

# FOR SALE OR LEASE

±5,630 SF AUTOMOTIVE / CAR WASH / CONVENIENCE STORE

Purchase Price  
**\$1,799,995**  
Lease Rate:  
**\$8,500/month NNN**



CITY OF MESA

- Across from Banner Medical Center
- Auto bays w/ 2 roll up doors accomodate at least four (4) vehicles
- Full line car wash (currently not in operation)
- HUGE convenience store with Quick Serve Restaurant buildout
- Second-story office space
- 0.81± Acre lot
- Built in 1999
- Gas station with eight (8) gas pumps
- APN 218-21-004G
- Zoned CG - City of Mesa

245 S Power Road | Mesa, Arizona 85206

BANNER  
MEDICAL  
CENTER



SUBJECT  
SPACE  
Azalea

SALAD  
& GO

Power Rd



**Randy Shell**  
Designated Broker

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Real Estate Agent

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The above is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information.

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# SITE PLAN

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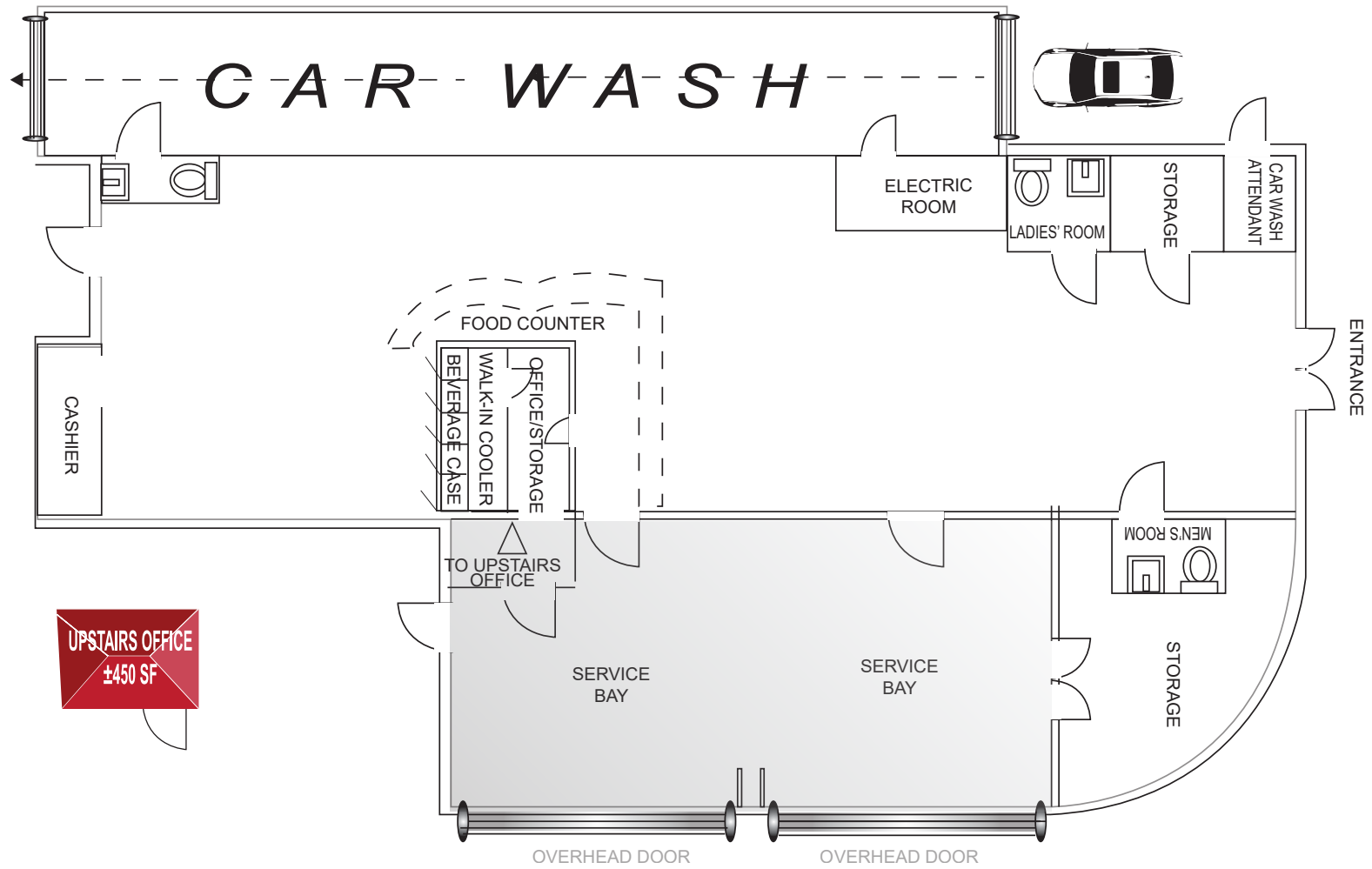


NOT TO SCALE

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.

