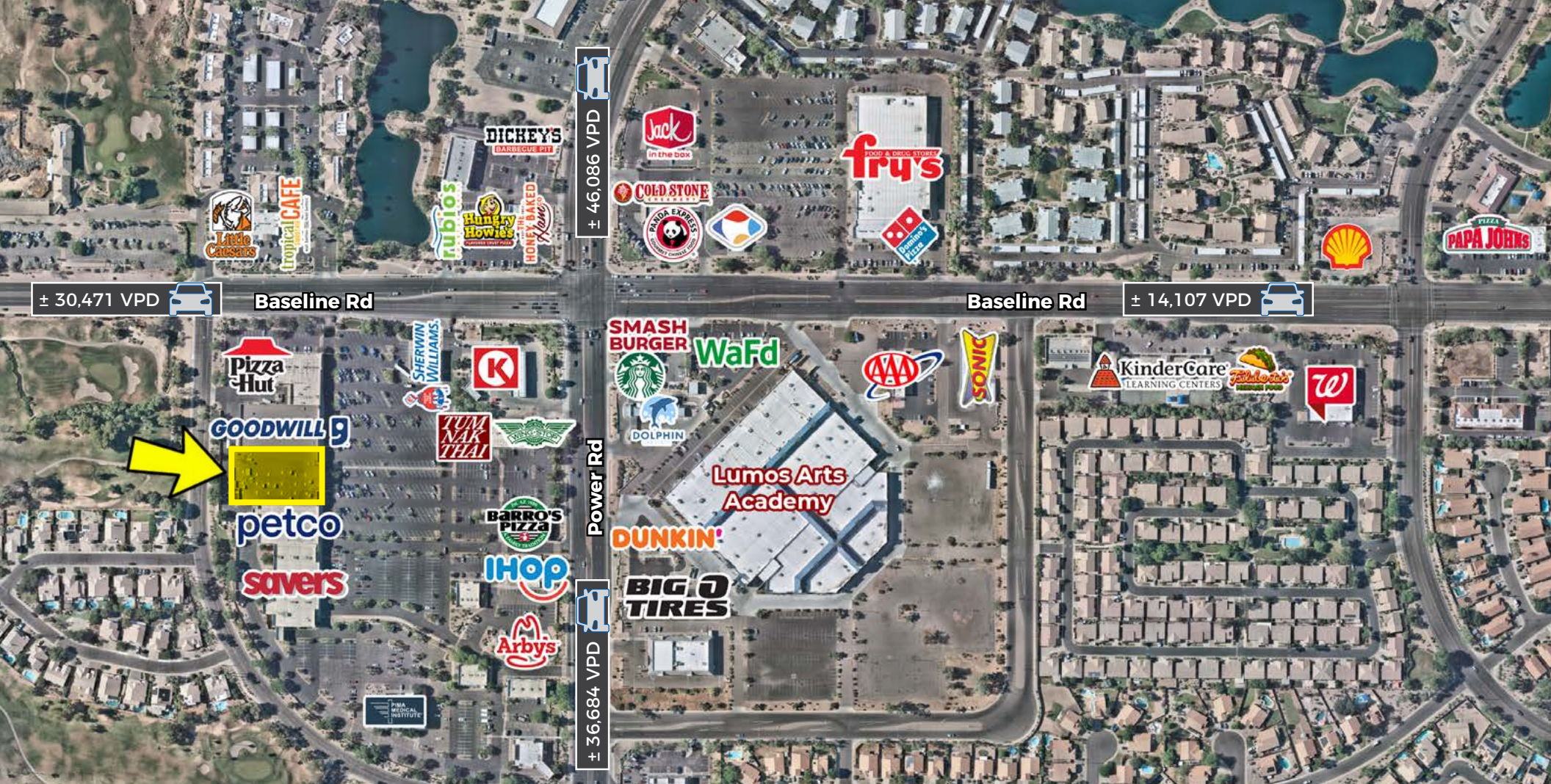




AVAILABLE | ±20,393 SF JUNIOR BOX FOR LEASE



POWER RD & BASELINE RD

Mesa, AZ



property summary



AVAILABLE	±20,393 Building	PRICING	Call for Lease Rate
LOCATION	2070 S Power Rd, Mesa, AZ 85208	NNN's	\$4.20 / SF
CLEAR HEIGHT	18'-22'		

PROPERTY HIGHLIGHTS

- » Close to the US-60.
- » Strong retail co-tenancy at the intersection.
- » Clear Height: 18'-20'
- » Huge traffic counts with over 60,000 cars per day in front of the site.
- » Ample parking.

