PAD AVAILABLE FOR BTS / GROUND LEASE OR SALE!

CRE8 ADVISORS



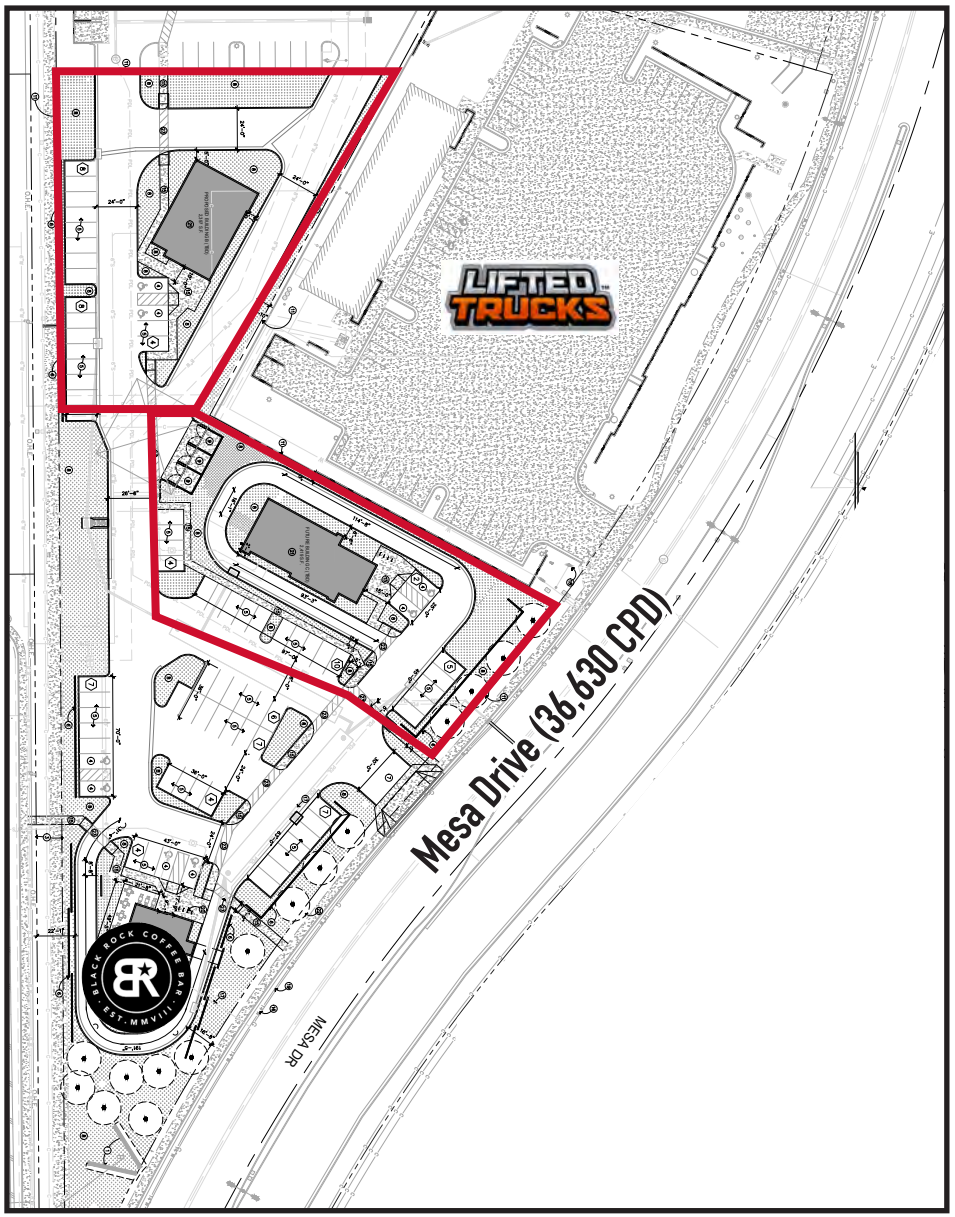
1849 S. MESA DRIVE
MESA, AZ

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PROPERTY SUMMARY

1849 S. MESA DRIVE
MESA, AZ



PROPERTY OVERVIEW

- Join brand new Black Rock Coffee (completed YE 2024)
- 2 Pads remaining! Available for BTS or Ground Lease or Sale!
- Just signed EV charging station Ionna
- 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 PRICE:	$849,000
LAND AREA:	+/- .75 ACRES
APN:	139-49-972A

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

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantees, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. CRE8 is independently owned and operated.

