

±1.31 ACRE PAD • GILBERT GATEWAY CORRIDOR

SALE PRICE: \$1,250,000 • ALSO AVAILABLE FOR GROUND LEASE, BTS, RBTS

5449 S POWER RD | MESA, AZ 85212



KYLE DAVIS
OWNER/AGENT
D 480.889.2566
M 203.419.5385
KDAVIS@CPIAZ.COM

The listing agent has an ownership interest in this property. 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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EXECUTIVE SUMMARY

±1.3 Acre PAD Available For Sale

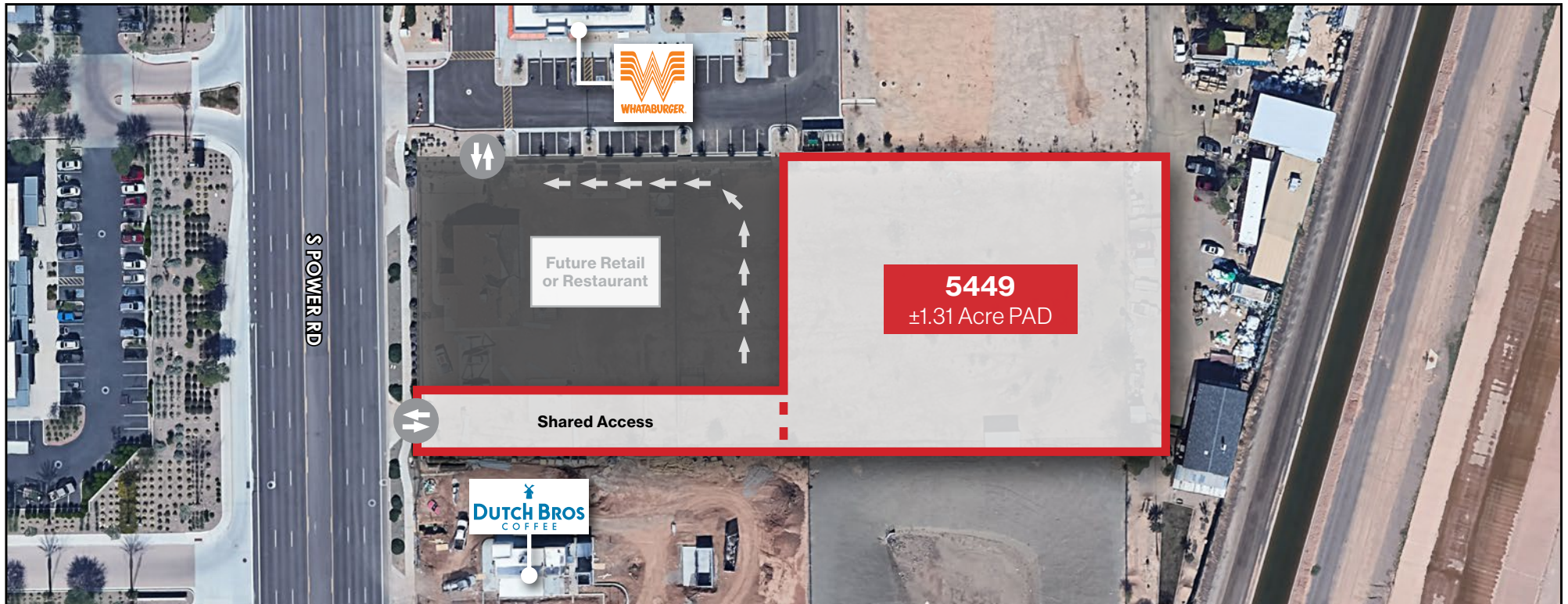
Property Address:	5449 S Power Rd Mesa, AZ 85212
Property Type:	Commercial Land
Zoning:	LC, City of Mesa
Parcel:	304-37-026C
Size:	±56,939 SF
Transaction Type:	Sale, Ground Lease, BTS, RBTS
Assemblage:	Possible up to ±2.19 Acres (contact broker for details)

