# The Village at Las Sendas

NEC Power Rd & McDowell Rd










## Retail spaces available in affluent North Mesa trade area

**Get more information**

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# Notable tenant mix

This neighborhood shopping center is occupied by a diverse tenant roster.











**For lease**
NEC Power Rd & McDowell Rd
Mesa, AZ

# The opportunity

High income area in the affluent North Mesa trade area with several upscale master planned communities in the immediate vicinity.

Abundant shared parking available

Located near Loop-202 with access from McDowell and Power Roads

Excellent visibility from Power and McDowell Roads

Great traffic counts and demographics


COSMOS
THE BUFFALO SPOT
dVine wine bar
TWO WHEEL JONES
Board & Brush creative studio
Echo Sports 5 Pub
SmashBURGER
Performance & Recovery Lab
Coming available 11/1/22
Two Wheel Jones Bicycles
GOLDEN SPOON FROZEN YOGURT
Java Java
CHIPOTLE MEXICAN GRILL
Power Road ±51,222 cpd
Avison Young | The Village at Las Sendas
Google Earth




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# Site aerial

| BLDG | Suite | Tenant | Size |
|---|---|---|---|
| 2823 | 101 | Sunnyside Breakfast Lounge | 3,700 sf |
| 2823 | 105 | Alpha House Boutique | 1,277 sf |
| 2831 | 101 | Jimmy John's | 1,705 sf |
| 2831 | 104 | Pacino's Italian | 3,266 sf |
| 2837 | 101 | D'Vine Bistro | 2,458 sf |
| 2837 | 102 | Smashburger | 2,431 sf |
| 2837 | 104 | The Buffalo Spot | 2,273 sf |
| 2837 | 106 | Cosmo's Salon & Day Spa | 3,369 sf |
| 2837 | 108 | Tenant | 1,857 sf |
| 2837 | 109 | Performance & Recovery Lab | 1,710 sf |
| 2837 | 110 | Two Wheel Jones | 1,740 sf |
| 2837 | 111 | Two Wheel Jones Bicycles | 1,242 sf |
| 2837 | 112 | Brush & Board | 1,253 sf |
| **2837** | **113** | **Coming available 11/1/2022** | **1,166 sf** |
| 2849 | 101 | Chipotle | 2,200 sf |
| 2849 | 103 | Hava Java | 1,853 sf |
| 2849 | 105 | Golden Spoon | 1,240 sf |
| 2855 | 101 | Echo 5 Sports Pub | 4,285 sf |

# Trade area

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# Demographics

| | 1-mile | 3-miles | 5-miles |
|---|---|---|---|
| Population | **9,920** | **56,808** | **148,273** |
| Median age | 1-miles **41.7** | 3-miles **43.6** | 5-miles **44.4** |
| Daytime employment | 1-miles **3,635** | 3-miles **20,114** | 5-miles **48,084** |
| Avg. HH income | 1-miles **$110,995** | 3-miles **$109,705** | 5-miles **$90,394** |
| HH units | 1-miles **4,108** | 3-miles **25,725** | 5-miles **75,051** |

## Traffic counts

| | |
|---|---|
| Power Road | **±23,984 cpd** |
| McDowell Road | **±34,797 cpd** |











# Contact us

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