B103	Massage
B104	Available: 1,173 SF
B105	Great Clips
B106-B107	Nails
B108	Luxe White Smiles
B109	F45 Fitness
B110-B114	America's Best
101-104	Dollar Tree
A101	Dental
A103	H&R Block
C101	Verizon
C102-C105	Milano's Restaurant
C106	Smoke Shop
C107-C108	Restaurant
4535	Staples



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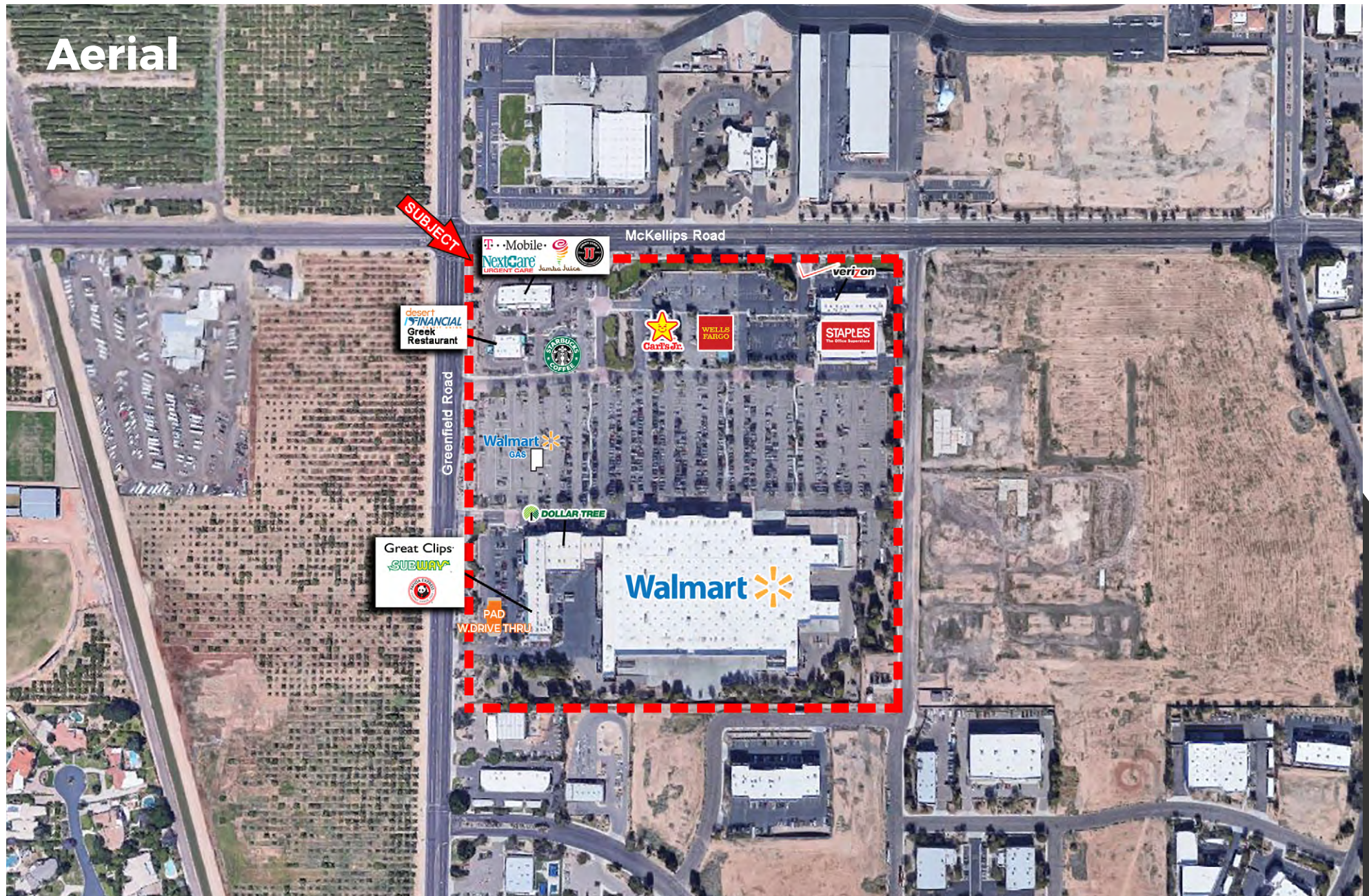
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Aerial



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