TRAFFIC COUNTS

POWER RD

N ±46,086 VPD (NB & SB)

S ±36,684 VPD (NB & SB)

BASELINE RD

E ±14,107 VPD (EB & WB)

W ±30,471 VPD (EB & WB)

ADOT 2022

REGIONAL INTERSECTION



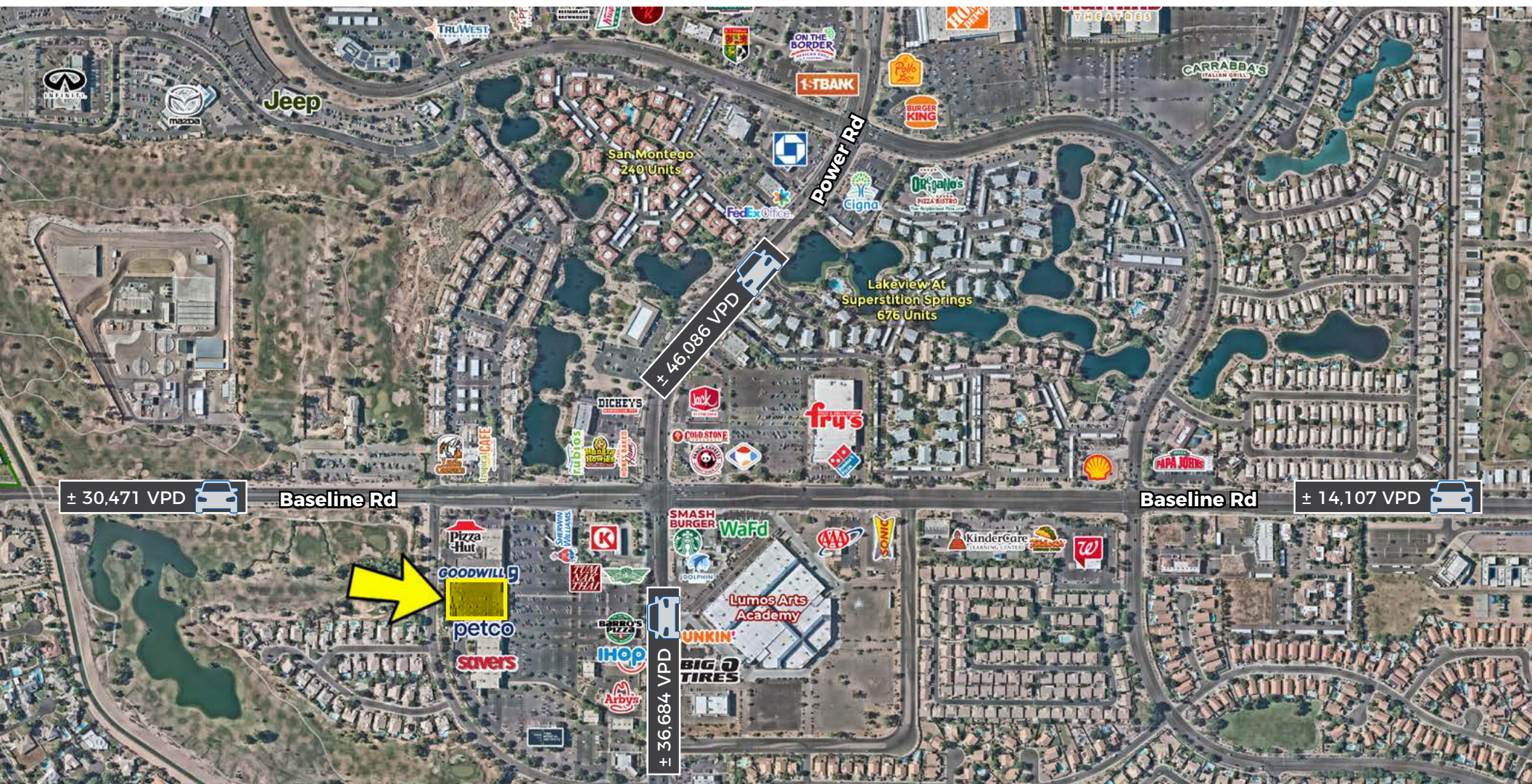
SWC

±20,393 SF | JUNIOR BOX FOR LEASE

POWER RD & BASELINE RD



area map



SWC

±20,393 SF | JUNIOR BOX FOR LEASE