Market Analysis

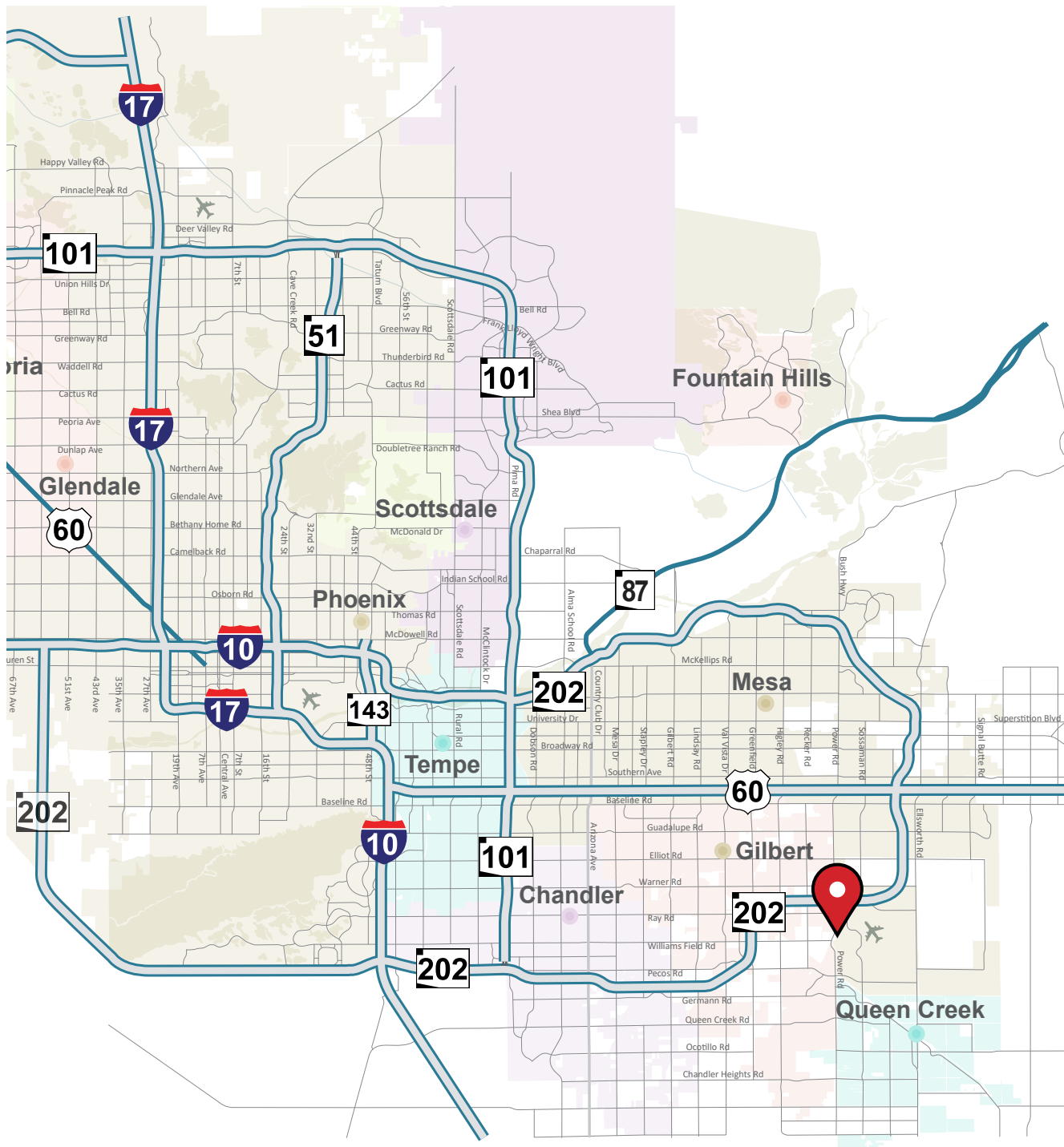
The Mesa, AZ, market is experiencing strong growth, with a population of over 500,000 and an economy that is projected to grow by over 5% in the next five years. This growth is being driven by a number of factors, including the city's proximity to Phoenix, its strong employment base, and its growing amenities and attractions.

