

LAST PAD AVAILABLE FOR GROUND LEASE!

CRE8
ADVISORS



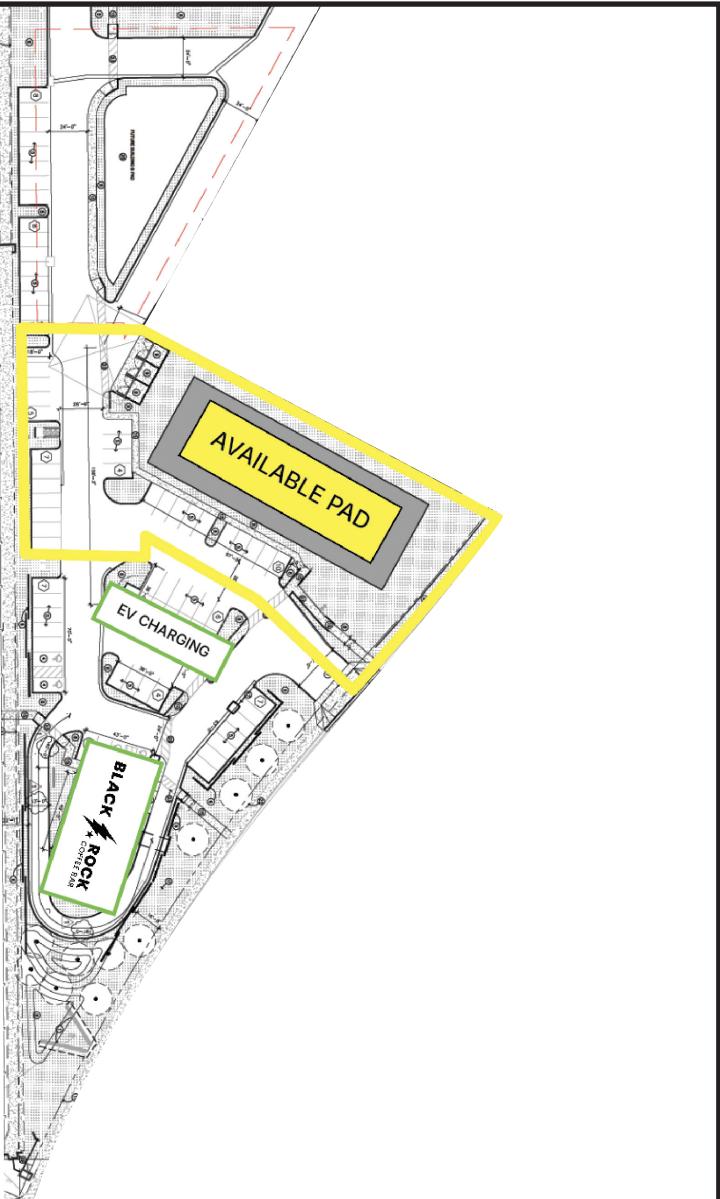
1849 S. MESA DRIVE
MESA, AZ

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PROPERTY SUMMARY

1849 S. MESA DRIVE
MESA, AZ



PROPERTY OVERVIEW

- Join brand new Black Rock Coffee (completed YE 2024)
- 1 Pad left available for ground lease
- Just signed EV charging station gonna
- Drive-thru opportunity
- Situated right off the US-60 (over 200,000 CPD) and Mesa Drive
- Located in a very dense area with 431,613 residents within a 5-Mile radius
- Excellent visibility along South Mesa Drive near the high traffic intersection of South Mesa Drive and East Baseline Road

PROPERTY SUMMARY

ASKING RENT:

CALL FOR PRICING

LAND AREA:

+/- .75 ACRES

APN:

