

Turnkey Restaurant Space Available for Lease

LRA

RETAIL PROPERTY FOR LEASE | MESA, AZ



PROPERTY DESCRIPTION

Rare 2nd Generation restaurant opportunity offers an ideal turnkey space for operators looking to launch or expand with reduced startup costs and faster time to opening. Most existing restaurant equipment is negotiable into the lease, providing immediate operational value. The property features monumental signage, ample parking, high ceilings, and outstanding visibility along high-traffic streets. Positioned within a thriving commercial corridor, this highly visible location presents an exceptional opportunity for a new business to establish a strong presence and succeed from day one.

SPACE HIGHLIGHTS

- Turnkey Restaurant Space Available for Lease
- Fully built-out kitchen infrastructure
- Strong daytime and evening traffic counts
- High Ceilings, Restroom and Utility Room
- Move-in ready opportunity, existing restaurant equipment is negotiable into the lease
- High-Visibility Restaurant Opportunity

OFFERING SUMMARY

Lease Rate:	Negotiable (NNN)
Available SF:	1,187 SF
Lot Size:	1.103 Acres
Building Size:	10,870 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	638	2,474	7,531
Total Population	1,990	7,222	20,752
Average HH Income	\$68,414	\$62,856	\$57,800

DON MORTENSEN

602.451.3684 | don@lraphx.com

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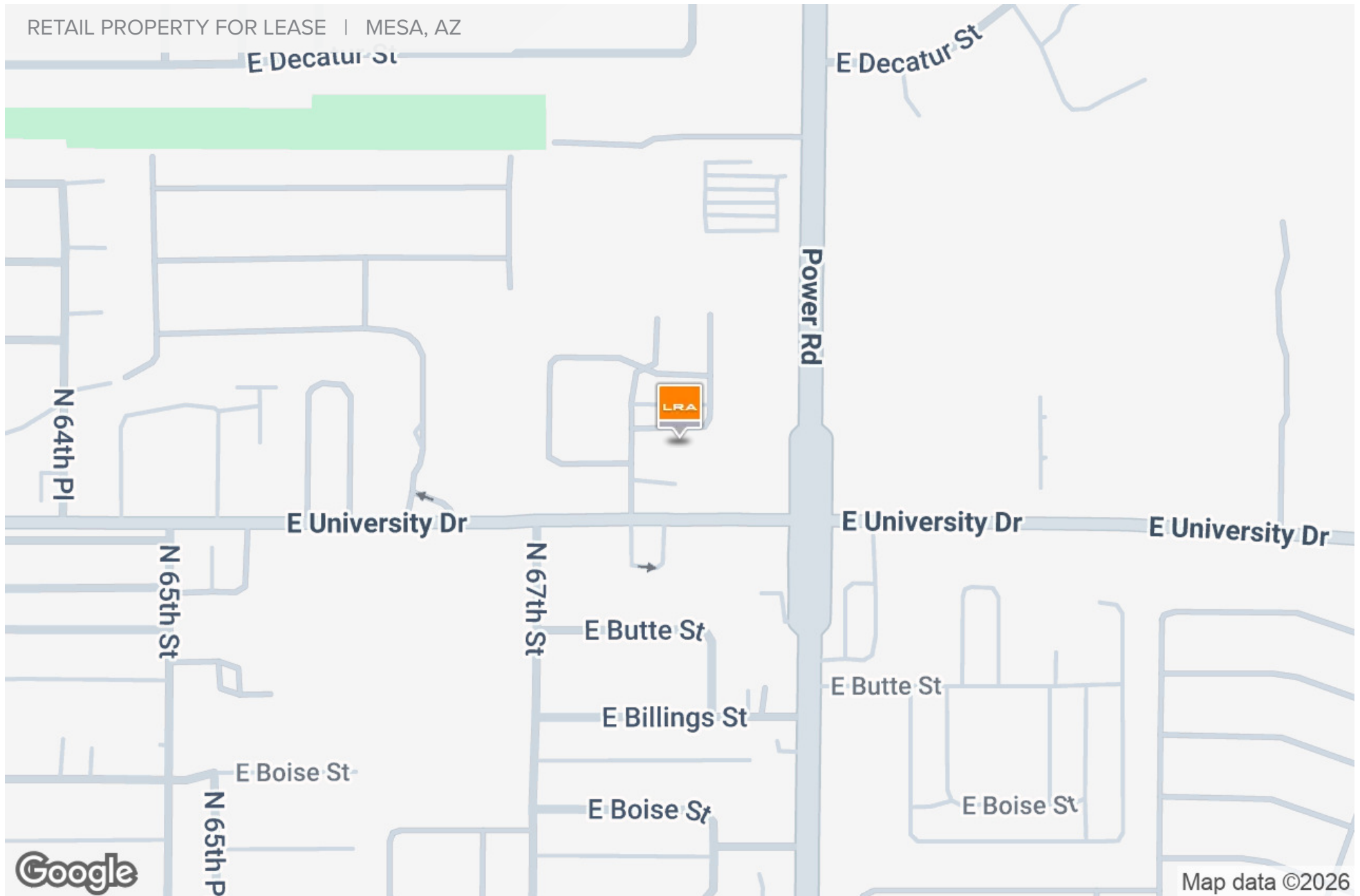
480.526.5644

