



COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected. EST. 1988



POWER ROAD PLAZA

801-835 S POWER RD | MESA, AZ 85206

HIGHLY VISIBLE END CAP
AVAILABLE FOR LEASE

±37,715 SF BUILDING
POWER ROAD FRONTAGE

±800 SF - ±3,600 SF AVAILABLE
ZONED C-2

LEASE RATE
\$18.00 NNN

EXCLUSIVE CONTACTS

Michael Douglas

D 480.634.2324

M 480.772.8870

mdouglas@cpiaz.com

Phill Tomlinson

D 480.522.2800

M 480.330.8897

ptomlinson@cpiaz.com



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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.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.
08 11 20

POWER ROAD PLAZA RETAIL FOR LEASE

PROPERTY FEATURES

Building Size:	±37,715 SF
Type:	Multi-Tenant Retail Center
Zoning:	C-2, City of Mesa
Frontage:	Power Rd
Internet Access:	Cox Fiber Cat 6 Setup



Excellent for medical services, mobility carts, chiropractic, insurance, travel agent, realtors, home care providers, dollar store, consignment, estate, auction, etc.

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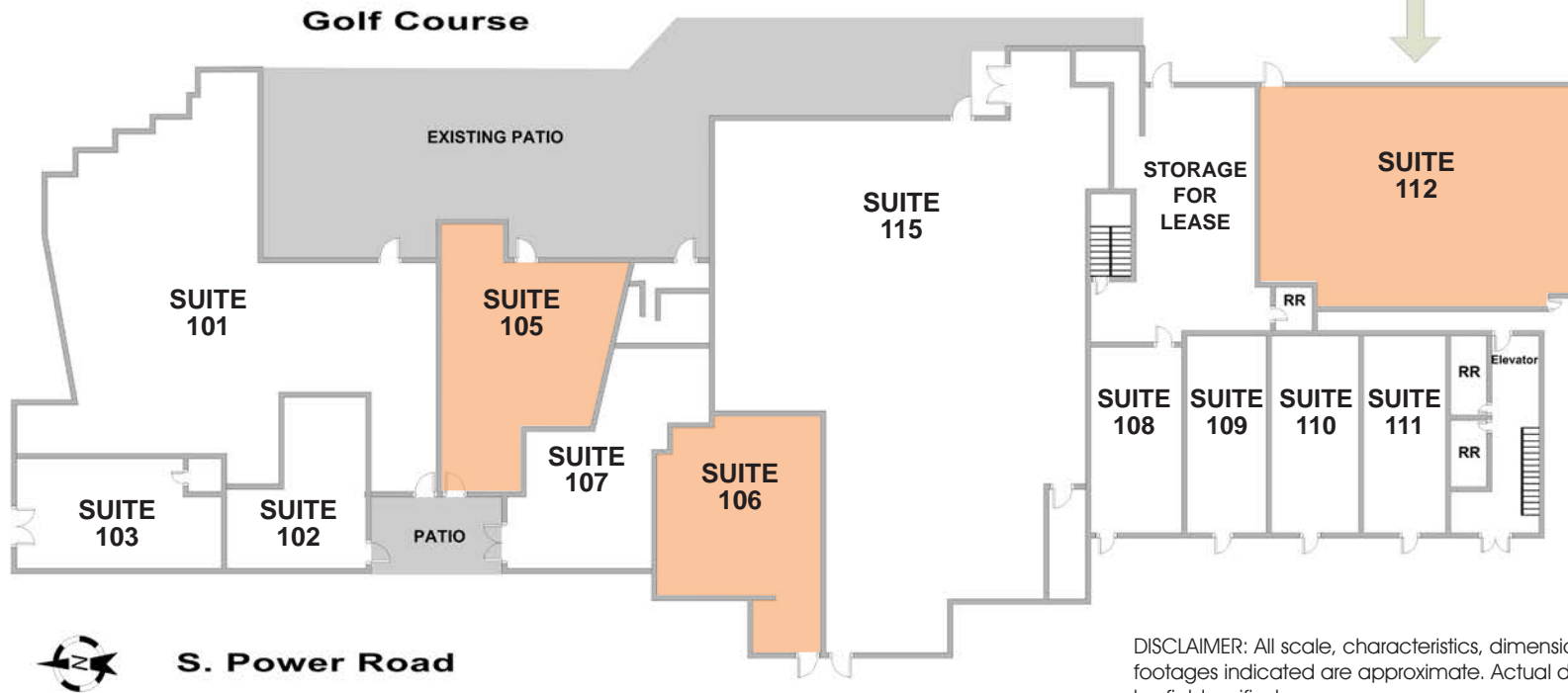
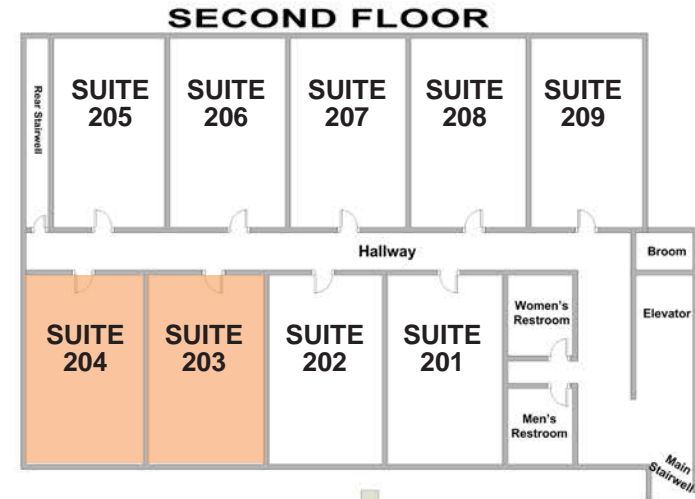
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POWER ROAD PLAZA

RETAIL FOR LEASE

AVAILABILITY

SUITE	SF	RATE	
105	±1,500	\$18.00 NNN	Including Electric
106	±1,575	\$18.00 NNN	Including Electric. Ground floor opportunity across the street from Leisure World! Existing Dog Grooming Business
112	±3,600	\$18.00 NNN	Including electric. 6 Offices, Conference Room, Break Room & 2 Restrooms Highly visible end-cap location
203	±800	\$12.00 Modified Gross	
204	±800	\$12.00 Modified Gross	



DISCLAIMER: All scale, characteristics, dimensions and square footages indicated are approximate. Actual dimensions are to be field-verified.