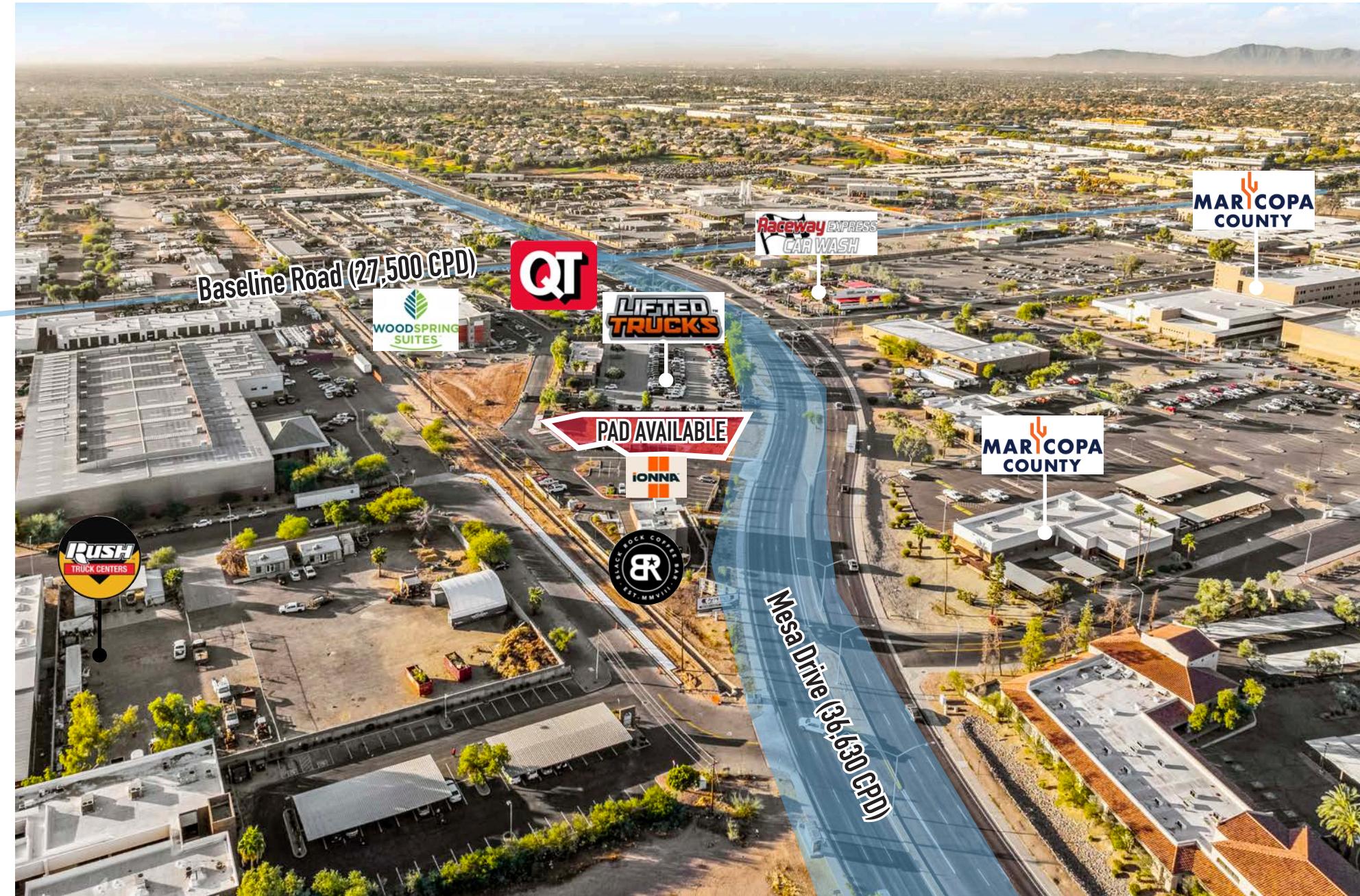
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PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population:	5,885	154,370	428,153
2029 Population:	6,307	166,199	428,153
2024 Total Households:	1,798	56,371	161,345
Average Household Income:	\$91,586	\$79,694	\$87,187

