

E/NEC Stapley Drive & McKellips Road

1310 East McKellips Road | Mesa, AZ 85203

RETAIL NEIGHBORS



PROJECT CO-TENANTS



ADDITIONAL INFORMATION

Joe Doucett
Senior Managing Director
t 602-952-3817
t 480-390-2262
joe.doucett@nrmk.com

Carole Uhrig
Brokerage Services Specialist
t 602-952-3869
t 480-298-8223
carole.uhrig@nrmk.com

PROPERTY HIGHLIGHTS

- Total ±10,500 SF new construction – co-tenant with Pacific Dental, Dairy Queen, and AT&T
- ±1,655 SF shop suite available
- Rare infill development
- High average household incomes within a densely populated area

TRAFFIC COUNTS

MCKELLIPS ROAD: 25,364 VPD
STAPLEY DRIVE: 15,611 VPD

Source: Kalibrate Technologies 2023

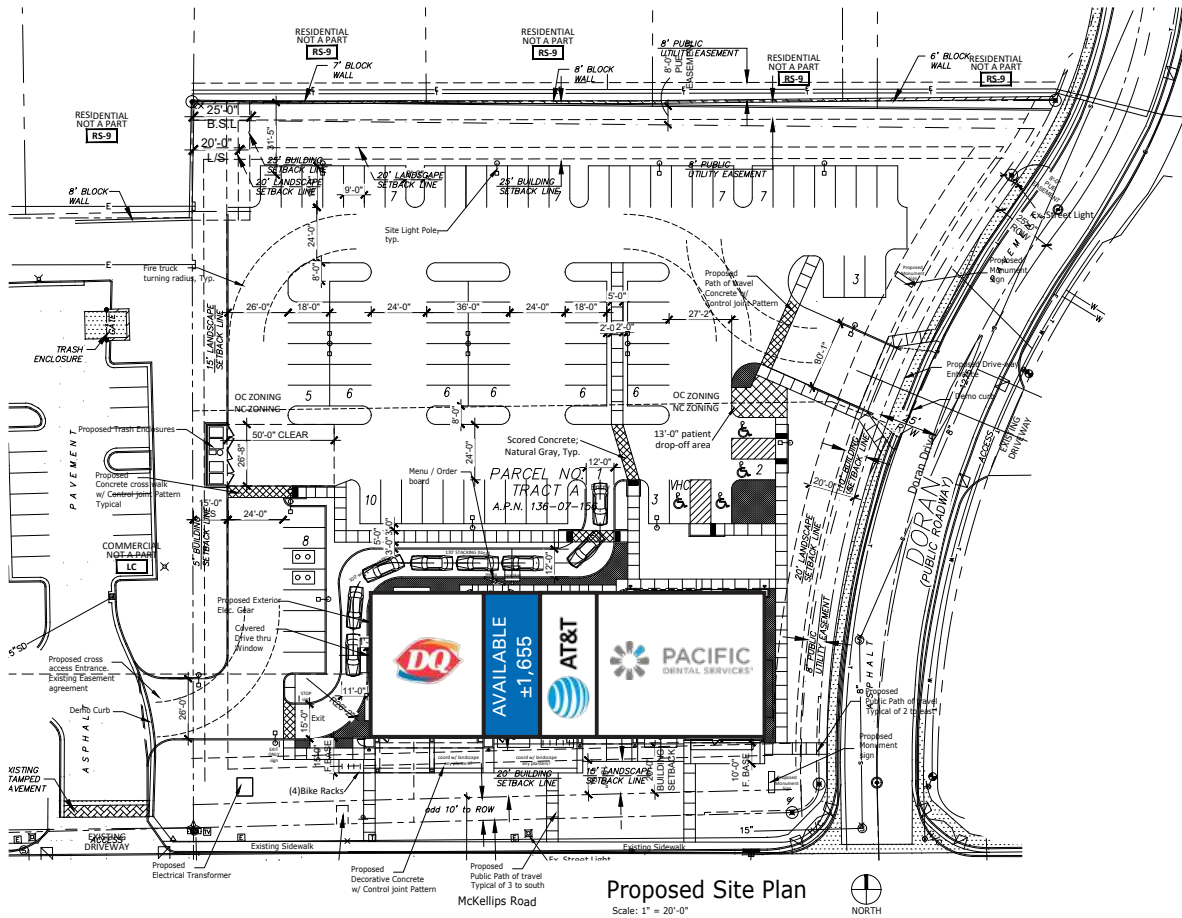
DEMOGRAPHIC BRIEF 2023

	1-MILE	3-MILE	5-MILE
POPULATION:	12,888	101,518	241,683
HOUSEHOLDS:	4,599	36,508	88,671
MEDIAN AGE:	38.7	34.6	34.1
AVERAGE HH INCOME:	\$117,262	\$97,886	\$89,009