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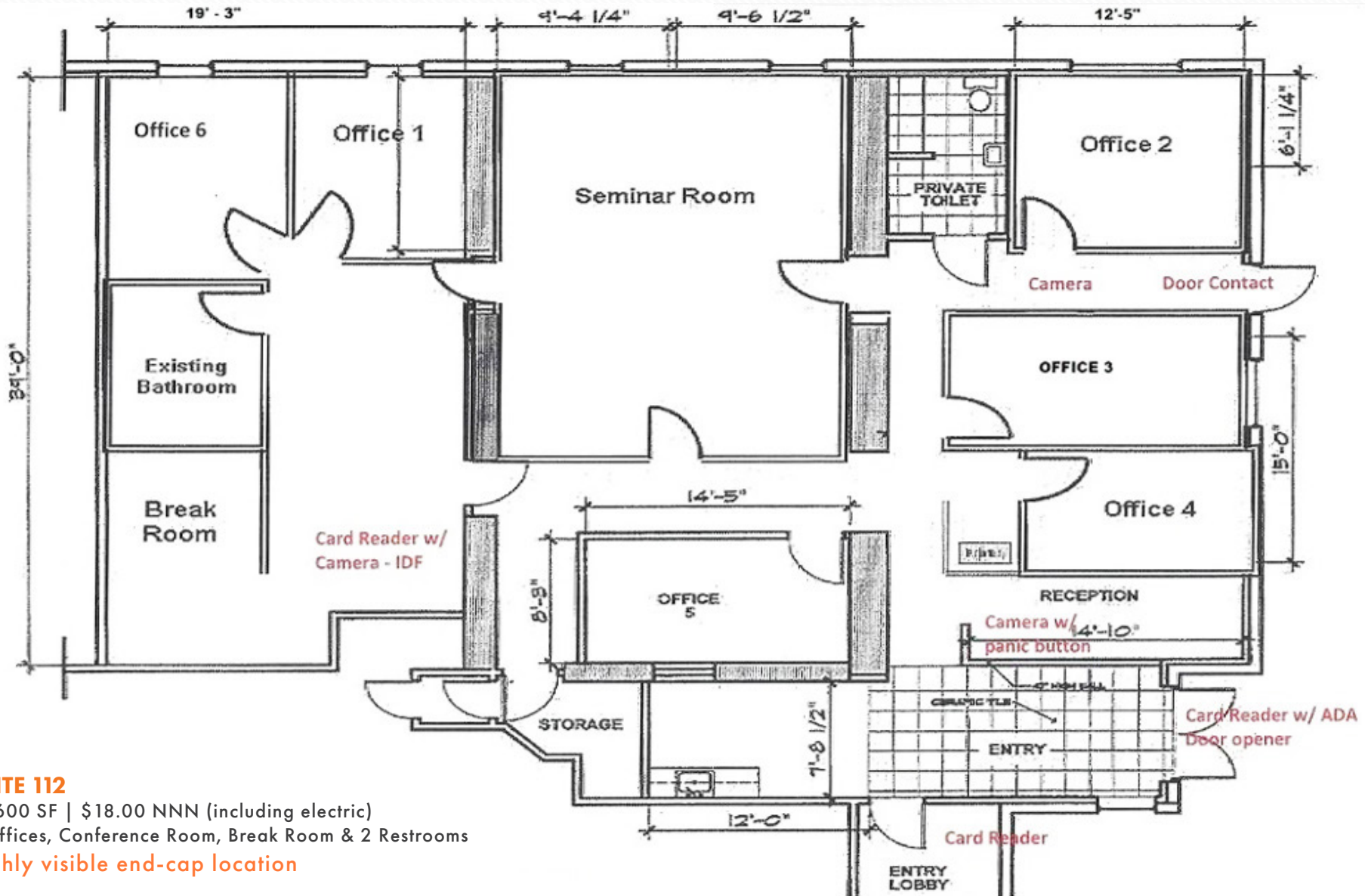
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POWER ROAD PLAZA

RETAIL FOR LEASE



SUITE 112
 ±3,600 SF | \$18.00 NNN (including electric)
 6 Offices, Conference Room, Break Room & 2 Restrooms
 Highly visible end-cap location

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POWER ROAD PLAZA RETAIL FOR LEASE

LOCATION

Located at the entrance of Leisure World on Power Rd, Anchored by Van's Golf

Blocks from Banner Baywood

Easy ingress/egress off Power Rd at a signaled intersection

Traffic count over 38,000 vehicles per day

DEMOGRAPHICS

POPULATION
7,909 (1M)
115,274 (3M)
286,681 (5M)



HOUSEHOLDS
3,883 (1M)
49,622 (3M)
113,296 (5M)



AVG HH INCOME
\$66,146 (1M)
\$70,143 (3M)
\$82,034 (5M)



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