Property Highlights

- Prime location in Mesa, AZ with easy access to major highways and transportation corridors
- Near Phoenix/Mesa Gateway Airport
- Across from Gilbert Gateway Towne Center, which includes multiple national brands such as: Walmart, Target, Petsmart, World Market, Chick-fil-A, Jamba Juice, Michaels, Texas Roadhouse, etc.







Minutes To...

Loop 202 San Tan Freeway

2 minutes



Phoenix/Mesa Gateway Airport

5 minutes



Phoenix Sky Harbor International Airport

28 minutes



Phoenix

37 minutes



Demographics

(5 mile radius)

Population

250,778

Median Age

34.2

Households

82,946

Median Household Income

\$109,663

Unemployment Rate

2.7%

Education

46% Bachelor's/Grad./Prof. Degree

The Phoenix East Valley Means Business and Others are Taking Notice:

The PHX East Valley is synonymous with smart development.

So what has our region been up to lately?

The PHX East Valley has been growing exponentially. During the past year, dozens of companies have relocated or expanded in the region, bringing thousands of jobs with them.

Among them:

- Able Aerospace. Mesa
- Adhere Health. Gilbert
- Amazon, Chandler, Mesa, Tempe
- ARCH Global Precision. Chandler
- ArmorWorks, Chandler
- AT&T. Mesa
- Banner Ocotillo Medical Center, Chandler and Queen Creek
- BD Peripheral Intervention, Tempe
- Bright Health Plan, Tempe
- CarMax. Tempe
- CAVU Aerospace, Mesa
- Clarivate Analytics, Chandler
- Commercial Metals Company, Mesa
- Compound Photonics. Chandler
- Comtech, Chandler
- CVS Health, Chandler
- Dexcom. Mesa
- Isola. Chandler
- Dignity Health, Chandler
- Dignity Health/Kindred Healthcare. Gilbert
- Dignity Health/Phoenix Children's Hospital, Gilbert
- Door Dash, Tempe
- Douglas Allred Company, Chandler
- Fountain Hills Medical Center. Fountain Hills
- Gila River Hotels and Casinos. Gila River
- (HEROS) Helicopter Engine Repair and Overhaul Service, Chandler
- HonorHealth Primary and Urgent Care, Fountain Hills
- Insight, Chandler
- JP Morgan Chase. Tempe
- LASER COMPONENTS Detector Group, Chandler
- Local Motors, Chandler
- Marwest Enterprises, Mesa
- MOOG Space and Defense, Gilbert
- Northrop Grumman. Chandler. Gilbert
- Norton Lifelock, Tempe
- Offerpad. Chandler
- Open Door. Tempe
- Park University. Gilbert
- Rinchem, Chandler
- Silicon Valley Bank. Tempe
- Times Microwave Systems, Mesa
- Toyota Financial Services. Chandler
- Urbix Resources, Mesa
- VB Cosmetics, Inc., Chandler
- WageWorks, Mesa
- Zovio, Chandler



Grow with the East Valley

The economic growth and superior quality of life found in the PHX East Valley didn't just happen overnight. From thriving cultural opportunities to amazing recreation areas with an ideal climate, the PHX East Valley has developed into the place where individuals want to work, live and play.

The PHX East Valley is a region with substantial growth and endless opportunity. More than 1.4 million people reside here, and the region is expected to grow to nearly 1.9 million residents by 2050. Our population is young — the median age of our residents is 38 — and collectively, the region has access to more than 1 million workers. The region is also a magnet for jobs, and economists predict that the region will add an estimated 400,000 new positions in the next 30 years.

