



**±3.4 ACRE LAND
LC ZONING**

W MCKELLIPS RD (33,048 VPD)

N CENTER ST

36 W Mckellips Rd | Mesa, AZ 85201

±3.4 ACRE COMMERCIAL LAND AVAILABLE FOR SALE

COMMERCIAL LAND DEVELOPMENT OPPORTUNITY

For Sale Information:

Trent Rustan
D 480.966.5155
M 602.550.0709
trustan@cpiaz.com

David Walwyn
D 480.621.4022
M 415.328.1992
dwalwyn@cpiaz.com

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.

05 20 26



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



COMMERCIAL DEVELOPMENT OPPORTUNITY

In the rapidly expanding heart of Mesa, Arizona, a compelling development opportunity awaits forward-thinking investors and developers. We are pleased to offer a strategically positioned land parcel, totaling approximately 3.4 acres, located at 36 W McKellips Road. This site offers exceptional potential for retail development in one of the East Valley’s most active growth corridors.

Positioned near the intersection of McKellips Road and Center Street, the site benefits from immediate access to Loop 202 and Arizona State Route 87 (Arizona Avenue), providing seamless regional connectivity throughout Mesa and the greater Phoenix metropolitan area. This prime infill location ensures strong visibility, accessibility, and convenience for future customers and tenants alike.

Surrounded by established residential neighborhoods, retail amenities, and employment centers, the property sits within a high-demand trade area experiencing continued population growth and economic expansion. Mesa’s diversified economy, strong workforce base, and ongoing infrastructure investment create an ideal environment for neighborhood-serving retail concepts.

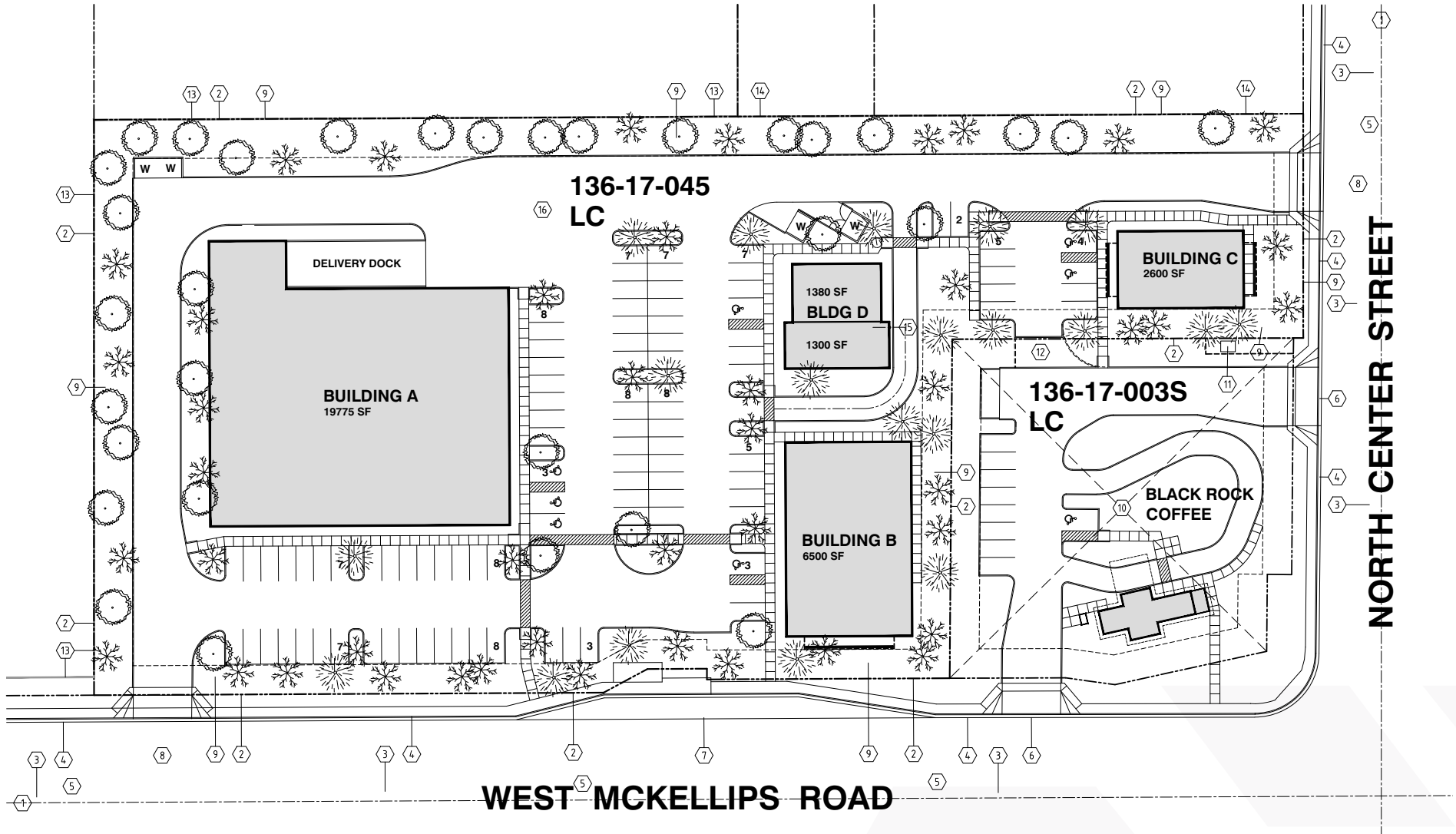
These 3.4 acres present a blank canvas for a range of development visions, including a range of potential retail projects designed to serve the surrounding population. Contact an exclusive listing agent for more information and a tour of the site.

