



MESA PAVILIONS

1229 S POWER RD, MESA, AZ 85206

RESTAURANT SPACE AVAILABLE FOR LEASE



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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Class-A Retail Shopping Center in a Prime Mesa, AZ Location

AVAILABLE FOR LEASE

Mesa Pavilions is a prominent, national tenant-anchored retail center strategically positioned within a highly active commercial corridor. Benefiting from excellent visibility and immediate accessibility along S Power Rd, the property is surrounded by a robust mix of established brands that drive consistent daily consumer traffic to the center.



Suite 105

±2,665 SF

Contact Leasing Agent For Rental Rate

Former Teriyaki Madness Restaurant

Layout Includes Dining Room, Kitchen, Ordering Station, & Customer Restroom

Property Summary

Address	1229 S Power Rd Mesa, AZ 85206
Project Size	±12,508 SF
Year Built	1995
Zoning	LC
Parking Ratio	5/1,000
Frontage	212' on S Power Rd (with 2 curb cuts)

Highlights

- National credit tenant anchored center
- Located 23 miles east from the Phoenix Sky Harbor International Airport
- Strong residential growth area

Neighboring Tenants Include:

WinCo
FOODS

PET SMART

FLOOR & DECOR
TILE • WOOD • STONE

FIVE GUYS
BURGERS and FRIES



HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices



BLACK ANGUS
STEAKHOUSE

Freddy's
FROZEN CUSTARD & STEAKBURGERS

DISCOUNT
TIRE

and more!

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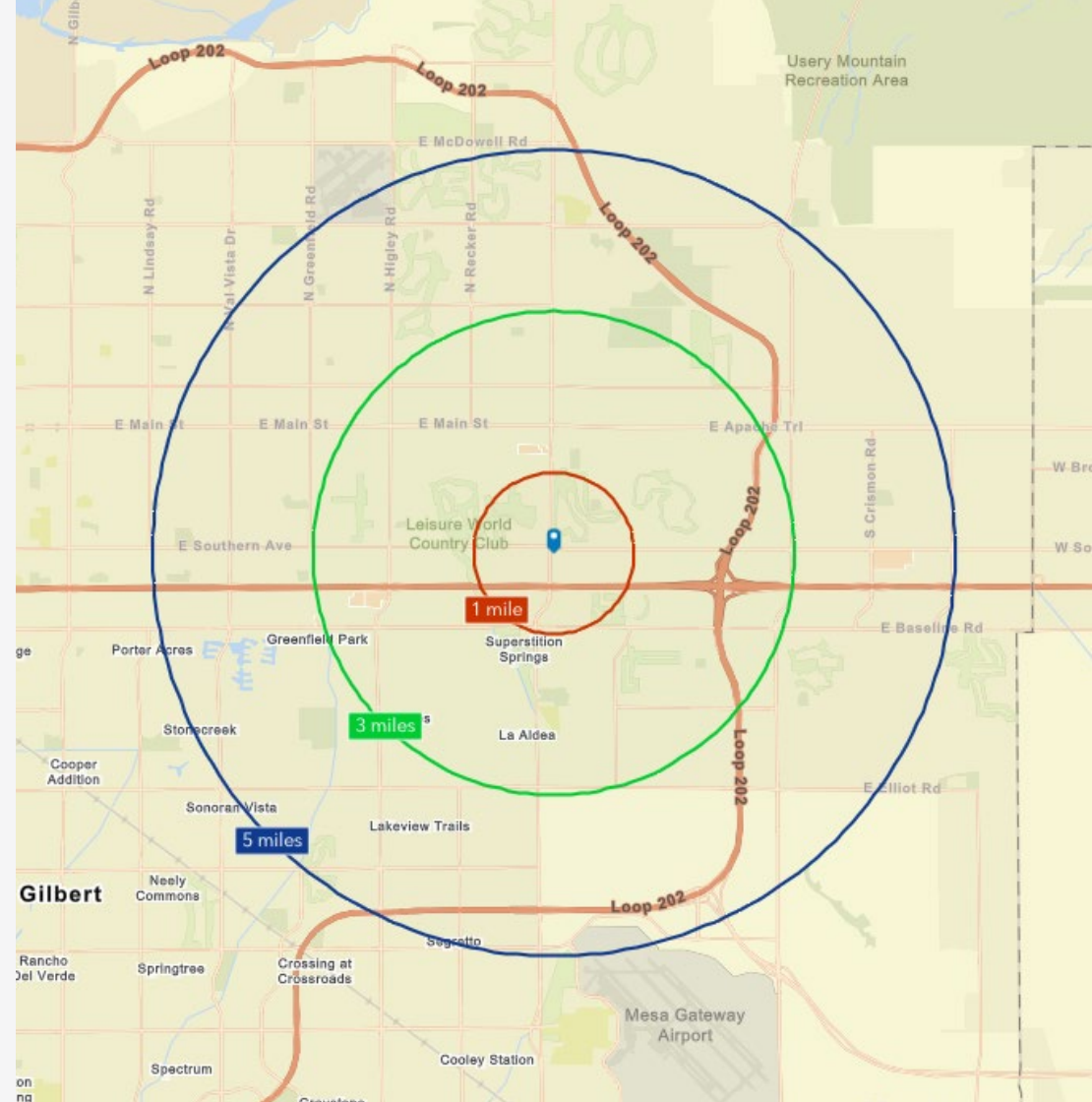


Prime Central Mesa Location

Positioned in the heart of an established and dense residential community, this center offers an exceptional retail environment with strong, localized consumer backing, drawing from a population of 117,895 residents and \$1.6 billion in total consumer spending within a 3-mile radius. Fronting the major arterial corridor of South Power Road just off the US 60, the property captures tremendous exposure near Superstition Springs Center and major medical facilities. This strategic placement offers tenants and their clientele a wealth of surrounding retail amenities, including a neighboring WinCo Foods and Target, alongside a robust daytime employment base of 38,939 professionals within three miles.

Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	7,733	117,895	301,866
Annual Growth 2020 - 2025	0.4%	1.6%	1.2%
2025 Households	3,630	50,103	118,935
Median Age	46.7	47.2	42.6
Bachelor's Degree or Higher	29%	27%	30%
Avg HH Income	\$87,897	\$93,315	\$104,401
Total Consumer Spending	\$103.1M	\$1.6B	\$4B
Daytime Employment	10,431	38,939	80,071
Businesses	935	5,515	11,847
Median Home Value	\$402,666	\$368,081	\$411,765



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