Source: Esri Business Analyst

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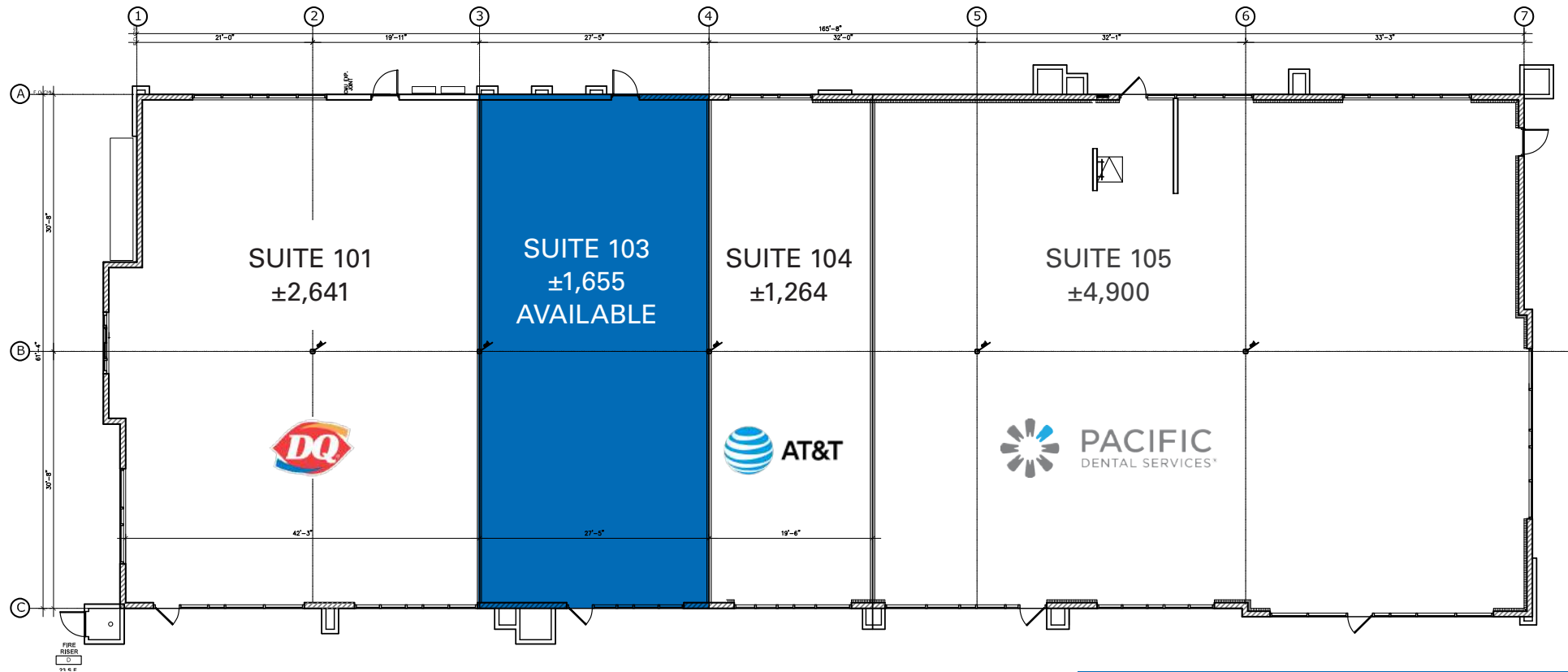


SUITE	TENANTS	SF
101	Dairy Queen	±2,641
103	AVAILABLE	±1,655
104	AT&T	±1,264
105	Pacific Dental	±4,900



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CONSTRUCTION COMPLETE!