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. 05 20 26

PROPERTY SUMMARY

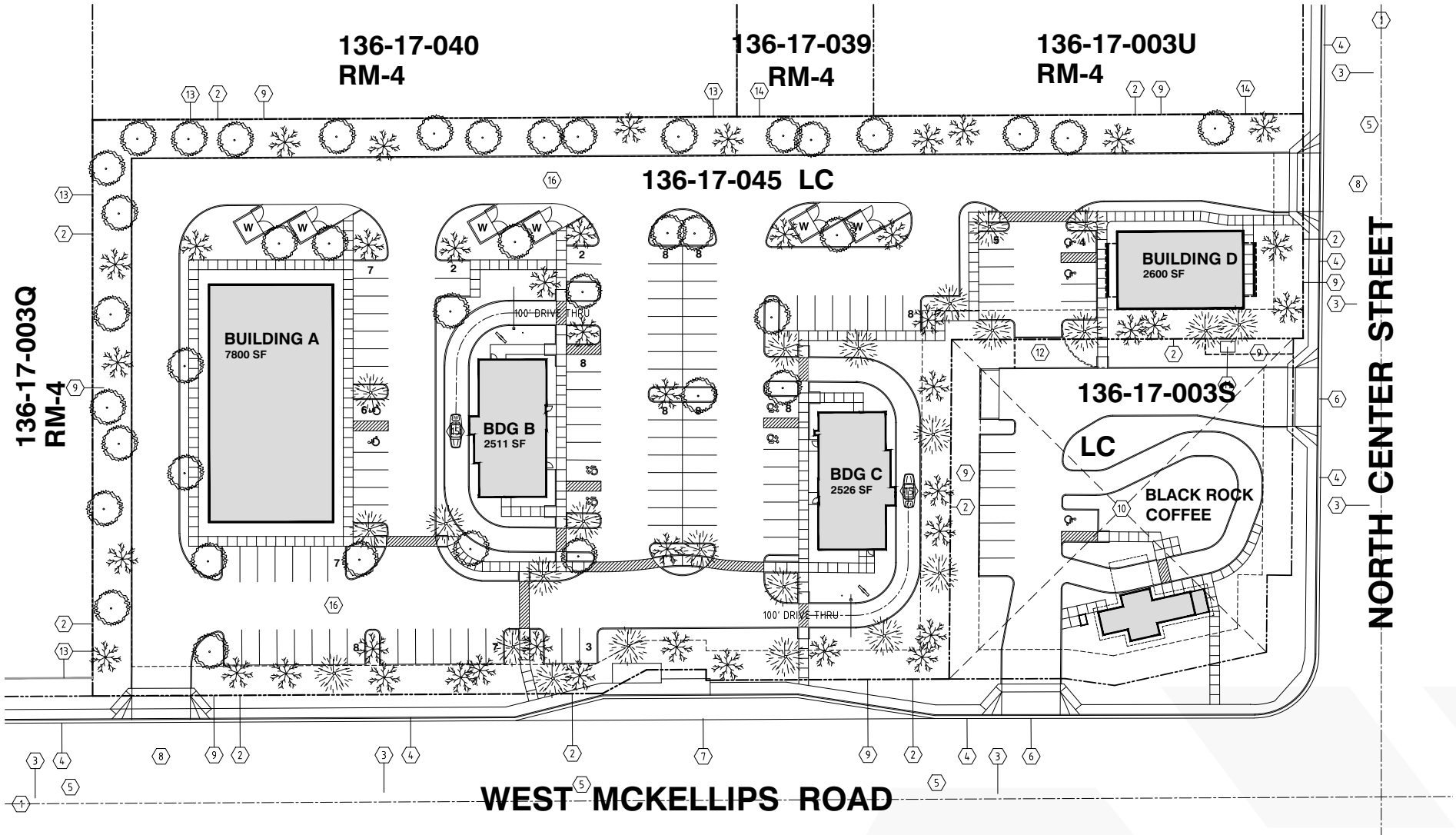
Address	36 W McKellips Rd Mesa, AZ 85201
Land Size	±3.4 Acres
Parcel Number	136-17-045
Property Use	Retail Land Development Opportunity
Zoning	LC, City of Mesa
Sale Price	2,199,000 (\$14.85/SF)

