

±22,400 SF AVAILABLE

±7,136 SF BUILT OUT SWIM SCHOOL / ±4,661 SF RETAIL OFFICE



SEC RECKER RD & BROWN RD | MESA, AZ



The Pickle Guild
NOW OPEN!

AVAILABLE
Swim School for Lease

NICK DEDONA
602.734.7208
ndedona@pcaemail.com

JACKSON DRAGON
602.288.3468
jdragon@pcaemail.com

GREG LAING
602.734.7207
glaing@pcaemail.com



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PROPERTY DETAILS

AVAILABLE ±7,136 - ±22,400 SF
±7,136 SF Built Out Swim School
±1,575 SF Vanilla Shell

ZONING LC

PROPERTY HIGHLIGHTS

- Monument signage available
- Over 95,000 residents within a 3 mile radius
- Loop 202 access approximately 2.5 miles from site

TRAFFIC COUNTS

RECKER RD

N ±13,398 VPD (NB & SB)

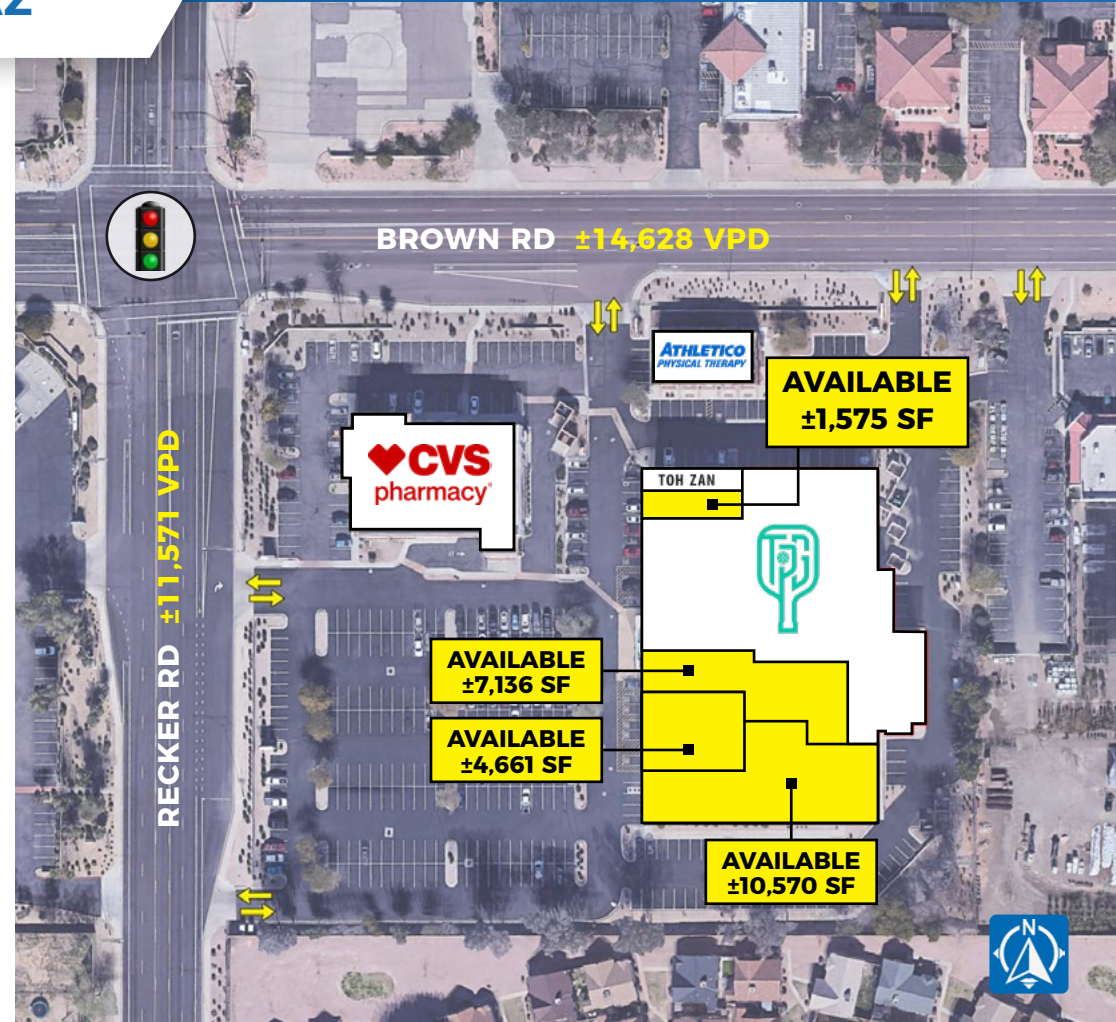
S ±11,571 VPD (NB & SB)

ADOT 2023

BROWN RD

E ±17,492 VPD (EB & WB)

W ±14,628 VPD (EB & WB)



