

WEST/SOUTHWEST CORNER MCKELLIPS RD & RECKER RD

MESA, ARIZONA



McKellips Rd

June St

56th St

±25,634 CPD

±2,650 SF
FORMER GYM
AVAILABLE



VELOCITYRETAILGROUP

THE SHOPPES AT LEGACY HOUSE



◆ ±2,650 SF FORMER GYM AVAILABLE FOR LEASE

Property Highlights

- Directly northwest of site; Boeing Corporation with over 4,600 employees on site and directly west; Falcon Field Airport which has approximately 46 businesses and 1,800 employees throughout the airfield.
- Average HH Incomes exceed \$105,979 & over 76,293 persons within a 3 mile radius
- Nearby Mesa Community College-Red Mtn Campus has over 4,000 students enrolled and Red Mtn High School has over 3,400 Students •
- Easy access to Red Mtn Fwy, both north and east of site (both less than 1 ½ miles in either direction)

Traffic Counts

McKellips Road	25,634 CPD
Recker Rd	21, 961 CPD
Total	47,595 VPD

Nearby Tenants



Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

Ryan Lane
602.682.8164
ryan.lane@velocityretail.com



McKellips Rd ±25,634 CPD

**±2,650 SF
FORMER GYM
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BUILDING A

Suite	Tenant	SF
101	Zona Cantina	2,766
103	AVAILABLE	2,650
105	Curem Veterinary Clinic	2,750
107	Massage Spa	1,375
109	Salon Suites	2,750
110	Pita Jungle	2,763
5741	Uptown Jungle	17,995
5763	AutoZone	6,822

BUILDING B

Suite	Tenant	SF
101	Cigna	6,890
106	AZ Sports Clinic	1,375
107	Gainz on the Go	2,011
108	Minx	738
109	ReConnect Mind/Body	1,375

INTERSECTION



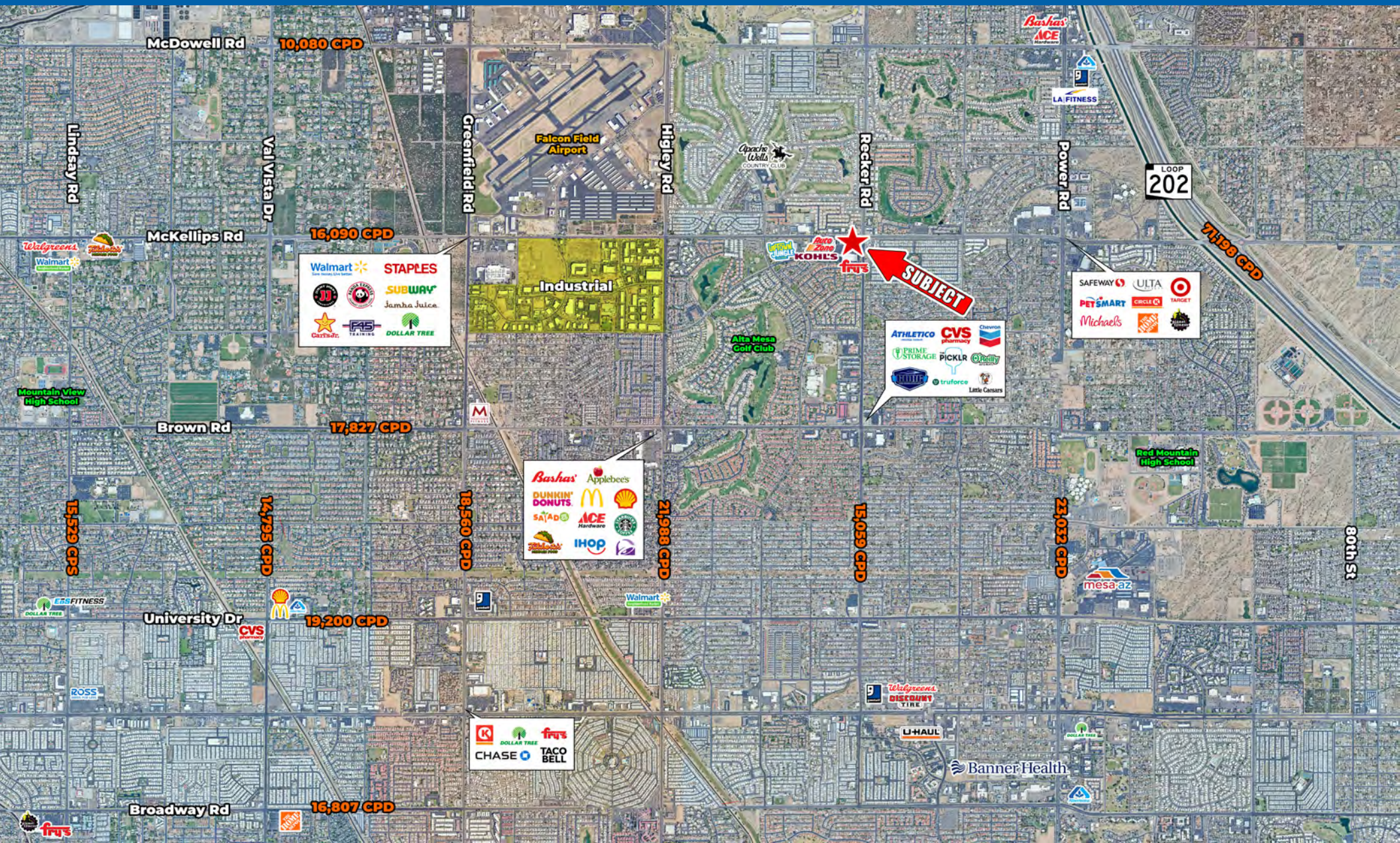
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TRADE AREA



Brian Gast
602.682.8155
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Heather Prinsloo
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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE		1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	13,678	79,882	209,222
	2026 TOTAL HOUSEHOLDS	6,565	35,039	90,266
	MEDIAN HOUSEHOLD INCOME	\$103,423	\$120,162	\$115,232
	2026 MEDIAN HOME VALUE	\$377,524	\$412,014	\$385,677
	2026 TOTAL EMPLOYEES	3,582	29,016	55,687
	2026 TOTAL BUSINESSES	448	3,879	8,083



2415 E. CAMELBACK RD SUITE 400
PHOENIX, AZ 85016
velocityretail.com

FOR LEASING INFORMATION:

BRIAN GAST

Tel: 602.682.8155
brian.gast@velocityretail.com

HEATHER PRINSLOO

Tel: 602.682.8108
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