POWER RD & BASELINE RD



site plan



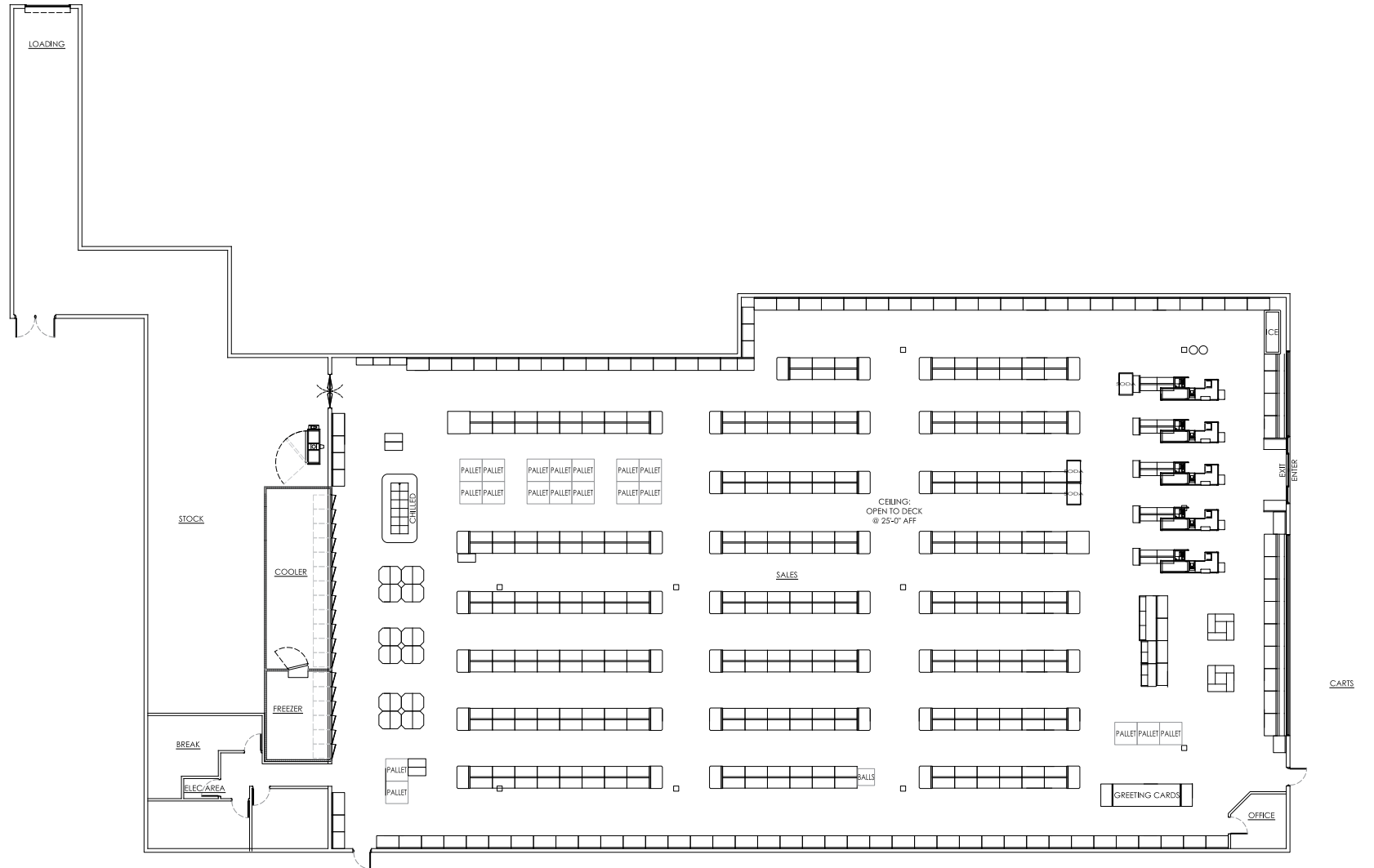
SWC

±20,393 SF | JUNIOR BOX FOR LEASE

POWER RD & BASELINE RD



site plan



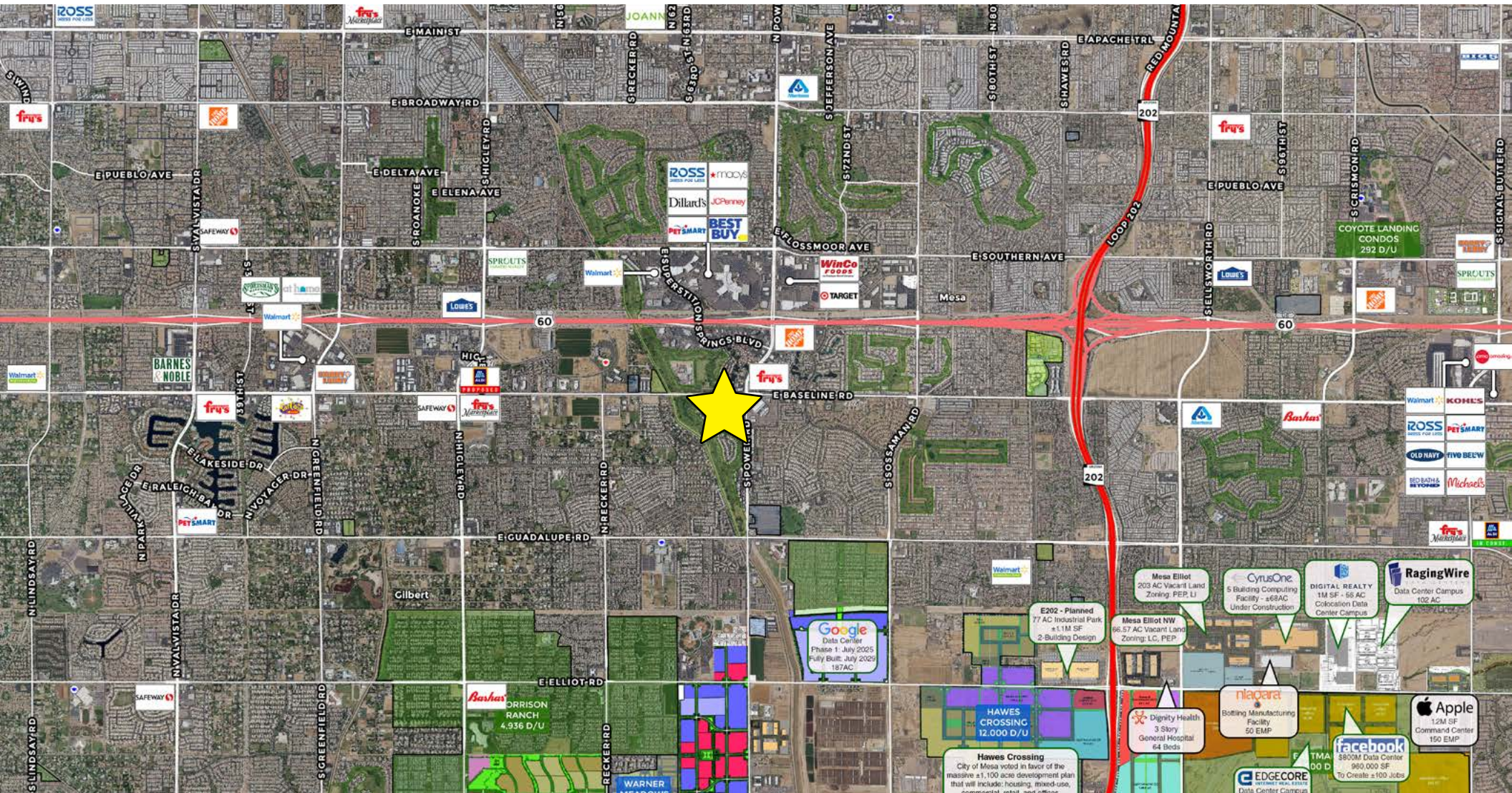
SWC

±20,393 SF | JUNIOR BOX FOR LEASE

POWER RD & BASELINE RD



aerial



SWC

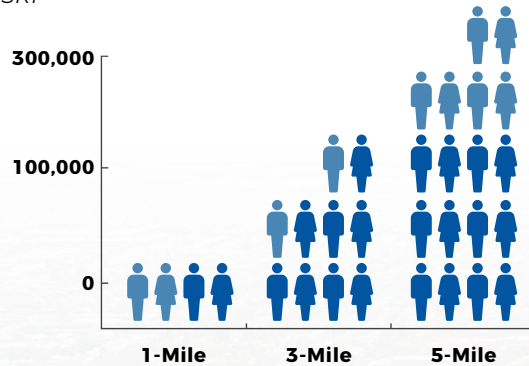
±20,393 SF | JUNIOR BOX FOR LEASE