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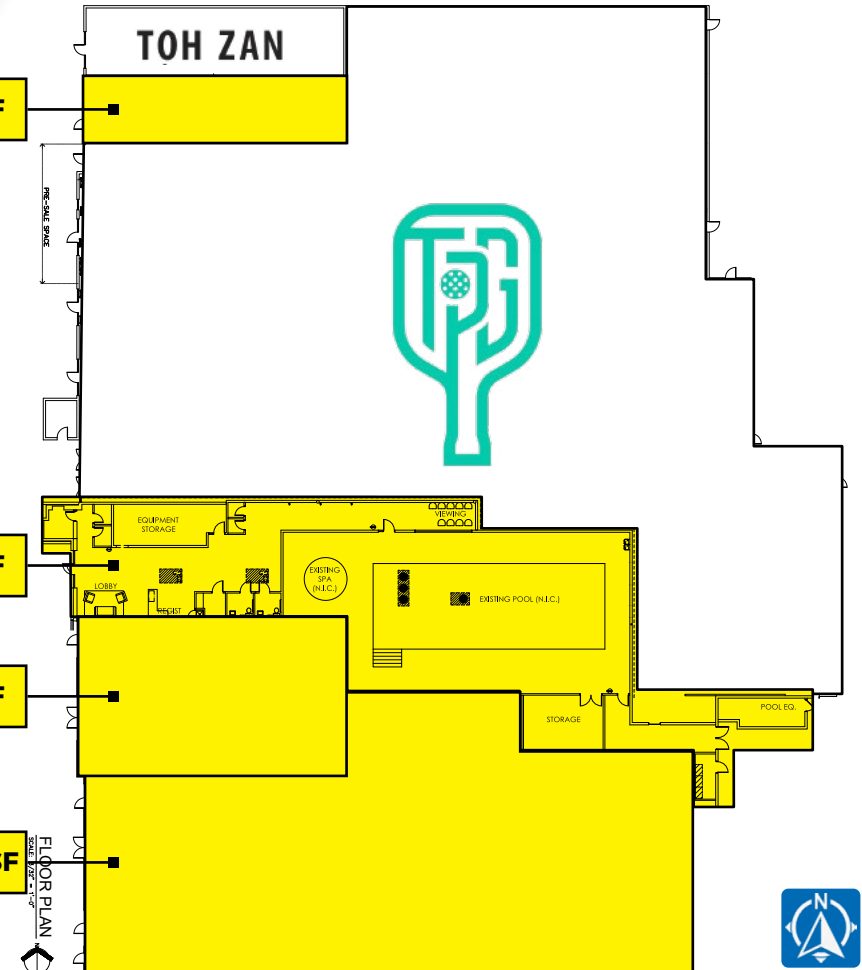