# FLOOR PLAN

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# DEMOGRAPHICS

245 S Power Road | Mesa, Arizona 85206

## 3-MILE RADIUS\*

### POPULATION

2018: 105,282  
PROJECTED 2023: 8.08% INCREASE

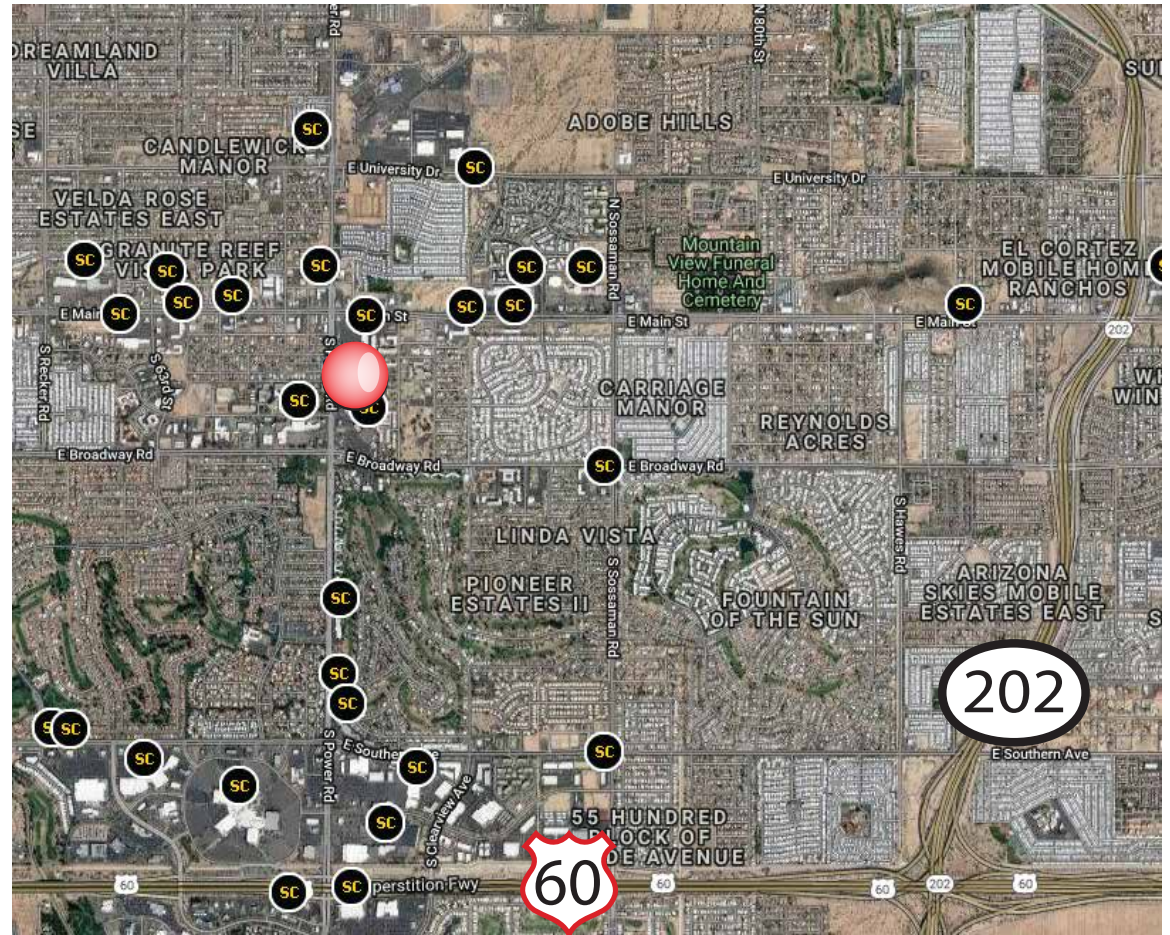
### HOUSEHOLDS

2018: 46,701  
PROJECTED 2023: 8.03% INCREASE

### TRAFFIC COUNT

VEHICLES PER DAY ±30,900  
(AZALEA & POWER RD)

\*BASED ON COSTAR 2018 DEMOGRAPHICS REPORT



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