POWER RD & BASELINE RD



demographics

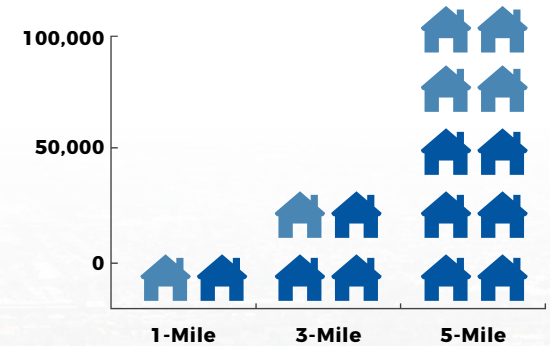
2024 ESRI



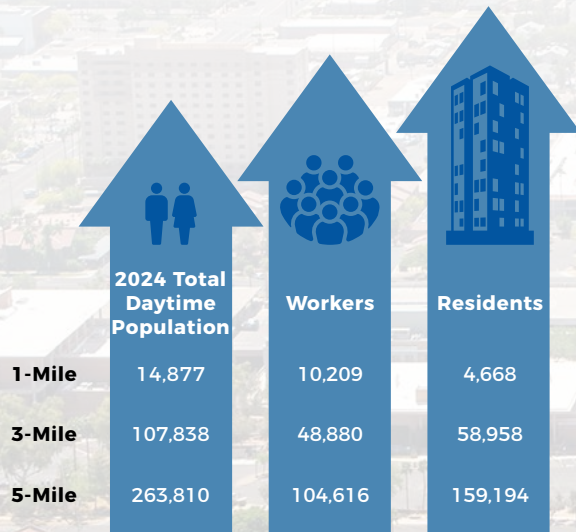
	1-Mile	3-Mile	5-Mile
2024 Total Population	10,438	108,105	305,701
2029 Total Population	10,370	112,733	316,960



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$85,527	\$108,180	\$39,681
3-Mile	\$81,412	\$106,192	\$42,520
5-Mile	\$85,051	\$110,039	\$42,559



	1-Mile	3-Mile	5-Mile
2024 Households	3,830	43,374	118,173
2029 Households	3,862	45,832	124,123

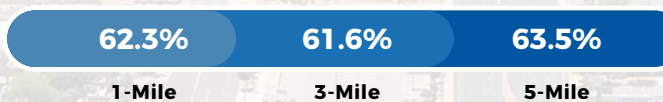


	2024 Total Daytime Population	Workers	Residents
1-Mile	14,877	10,209	4,668
3-Mile	107,838	48,880	58,958
5-Mile	263,810	104,616	159,194