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the 99 store+
PAPA MURPHY'S
TAKE 'N BAKE PIZZA
WELLS FARGO
AW Smoke Shop

1310 East McKellips Road
Mesa, AZ 85203

State Farm

HONORHEALTH

GLOBAL CREDIT UNION

25,364 VPD

E McKellips Rd 25,364 VPD

LITTLE O TIRE

O'Reilly AUTO PARTS

EFG POLYMERS

CVS pharmacy

CVS pharmacy

TACO BELL

BUFFALO WILD WINGS

Twisterz
frozen dessert

SUPERCUTS
REAL SMART HAIR

cricket

CHIPOTE
MEXICAN GRILL

KeyMe
LOCKSMITHS

SUBWAY

KeyMe
LOCKSMITHS

fray's

Starbucks

N Stapley Dr 15,611 VPD

ANYTIME FITNESS

Hair & Body Lounge
daisy nails

Vantage West
CREDIT UNION

King's Chef

Banfield PET HOSPITAL
bhere

Andy's
Frozen Custard

BUFFALO WILD WINGS

Twisterz
frozen dessert

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AutoZone
Dario's Pizzeria
BREAD

Walmart
Walgreens
BANK OF AMERICA
FIREHOUSE SUBS
FOUNDED BY FIREMEN
Pizza-Hut

Cart's Jr. **Staples** | Store Locator **Cafe MIX**
Subway **WELLS FARGO** **Great Clips**
IT'S GONNA BE GREAT
Elegant NAILS & SPA MESA **DOLLAR TREE**
4425 East McKellips Road # 107 Mesa, AZ 85215
Milano's **Dominos** **MAJOR Appliance STORES** **JJ** **ups**
Morning Glory BRUNCHERY **F45 TRAINING** **Starbucks** **PANDA EXPRESS**
desert FINANCIAL **Lux Smoke & Cigar** **jamba**
VICTRA **Walmart** **ET** **H&R BLOCK**

99 **WELLS FARGO**

Village Grove
Baja Joe's **KTR** **LESLIES** **McDonald's**
Gin's Smoke Shop **DOLLAR TREE** **Starbucks**
CIRCLE K **Kwan's Sampaan Restaurant** **Tority's** **Shell**

Greenfield Plaza
BoSa **meineke** **Firestone**
Best Donuts in Az Coffee & Smoothies COMPLETE AUTO CARE
LESLIES **Red Mountain Cafe**
American Freight **A.T. MERIDIAN**
APPLIANCES & FURNITURE CONSTRUCTION
Chase Nail's **Rally's** **Tumbling Flips**

Westwood Plaza
HARBOR FREIGHT **Advance! Auto Parts**
BURNITO EXPRESS **BAND OASIS STUDIO** **KFC**
BOOKMAZE **metro by T-Mobile** **RENEGADE COFFEE COMPANY** **Cute Japan**

FOODCITY **BURGER KING**

TACO BELL **ANYTIME FITNESS**
frys **CHICK-FIL-EE**

Nature's Finest
ACE **crumbl**
SPROUTS FARMERS MARKET
McDonald's **Shell** **Starbucks**
Albertsons

Jack in the Box **CIRCLE K**
ESPORTA FITNESS

Main Street Plaza
cricket **PBC** **BURGER KING**
ups **frys** **BURGER KING**
metro by T-Mobile **STANDARD RESTAURANT SUPPLY**

MESA ARTS CENTER

FOODCITY

LeanMax TITLE LOANS **ROSS DRESS FOR LESS**
CrossFit **FirstCash** **Jack in the Box**

