



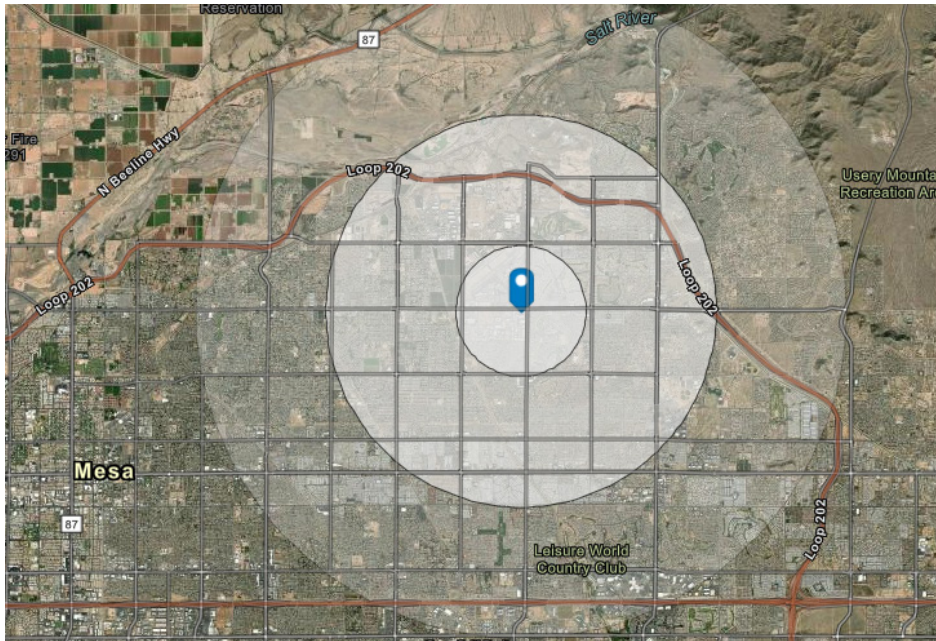
±3,152 SF Available for Lease

——— 5057 E McKellips Rd, Mesa, AZ 85215 ———

SWC of Higley Rd. and McKellips Rd.



Space Highlights



Size

1,652 SF; 1,500 SF;



Address

5057 E McKellips Rd, Mesa, AZ 85215



Available

July 1, 2026



Pricing

Call for Pricing

2025 Demos*

1 Mile

3 Miles

5 Miles

Total population

7,846

80,344

210,630

Total households

3,629

34,300

87,440

Median age

48.6

48.3

45.2

Avg. household income

\$108,589

\$122,241

\$116,167

2030 Estimated Demos*

1 Mile

3 Miles

5 Miles

Total population

8,216

80,868

213,016

Total households

3,926

34,975

89,532

Median age

50.5

49

46

Avg. household income

\$118,047

\$136,916

\$129,623

210K+

People within
5 miles*

\$116K+

Avg. HH Income
Households within 1 mile*

48.3+

Median age
within 3 miles*

7+

Minutes to Mesa
Community College

87K+

Households within
5 miles*

±53K+

Traffic Flow at
intersection*

*Demo Source: Esri **Demo Source: Placer.ai, the last 12 months

About *Mesa*

Sub-Market Overview

- **Market Scale & Position** - Mesa is Arizona's third-largest city with 523,000+ residents within the 5.2 million-person Phoenix-Mesa-Scottsdale MSA. Median household income is \$83,458 (2025 estimated), with average household income of \$105,861. Phoenix-Mesa-Chandler employment grew 0.43% in 2025, supporting continued household additions and retail demand across value to premium segments.
- **Economic Strength & Retail Performance** - Mesa's diversified economy is anchored by aerospace (Boeing), healthcare (Banner Health), technology, and education (ASU Polytechnic campus). International investment in advanced manufacturing and semiconductors drives retail vibrancy. Major developments include the multi-billion dollar Legacy Park mixed-use project, demonstrating strong investor confidence and transforming the retail landscape.
- **Strategic Market Advantages** - Loop 202, US 60, and Loop 101 provide exceptional connectivity and high traffic counts to retail corridors. Mesa attracts significant visitor traffic through tourism, spring training baseball, and ASU's Polytechnic campus (6,300+ students). Mesa Gateway Airport served over 2 million passengers in 2025, with ongoing runway and terminal expansions underway. Targeted commercial incentives position Mesa as a primary Phoenix metro growth node.
- **Mesa combines established market stability with high-growth upside.** Data from 2024-2025 confirms market expansion, diversification, and significant infrastructure investments enhancing its position as a dynamic destination