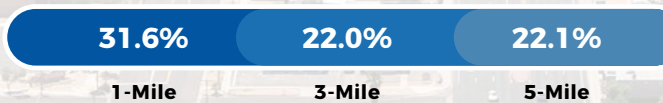
2024 Housing Units



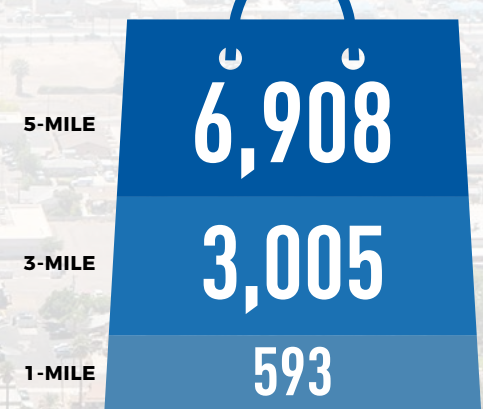
Owner Occupied



Renter Occupied



2024 Businesses



SWC

±20,393 SF | JUNIOR BOX FOR LEASE

POWER RD & BASELINE RD



employment data

LARGER EMPLOYERS



Banner Gateway
Medical Center

2 Miles Away

1,550
employees



Banner Baywood
Medical Center

2 Miles Away

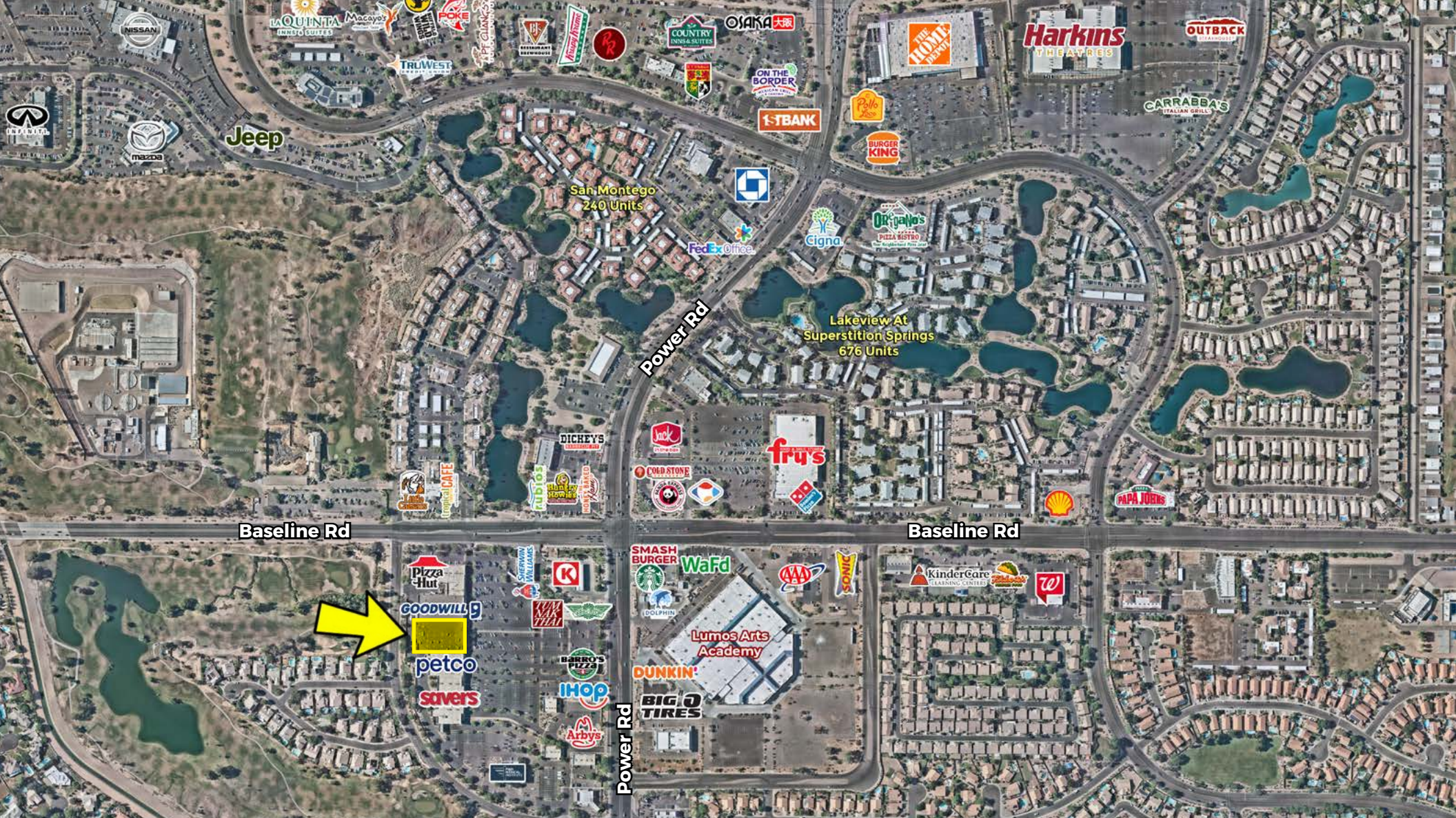
1,810
employees

SWC

±20,393 SF | JUNIOR BOX FOR LEASE

POWER RD & BASELINE RD





exclusively listed by

NICK DEDONA

(602) 734-7208

ndedona@pcaemail.com

CAMERON WARREN

(602) 288-3471

cwarren@pcaemail.com

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. 04/09/25



3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
www.pcainvestmentsales.com