AVAILABLE ±1,575 SF

AVAILABLE ±7,136 SF

AVAILABLE ±4,661 SF

AVAILABLE ±10,570 SF



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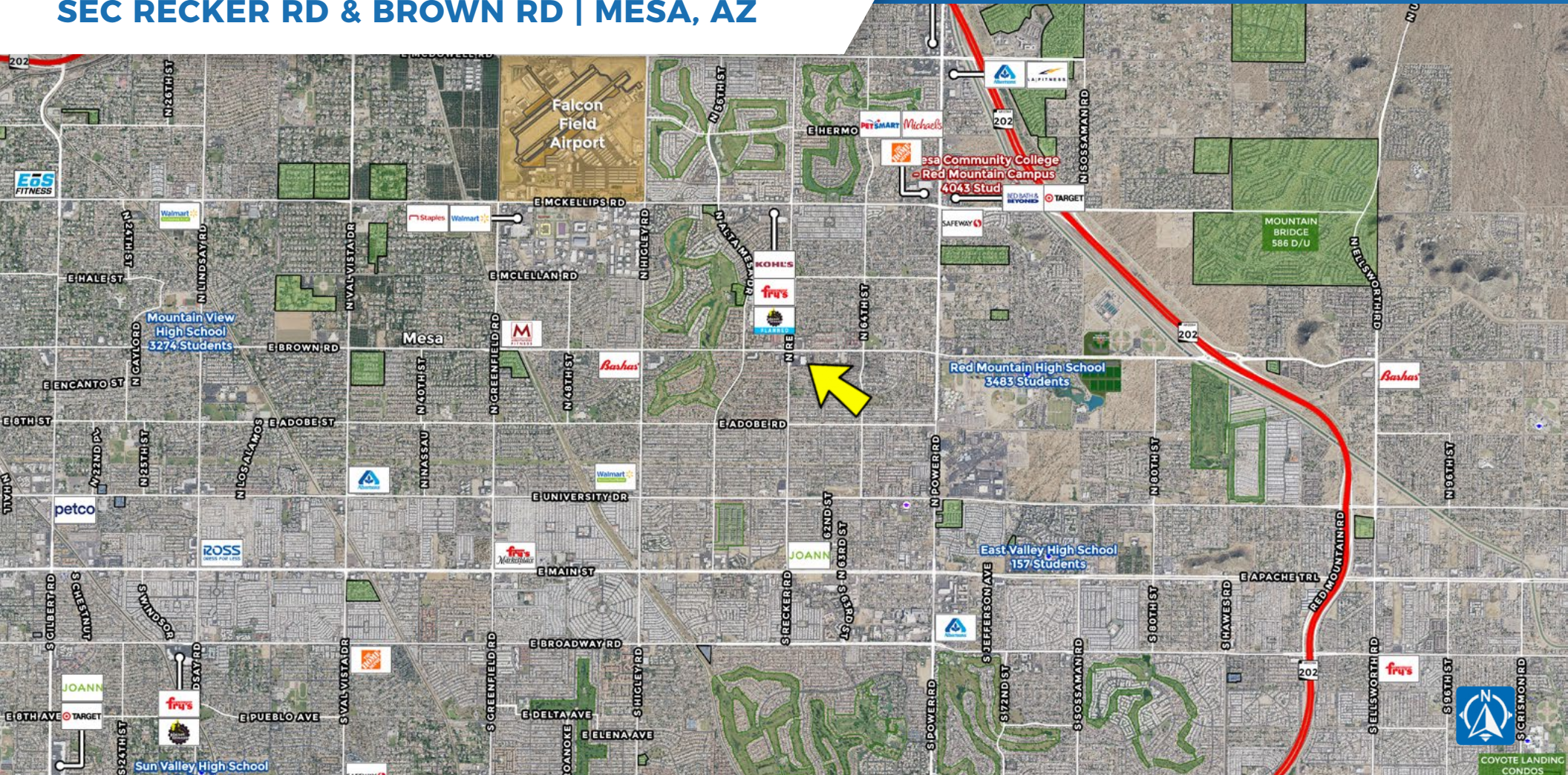


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DEMOGRAPHICS



POPULATION

	1-Mile	3-Miles	5-Miles
2023 Total Population	14,765	93,781	242,617
2028 Total Population	14,640	93,430	242,154



HOUSEHOLDS

	1-Mile	3-Miles	5-Miles
2023 Households	6,342	41,256	99,836
2028 Households	6,357	41,504	100,593



2023 INCOMES

	1-Mile	3-Miles	5-Miles
Average HH Income	\$100,850	\$97,505	\$102,941
Median HH Income	\$69,968	\$66,865	\$72,722
Per Capita Income	\$43,406	\$43,006	\$42,377



HOUSING UNITS

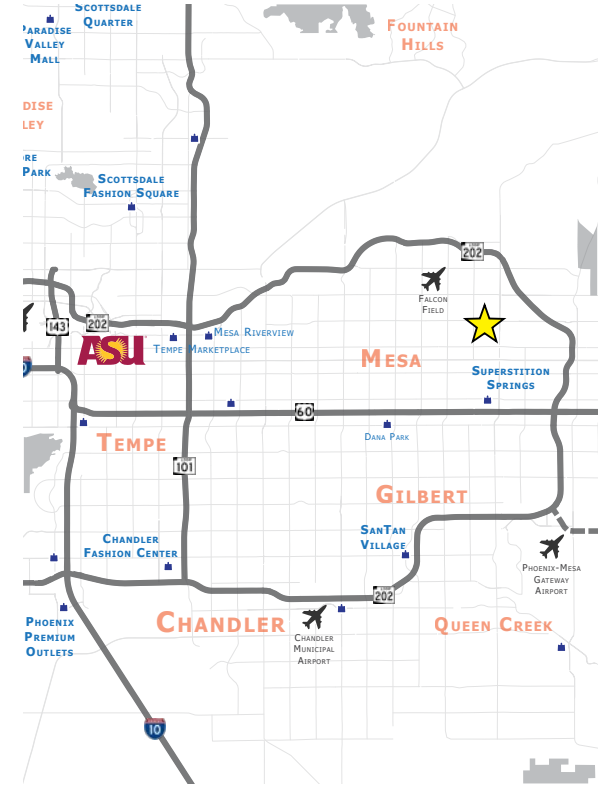
	1-Mile	3-Miles	5-Miles
2023 Housing Units	6,943	51,544	120,185
Owner Occupied	71.4%	59.3%	61.8%
Renter Occupied	20.0%	20.7%	21.3%
Vacant	8.7%	20.0%	16.9%



DAYTIME
POPULATION

	1-Mile	3-Miles	5-Miles
2023 Total Daytime Pop	11,254	95,752	229,393
Workers	3,270	41,367	95,144
Residents	7,984	54,385	134,249

2023 ESRI ESTIMATES



**2023 POPULATION
242,617
WITHIN 5-MILES**

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