



FOR SUBLEASE | RETAIL

FALCON FIELD PLAZA

5057 E McKellips Rd #101, Mesa, AZ 85215

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



coberealestate.com

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PROPERTY OVERVIEW

Introducing a new sublease opportunity! This property is located just a few minutes' drive from Loop-202, connecting Tempe and Mesa, and is surrounded by major shopping solutions like Walmart, Kohl's, Target, Falcon View Shopping Center, and Red Mountain Gateway. Located off of the major intersection of McKellips and Higley in Mesa, this 1,500 square foot property has amazing visibility with more than 42,000 VPD.



PROPERTY HIGHLIGHTS

- Only 1.5 miles from Loop-202, connecting Tempe and Mesa
- Sublease opportunity until 11/30/2027
- Below market rate in Falcon Field area
- Shadow Anchors include Walmart, Kohl's, Target, and countless local eateries
- Excellent visibility and exposure at 42,420 VPD
- Average household income of over \$100,000 in surrounding area
- Daytime employment within 1 mile is over 10,000

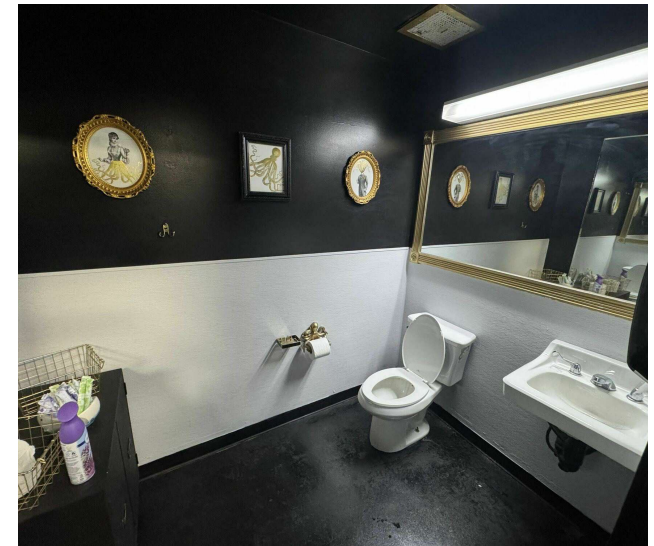
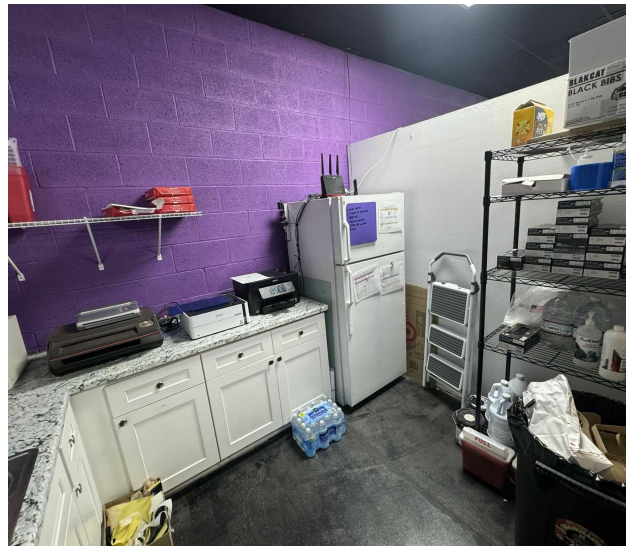
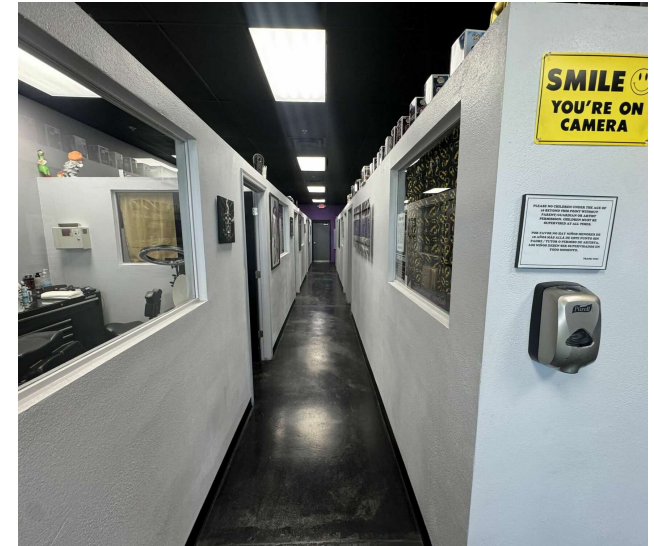
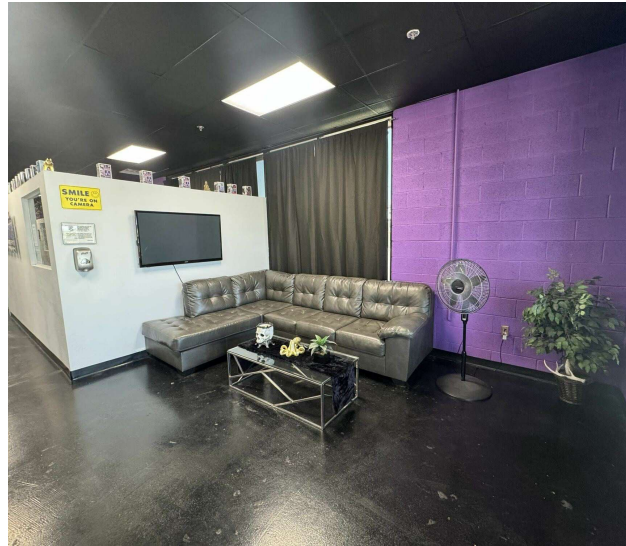
PROPERTY SUMMARY

Available SF:	1,500 SF
Lease Rate:	\$17.50 SF/yr (NNN)
Lot Size:	1.23 Acres
Building Size:	1,500 SF
Zoning:	LI
Cross Streets:	East McKellips and North Higley

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DEMOGRAPHIC INFORMATION

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,474	79,652	222,365
Average Age	48	46	45
Average Age (Male)	47	45	44
Average Age (Female)	49	47	46

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,247	33,153	90,421
Persons per HH	2.3	2.4	2.5
Daytime Employment	10,154	35,502	75,735
Average HH Income	\$104,692	\$119,115	\$109,988
Average House Value	\$433,367	\$470,743	\$450,138
Per Capita Income	\$45,518	\$49,631	\$43,995

Map and demographics data derived from AlphaMap