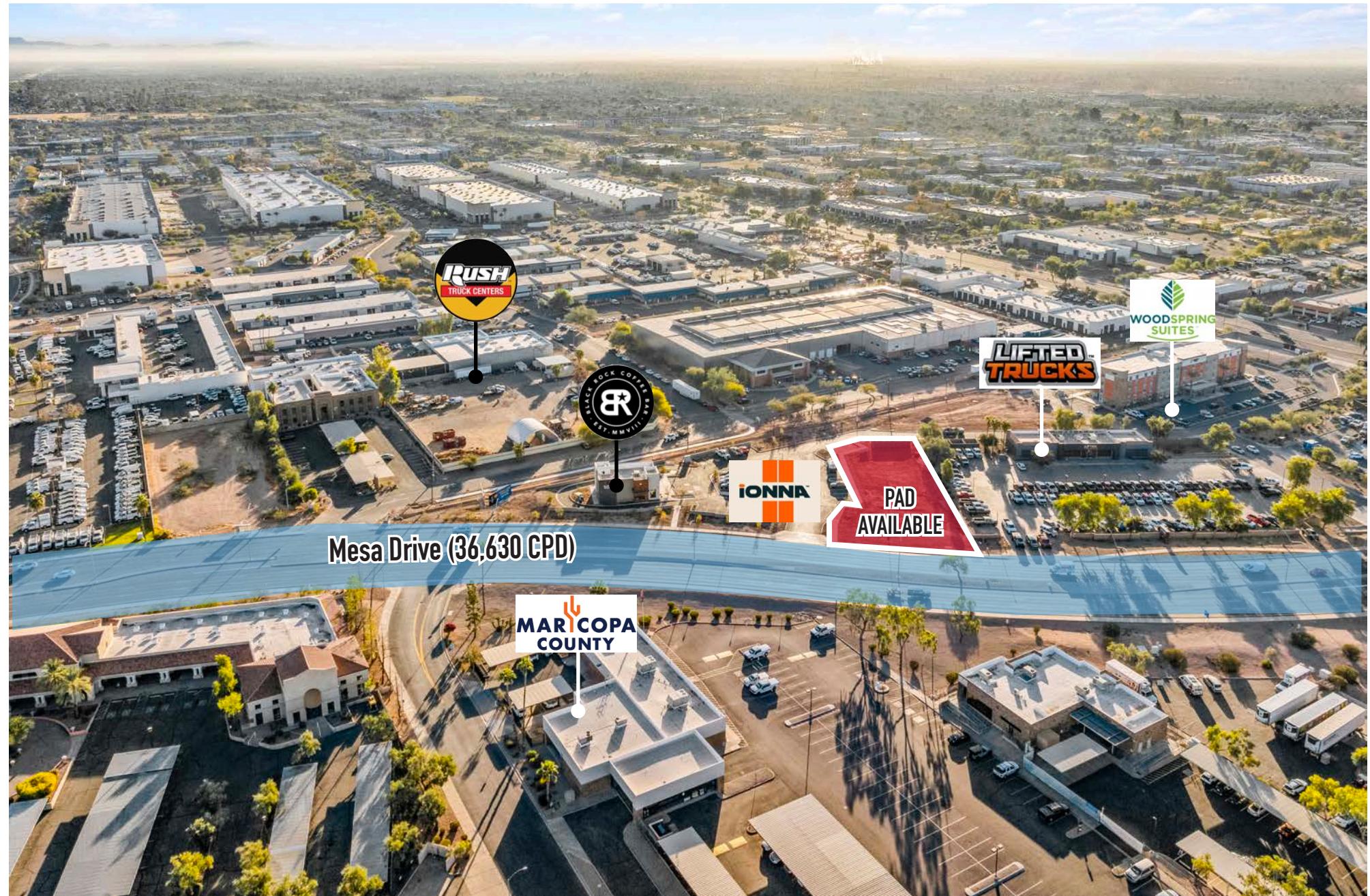
SOUTH AERIAL MAP

1849 S. MESA DRIVE
MESA, AZ



EAST AERIAL MAP

1849 S. MESA DRIVE
MESA, AZ



AERIAL OVERVIEW

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MESA, AZ





For Additional details contact the team
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