



RED MOUNTAIN GATEWAY

Power Rd at McKellips Rd, Mesa, AZ

Red Mountain Gateway serves the rapidly growing regional trade area in eastern Phoenix, where income and educational levels far surpass local averages. With a commanding position on one of Mesa's primary retail intersections, the center is anchored by Target, Bed Bath & Beyond, T-Mobile, Café Rio and Jersey Mike's.

**WEINGARTEN
REALTY®**

PROPERTY SIZE 75,128 SQ. FT.

LAT/LONG 33.45281 N, -111.68219 W

TRAFFIC COUNTS POWER RD & MCKELLIPS RD - 40,800

CONTACT

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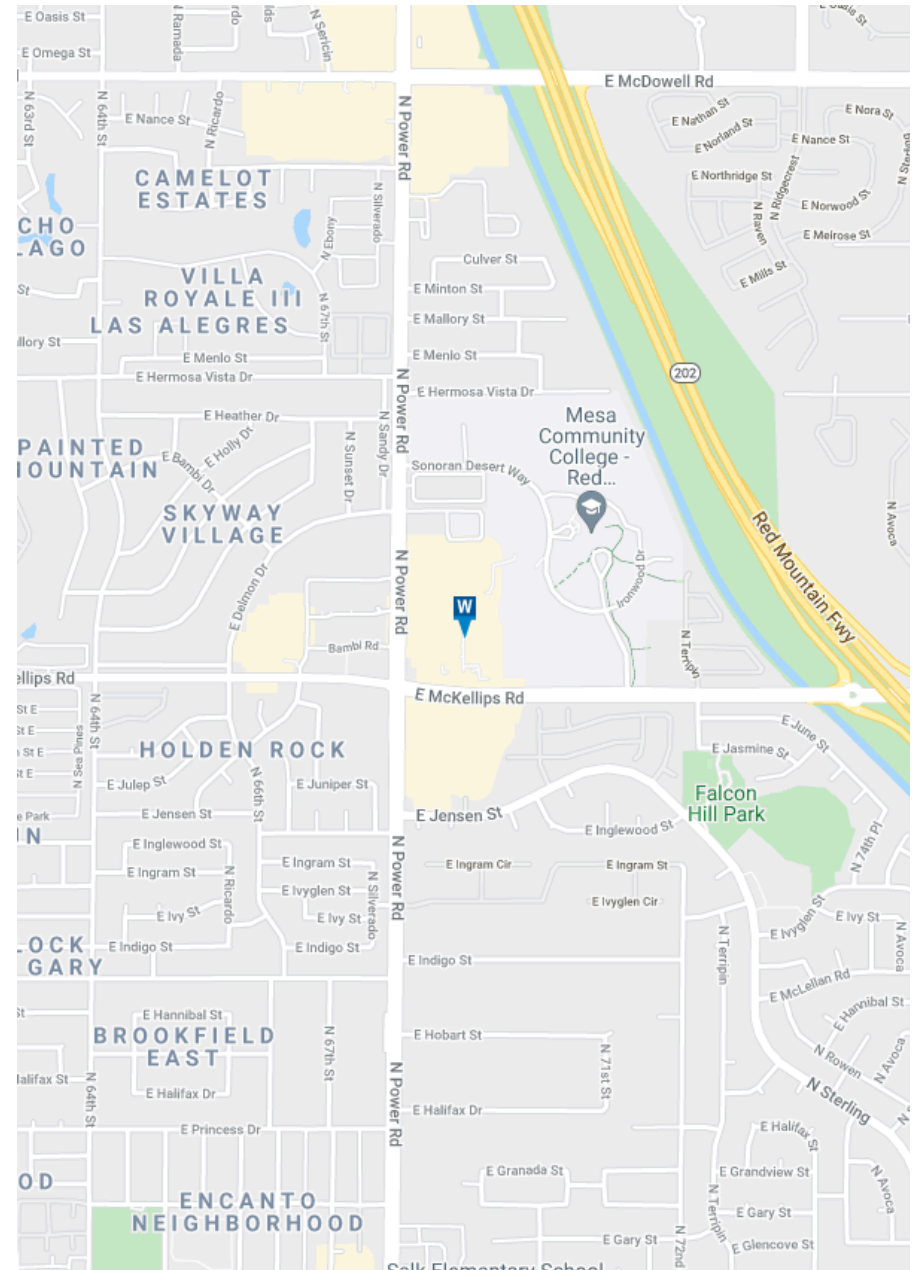


