

NORTHWEST CORNER POWER RD & BASELINE RD
MESA, AZ 85206



AVAILABLE

SECOND-GENERATION RESTAURANT



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±1,627 SF



Property Highlights

- Second-generation restaurant opportunity (former Hungry Howie's)
- High-profile corner location at Power & Baseline
- Exceptional exposure along Baseline Road
- Signalized intersection with $\pm 64,000$ VPD
- Adjacent to a strong mix of national retailers
- Excellent demographics supporting retail and restaurants

Traffic Counts

46,086 VPD (Power Road)
17,291 VPD (Baseline Road)

**63,377 VPD
Intersection**

Nearby Tenants





SUPERSTITION SPRINGS GOLF CLUB



POWER RD ± 46,000 VPD



VACANT



SUBJECT PROPERTY



BASELINE RD ± 18,000 VPD



5-ACRE
RESIDENTIAL
50 UNITS



SUPERSTITION SPRINGS ELEMENTARY SCHOOL
731 STUDENTS • 1.4 MILES AWAY



BANNER BAYWOOD MEDICAL CENTER

SOLSTICE OF MESA +55 APARTMENTS

BROADWAY RD

GOLDEN HILLS GOLF CLUB

SUNVILLA RESORT APARTMENTS

APARTMENTS ON THE GREEN

± 180,000 VPD



COYOTE RUN GOLF COURSE

SUPERSTITION SPRINGS CENTER

WATERFORD APARTMENTS

SOUTHERN AVE



APARTMENTS 1100

± 187,000 VPD

BANNER GATEWAY MEDICAL CENTER

ARIZONA TECHNOLOGY & MEDICAL PARK

SUPERSTITION SPRINGS GOLF CLUB

DESERT SANDS GOLF COURSE

AVIVA APARTMENTS

BASELINE RD ± 18,000 VPD

THE GROVES APARTMENTS

HONORHEALTH MESA EMERGENCY CENTER

SUBJECT PROPERTY

POWER RD ± 46,000 VPD

SUNLAND VILLAGE EAST GOLF COURSE



TOWNE MEADOWS ELEMENTARY SCHOOL

SUPERSTITION SPRINGS ELEMENTARY SCHOOL

CAROL RAE RANCH ELEMENTARY SCHOOL

THE GROVES APARTMENTS

HIGHLAND JUNIOR HIGH SCHOOL

AVILLA ENCLAVE APARTMENTS

GUADALUPE RD

HIGHLAND HIGH SCHOOL

HIGHLAND HIGH SCHOOL

BOULDER CREEK ELEMENTARY SCHOOL

SAN MIGUEL APARTMENTS

HIGHLAND PARK ELEMENTARY SCHOOL

TERRA TRAVEL
VITA AEREA



FOR LEASE
2nd Gen Restaurant
±1,627 SF

POWER RD ± 46,000 VPD

BASELINE RD ± 18,000 VPD



RD
COLD STONE
CREAMERY
ups
THE UPS STORE
SAM & LUCA



smashburger



SHERWIN WILLIAMS

DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	17,361	62,510	124,725
	2026 TOTAL HOUSEHOLDS	7,040	26,545	51,926
	MEDIAN HOUSEHOLD INCOME	\$160,536	\$159,598	\$162,117
	2026 MEDIAN HOME VALUE	\$528,645	\$561,100	\$566,290
	2026 TOTAL EMPLOYEES	4,132	43,646	78,751
	2026 TOTAL BUSINESSES	778	3,757	7,442



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