

DRIVE THRU PAD FOR SALE BUILD -TO-SUIT OR GROUND LEASE

2725-2727 E. McKellips Rd. | Mesa, AZ 85345

Lindsay Groves Marketplace Call Broker for Pricing Information



Near by: WalMart Superstore, Dollar Tree, Mountain Side Fitness, Sprouts, Falcon Field Airport, Boeing company, 202 Fwy, Mountain view High School, Restaurants & Retail

- ± 1.16 Acres
- Zoning C-2
- Ideal for Retail / Office / Medical

- Location: SWC of McKellips & Lindsay
- Parcel 141-09-214

Kyle Davis
D 480.889.2566
M 203.419.5385
kdavis@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CFPAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpiaz.com

INVESTMENT SALE

LINDSAY GROVES MARKETPLACE
2727 E MCKELLIPS RD | MESA, AZ 85345

DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	13,972		95,884		281,750	
2018 Estimate	13,163		89,107		260,949	
2010 Census	13,265		82,267		235,441	
Growth 2018 - 2023	6.15%		7.61%		7.97%	
Growth 2010 - 2018	-0.77%		8.31%		10.83%	
2018 Population by Hispanic Origin	1,676		19,675		77,909	
2018 Population	13,163		89,107		260,949	
White	12,004	91.20%	79,025	88.69%	228,234	87.46%
Black	251	1.91%	2,898	3.25%	9,757	3.74%
Am. Indian & Alaskan	183	1.39%	2,914	3.27%	10,628	4.07%
Asian	407	3.09%	1,624	1.82%	4,281	1.64%
Hawaiian & Pacific Island	43	0.33%	353	0.40%	1,180	0.45%
Other	275	2.09%	2,294	2.57%	6,870	2.63%
U.S. Armed Forces	0		51		116	
Households						
2023 Projection	4,437		34,619		105,233	
2018 Estimate	4,190		32,185		97,535	
2010 Census	4,261		29,651		88,020	
Growth 2018 - 2023	5.89%		7.56%		7.89%	
Growth 2010 - 2018	-1.67%		8.55%		10.81%	
Owner Occupied	3,406	81.29%	22,144	68.80%	60,858	62.40%
Renter Occupied	784	18.71%	10,042	31.20%	36,677	37.60%
2018 Households by HH Income						
Income: <\$25,000	564	13.46%	6,526	20.28%	22,846	23.42%
Income: \$25,000 - \$50,000	689	16.44%	7,973	24.77%	26,773	27.45%
Income: \$50,000 - \$75,000	543	12.96%	5,670	17.62%	18,731	19.20%
Income: \$75,000 - \$100,000	503	12.00%	3,709	11.52%	10,769	11.04%
Income: \$100,000 - \$125,000	554	13.22%	2,812	8.74%	7,005	7.18%
Income: \$125,000 - \$150,000	326	7.78%	1,384	4.30%	3,580	3.67%
Income: \$150,000 - \$200,000	460	10.98%	1,958	6.08%	4,325	4.43%
Income: \$200,000+	551	13.15%	2,154	6.69%	3,505	3.59%
2018 Avg Household Income	\$112,425		\$80,175		\$67,119	
2018 Med Household Income	\$89,860		\$56,130		\$48,993	

ABOUT MESA



Located in Maricopa County and just 15 miles east of Phoenix, Mesa covers 138 square miles, is the third largest city in Arizona and the 36th largest city in the nation.

The City provides the advantages of a thriving metropolis while maintaining the feel of a suburban environment.

With dynamic recreational, educational and business opportunities, Mesa enjoys the best in a variety of amenities including parks within easy walking distance from home, a variety of sports facilities that cater to athletes young and old, highly rated golf courses for every skill level, a diversity of special events and community festivals, and Mesa's ever-popular Chicago Cubs and Oakland A's Spring Training baseball.

Source: www.mesaaz.gov