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Location Map

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Suite 103

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Two Hand Corn Dogs 2nd Gen Restaurant Space

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Demographics Map & Report

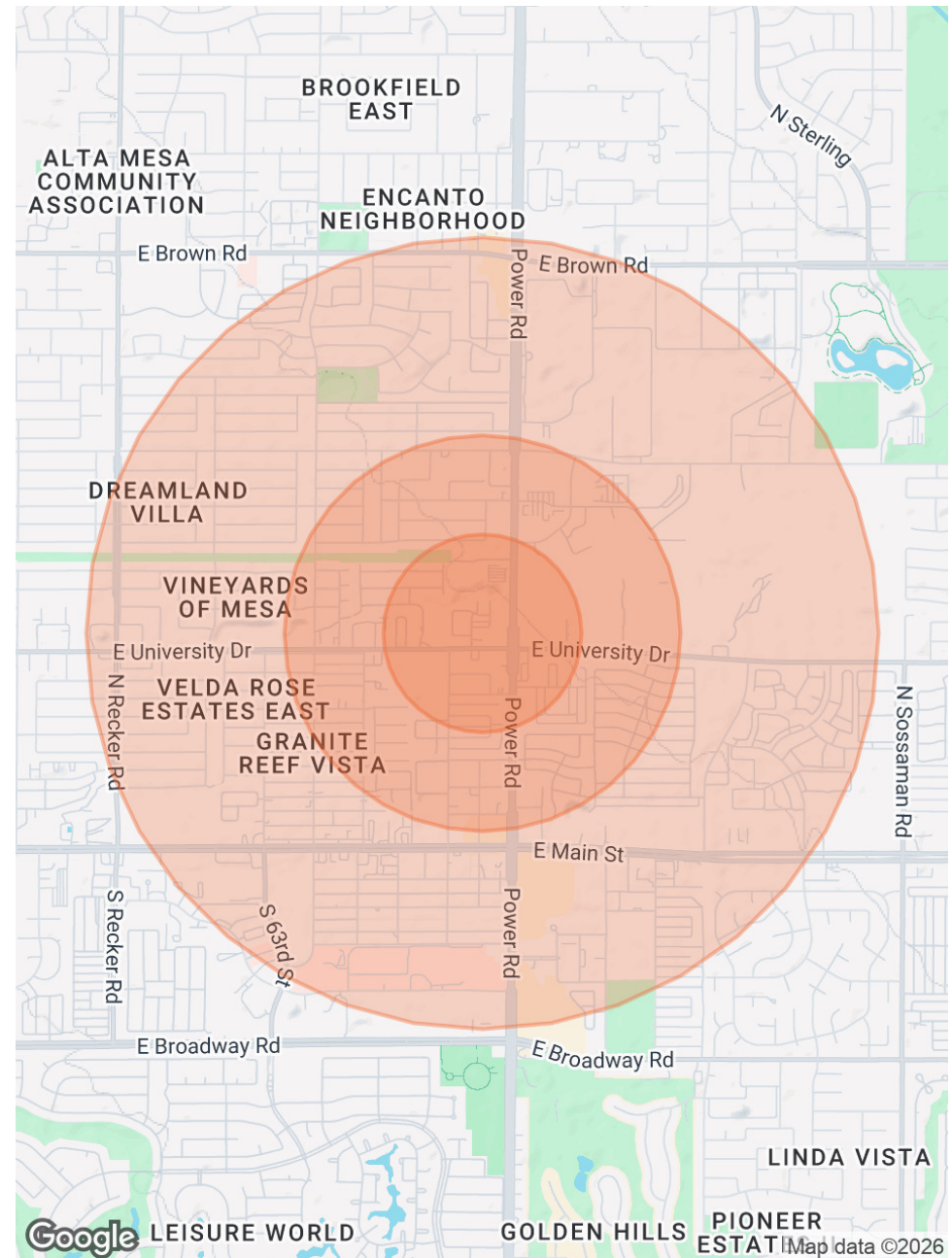
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,990	7,222	20,752
Average Age	28.8	29.1	30.2
Average Age (Male)	30.4	31.3	31.2
Average Age (Female)	23.9	25.0	28.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	638	2,474	7,531
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$68,414	\$62,856	\$57,800
Average House Value	\$147,549	\$148,413	\$164,952

2020 American Community Survey (ACS)



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