

# MCKELLIPS MARKETPLACE

Power Rd. & McKellips Rd.

1855 N. Power Rd.  
Mesa, Arizona 85205



## PROPERTY DETAILS:

- Part of a major retail hub at Power Rd. and McKellips Rd. in the rapidly growing Northeast Mesa community
- Within walking distance to Mesa Community College Red Mountain Campus

**AVAILABLE SUITES: 13,840 SF & AVAILABLE PADS 30,000 SF**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population (2018)	12,500	90,000	225,000
Average Household Income	\$82,248	\$79,315	\$72,631
Workplace Employees	2,560	29,922	55,932

## TRAFFIC COUNTS

Power Rd	27,000 VPD
McKellips Rd	23,000 VPD

**W.M. GRACE COMPANIES**  
SINCE 1966

6925 E Indian School Rd. | Scottsdale, AZ 85251 | [www.wmgraceco.com](http://www.wmgraceco.com)  
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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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## PAD 2:

- 101 - THAI PATIO
- 104 - LUCKY LOU'S
- 105 - SENOR TACO

## PAD 3:

**20,000 SF AVAILABLE**

## SHOPS A:

- 101 - AT&T
- 103 - DYNAMIC DENTAL
- 105 - 2,844 SF AVAILABLE**
- 107 - AMERICAN INTERIORS
- 109 - CELEBRITY TAN
- 110 - EUROPEAN WAX
- 111 - 864 SF AVAILABLE**
- 112 - ELITE NAILS

## SHOPS B:

- 101 - 1,820 SF AVAILABLE**
- 102 - GYRO TIME
- 103 - PAPA JOHN'S
- 104/105 - 2,426 SF AVAILABLE**
- 106/107 - 1,820 SF AVAILABLE**
- 108 - H&R BLOCK
- 109 - FIREHOUSE SUBS
- 110 - RED STAR VAPER
- 111 - 1,200 SF AVAILABLE**
- 112 - COLD STONE CREAMERY



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## BASIC SUMMARY REPORT

**1 mile**      **3 miles**      **5 miles**

3.14 SQ/MI      28.27 SQ/MI      78.53 SQ/MI

### POPULATION

Population (2018)	12,500	90,000	225,000
% Growth (2017- 2022)	1.7%	1.8%	1.8%

### HOUSEHOLDS

Households Avg	3,733	32,522	74,652
Household Size	2.6	2.3	2.3

### EMPLOYMENT

Total Employers (2017)	368	2,674	5,902
Workplace Employees (2017)	2,560	27,779	55,877

### RACE

% White	87.1%	85.1%	83.9%
% Hispanic	13.5%	15.4%	17.2%
% Black	2.2%	3.0%	3.0%
% Asian	2.3%	2.4%	2.4%
% Other	4.0%	5.1%	6.2%
White	8,511	1,835	145,200
Hispanic	1,322	11,722	29,691
Black	219	2,264	5,197
Asian	224	1,794	4,147
Other	393	3,869	10,760

### HOUSING

% Renter Occupied Housing Units	14.8%	24.2%	25.5%
% Owner Occupied Housing Units	85.2%	75.8%	74.5%
Median Home Value	\$200,698	\$220,787	\$201,107

### INCOME

Average Household Income (2017)	\$82,248	\$79,315	\$72,631
Projected Average Household Income (2022)	\$105,699	\$99,051	\$89,288
Per Capita Income (2022)	\$39,236	\$41,165	\$37,475

### COLLEGE EDUCATION (Age 25+)

% < 9th Grade	1.9%	2.9%	3.5%
% Some High School	6.8%	5.1%	6.0%
% High School	26.5%	27.3%	28.1%
% Some College	30.9%	27.6%	27.3%
% College - Associates Degree	9.6%	8.8%	8.5%
% College - Bachelors Degree	16.6%	18.7%	17.6%
% College - Masters Degree	7.6%	9.6%	9.1%
% College - Professional/Doctorate Degree	24.2%	28.3%	26.7%

### AGE

Median Age	43.8	46.9	46.9
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