±529,900

Residents
(2025)**

538,738+

Residents
(Projected by 2030)**

105K+

Average Household
Income (2025)**

198K+

Household
(2025)**

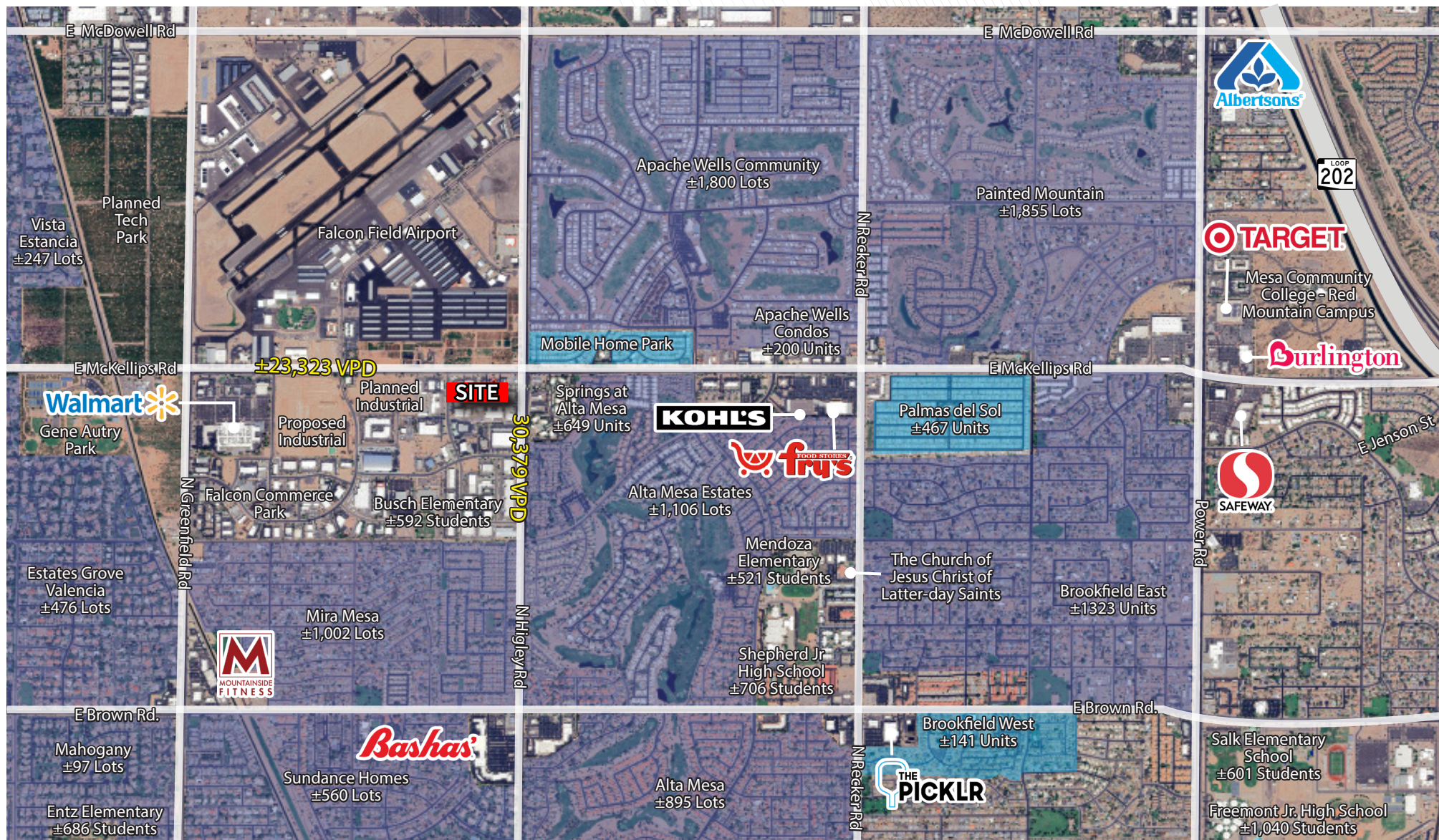
272K+