TENANTS LIST

| | | |
|------------|------------------------------|-----------------|
| AOA | Bike Masters | 3,525 SF |
| AOC | Home Care Assistance | 800 SF |
| AOD | Charlie's Salon & Spa | 2,712 SF |
| BOA | M & S Sporting Goods | 2,080 SF |
| BOB | Available | 1,776 SF |
| BOE | Canyon Lakes Orthodontics | 3,554 SF |
| COA | Bed Bath & Beyond | 29,781 SF |
| DOA | Famous Footwear | 10,000 SF |
| EOA | Jersey Mike's Subs | 1,600 SF |
| EOD | Domino's Pizza | 1,600 SF |
| EOF | Cafe Rio Mexican Grill | 2,800 SF |
| ROA | First Watch The Daytime Cafe | 3,915 SF |
| R1A | T-Mobile | 2,000 SF |
| RAC | Red Mountain Bar & Grill | 2,937 SF |
| RCC | Angel Touch Nails | 1,203 SF |
| RDC | GameStop | 1,373 SF |
| REC | Sharkey's Cuts for Kids | 1,472 SF |
| RFC | Panda Express | 2,000 SF |
| 1 | Target | 0 SF |

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

| Demographic Summary | 1.00 Mile Radius | 2.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---------------------------------|------------------|------------------|------------------|------------------|
| Population | 9,640 | 37,198 | 75,226 | 179,425 |
| Average Household Income | \$91,636 | \$89,414 | \$88,441 | \$78,107 |
| Population Trends | | | | |
| 2000 Population | 8,357 | 30,167 | 57,636 | 138,970 |
| 2010 Population | 8,739 | 32,868 | 66,909 | 156,829 |
| 2020 Population | 9,640 | 37,198 | 75,226 | 179,425 |
| 2025 Population | 10,172 | 39,457 | 80,142 | 192,359 |
| Absolute Growth 2010 to 2020' | 10.31% | 13.17% | 12.43% | 14.41% |
| Projected Growth 2020 to 2025' | 5.52% | 6.07% | 6.53% | 7.21% |
| Race & Ethnicity | | | | |
| % White | 83.84% | 82.75% | 81.75% | 79.48% |
| % Black | 1.61% | 1.69% | 2% | 1.89% |
| % Asian | 1.59% | 1.64% | 1.48% | 1.5% |
| % Other | 2.98% | 3% | 2.73% | 2.62% |
| % Hispanic | 9.98% | 10.92% | 12.03% | 14.51% |
| Income & Education | | | | |
| Median Household Income | 74,411 | 70,070 | 65,674 | 56,801 |
| Average Household Income | \$91,636 | \$89,414 | \$88,441 | \$78,107 |
| % College Graduates | 37.11% | 39.65% | 39.39% | 36.05% |
| Age | | | | |
| Median Age | 44.3 | 44.6 | 46.8 | 47.4 |
| % Age < 18 | 19.96% | 20.64% | 19.7% | 19.75% |
| % Age 65 + | 21.57% | 23.24% | 26.64% | 29.48% |
| Households & Housing | | | | |
| Households | 3,648 | 14,766 | 30,951 | 75,732 |
| Average Household Size | 2.63 | 2.51 | 2.41 | 2.35 |
| Median Housing Value | \$460,445 | \$462,630 | \$440,940 | \$369,391 |
| % Owner Occupied Housing | 76.7% | 68.65% | 63.72% | 58.35% |
| % Renter Occupied Housing | 14.26% | 17.8% | 20.02% | 20.69% |
| % Vacant Housing | 9.04% | 13.55% | 16.27% | 20.96% |
| Workplace & Workers | | | | |
| Number of Businesses | 151 | 488 | 1,376 | 3,510 |
| % White Collar | 66.45% | 70.13% | 68.25% | 65.68% |
| % Blue Collar | 33.55% | 29.87% | 31.75% | 34.32% |



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