Denny's

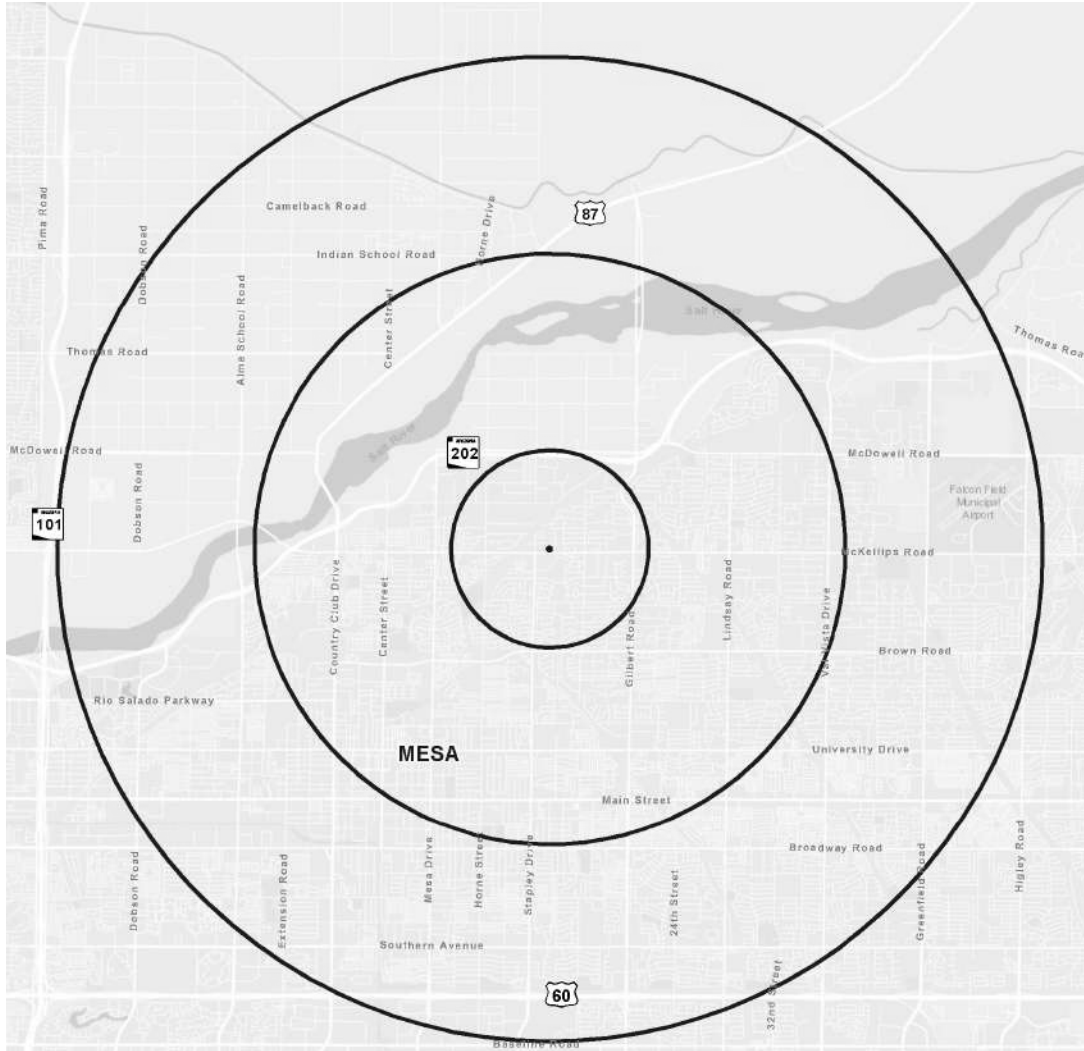
BR **PNC** **frys**
Locksmith **ups** **Exemplary Provider**
Accredited by The Compliance Team.
GLOBAL CREDIT UNION **DOLLAR TREE** **TACO BELL**
Western Union **Starbucks**
Mail Boxes Express **Home & Patio**

E Broadway Rd

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Demographic Profile



E/NEC STAPLEY DRIVE & MCKELLIPS ROAD

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Mesa, AZ 85203

LATITUDE: **33.45160** | LONGITUDE: **-111.80221**

Population	1-Mile	3-Mile	5-Mile
2023 Estimated Population	12,888	101,518	241,683
2028 Projected Population	12,579	100,442	240,488
2023 Est. Daytime Population	10,169	81,838	247,804
Households			
2023 Estimated Households	4,599	36,508	88,671
2028 Projected Households	4,527	36,543	89,317
Income			
2023 Est. Average HH Income	\$117,262	\$97,886	\$89,009
2023 Est. Median HH Income	\$86,614	\$67,845	\$61,349
2023 Est. Per Capita Income	\$41,423	\$35,172	\$32,750
Business			
2023 Est. Employees	2,718	24,104	100,226
2023 Est. Businesses	317	2,176	6,725

Source: Esri Business Analyst



2555 E. Camelback Rd., Suite 600 | Phoenix, AZ 85016 | t 602-952-3800

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