Total Employees
(2025)***

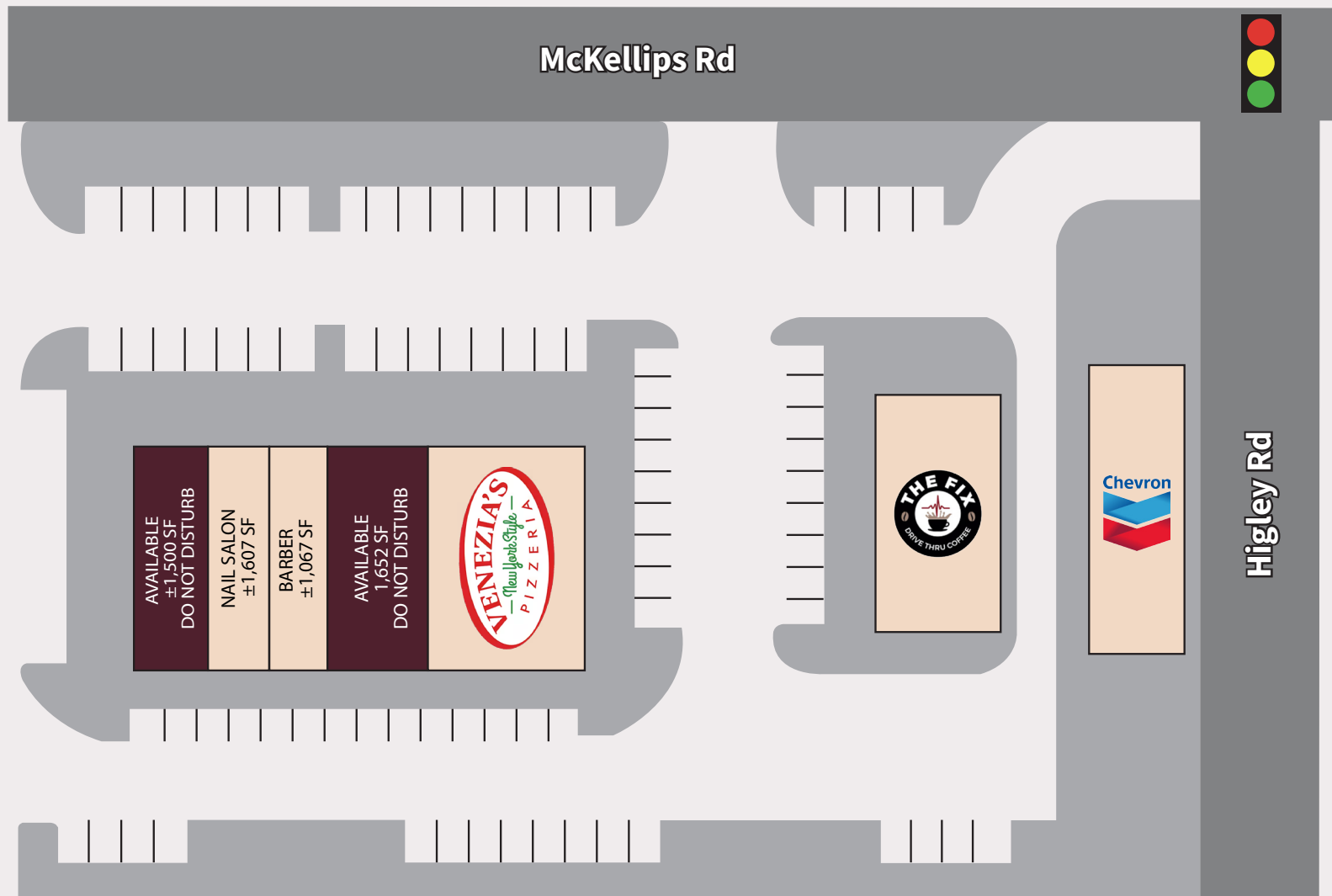
38.2 Yrs

Median Resident
Age (2025)**

Aerial Map



Site Plan





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