CONCEPTUAL SITE PLAN 1



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.

CONCEPTUAL SITE PLAN 2



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.

LOOP 101

LOOP 202

SITE

















MESA COUNTRY CLUB

ARIZONA 87

MCKELLIPS RD

LOOP 202






HOHOKAM STADIUM

RIO SALADO PKWY








DOWNTOWN MESA

UNIVERSITY DR

DOBSON ST

ALMA SCHOOL RD

ARIZONA AVE

MESA DR

MAIN ST



COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected. CBPAC

ABOUT MESA, ARIZONA

Mesa, Arizona is a prime location for retail land development. As the third largest city in Arizona, Mesa's growing population of over 500,000 provides a substantial customer base hungry for diverse retail experiences.

The city's affordability and proximity to major Phoenix-area employment hubs attract a desirable mix of young families and professionals. Mesa's excellent transportation networks promise high visibility for your development.

Mesa presents incredible opportunities to capitalize on the strong demand for new retail options.



Mesa's economic landscape is defined by its proactive business climate, strategic growth initiatives, and commitment to attracting diverse industries. Over the past year, the City of Mesa Office of Economic Development recorded 47 company relocations and expansions, resulting in more than 5 million square feet of development and 3,370 high-wage jobs created, reinforcing the city's momentum as a hub for innovation, advanced manufacturing, technology, and clean energy firms. Supported by a large and skilled workforce, strong regional transportation connectivity, and collaborative economic development partnerships, Mesa streamlines business growth and investment through tools such as Opportunity Zones and targeted corridor incentives. In addition to major employer expansion, the city prioritizes small business development and retail growth through initiatives like Mesa Business Builder @ The Studios and focused retail attraction efforts, enhancing amenities and strengthening Mesa's position as a vibrant, resilient destination for commercial investment, workforce development, and long-term economic vitality across the East Valley.