SOUTH AERIAL MAP

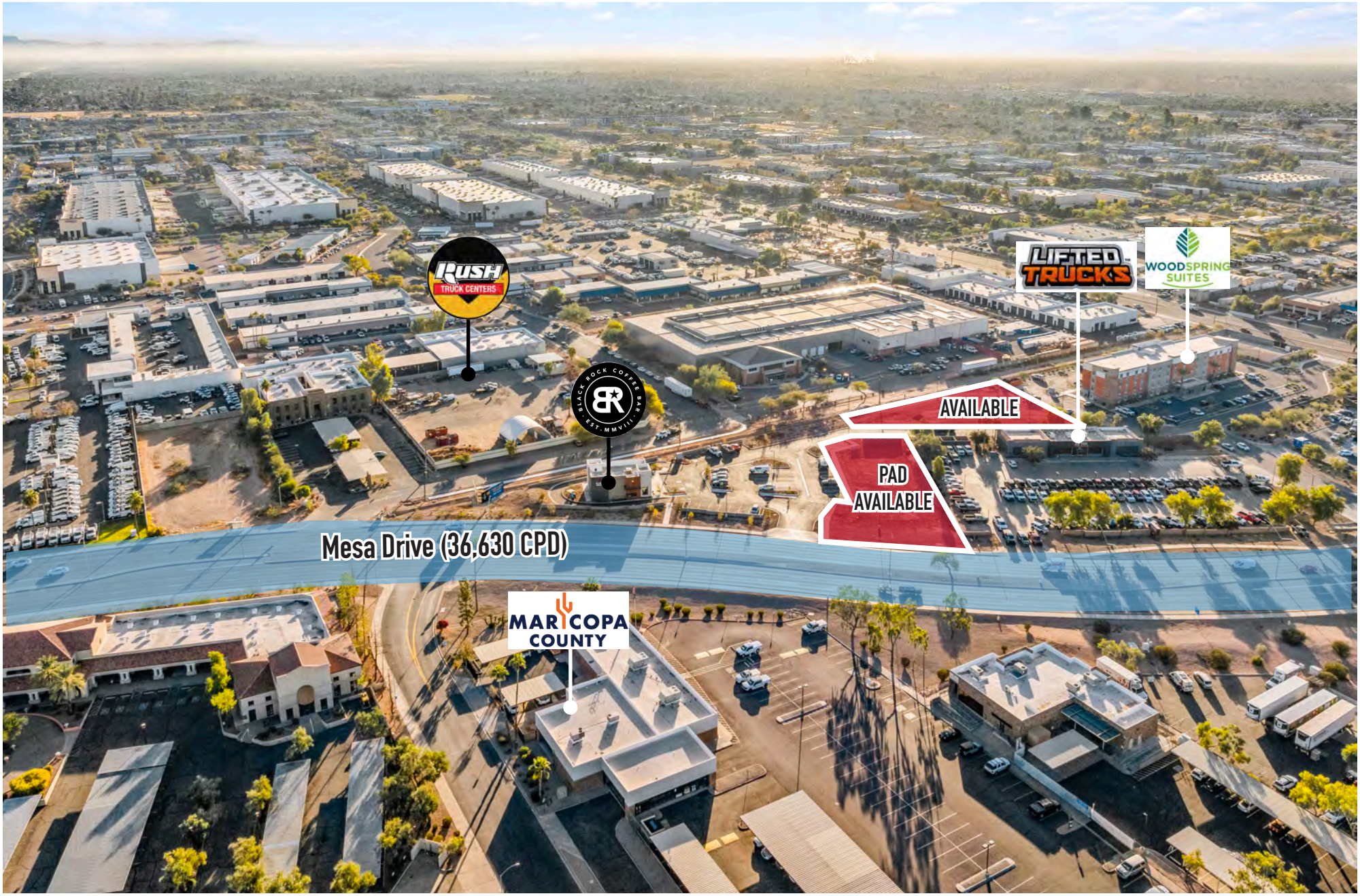
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EAST AERIAL MAP

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MESA, AZ



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AERIAL OVERVIEW

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MESA, AZ



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CRE8

ADVISORS

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