Source: Selectmesa.com



RETAIL MARKET BREAKDOWN

PHOENIX METRO MARKET

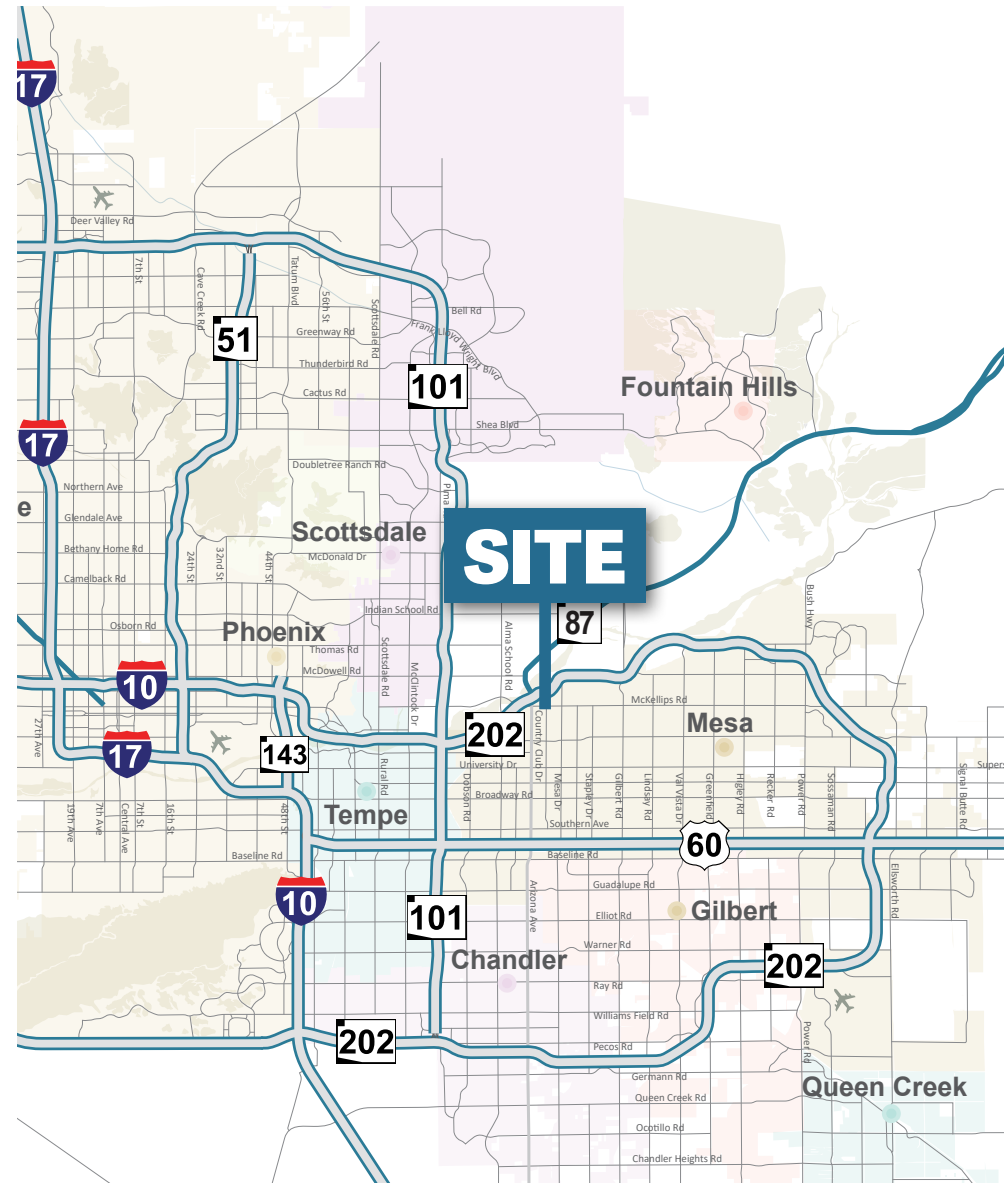
The six cities and towns – Chandler, Gilbert, Mesa, Tempe, Queen Creek and Apache Junction – known as the PHX East Valley accounted for nearly half of the total job growth in all of Maricopa County last year, according to data from CBRE Research, Arizona Commerce Authority and Greater Phoenix Economic Council. The burgeoning region added 13,500 of the 28,000 new jobs in 2018. Among the industries with the biggest job gains in the region last year were manufacturing, technology and financial services.

The region also continues to foster innovation in a variety of technology-enabled enterprises. This includes EdgeCore Internet Real Estate's planned 1.25-million-square-foot campus, in Mesa, plus a \$63.5-million satellite campus to Arizona State University. Located in Mesa's downtown core, the campus will feature programs using augmented and virtual reality, artificial intelligence, and 3D design that are critical to medical, aerospace, manufacturing and entertainment firms.

MESA SUBMARKET

The City of Mesa is committed to supporting businesses and creating a favorable environment for economic growth. The city offers a variety of resources and incentives to businesses, including financial assistance, workforce training, and marketing support.

Mesa's population is growing rapidly, which is creating a strong demand for goods and services. This presents a significant opportunity for businesses to serve the needs of the expanding population with its blend of accessibility, a thriving local economy, and a growing customer base.



For Sale Information:

Trent Rustan
D 480.966.5155
M 602.550.0709
trustan@cpiaz.com

David Walwyn
D 480.621.4022
M 415.328.1992
dwalwyn@cpiaz.com

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.

05 20 26



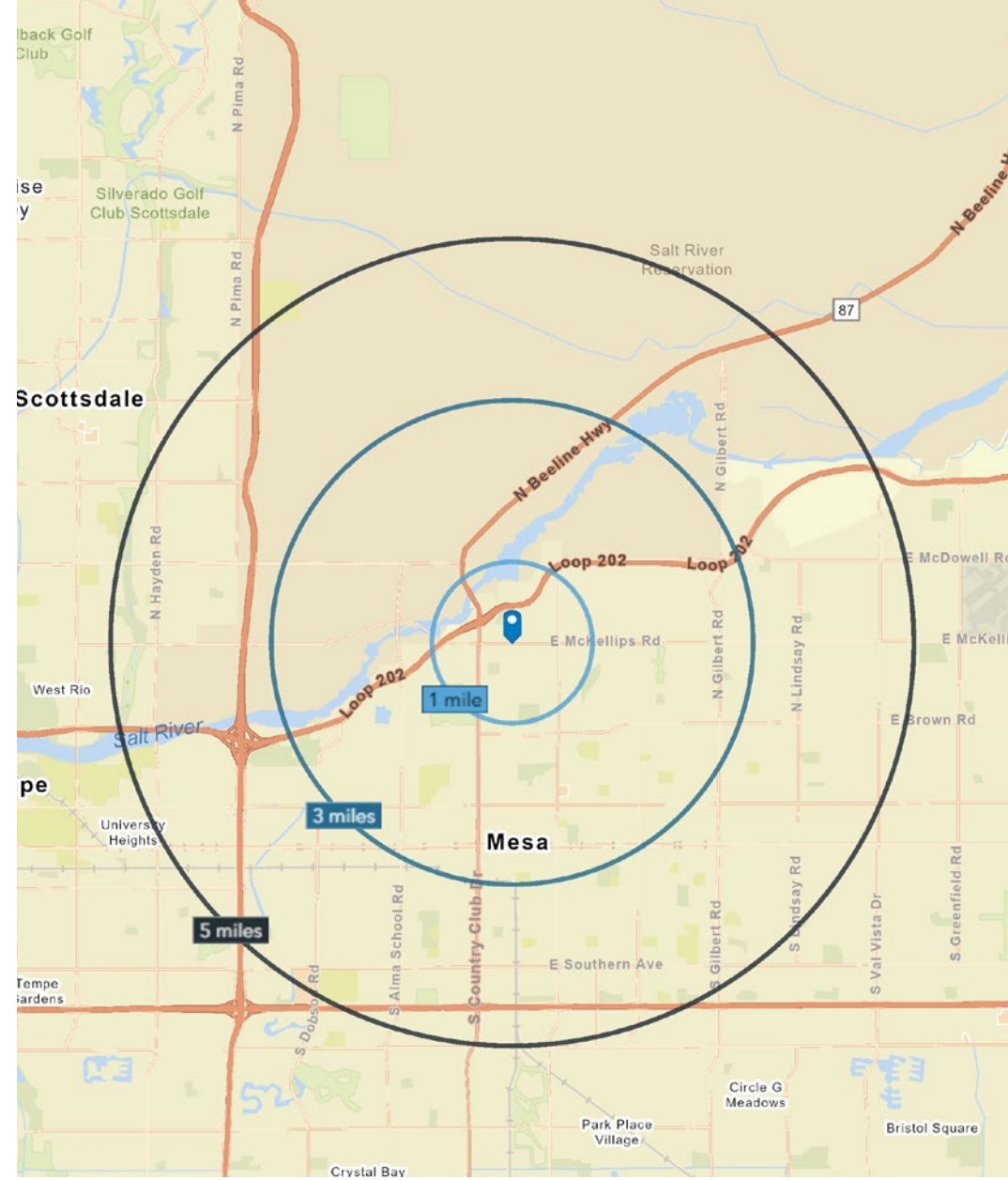
COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
2024 Population	16,428	88,650	265,685
2029 Population Projection	17,727	95,861	287,391
Annual Growth 2020-24	0.2%	0.5%	0.5%
Median Age	33.6	34.4	34.2
Bachelor's Degree or Higher	21%	23%	24%
Avg Household Spending	\$28,140	\$29,311	\$29,172
Total Consumer Spending	\$171M	\$948.7M	\$2.9B
Daytime Employees	1,894	36,440	122,719
% Of Service Based Businesses	35.5%	45.5%	43%
% Of Retail Based Businesses	22.5%	20.4%	21.6%
Total Businesses	269	3,180	9,882



For Sale Information:

Trent Rustan
 D 480.966.5155
 M 602.550.0709
 trustan@cpiaz.com

David Walwyn
 D 480.621.4022
 M 415.328.1992
 dwalwyn@cpiaz.com

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.

05/20/26



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
 SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com