



# Premium retail shopping center



Dense North Mesa infill site with over 115,000 people in 3-mile radius



Over 9,000 students, teachers, and staff in 3-mile radius



Largest retail shopping center in a 4-mile radius with full movement ingress/egress access in 4 locations



Placer.AI ranked Fry's Marketplace in the 96 percentile nationwide for customer visits compared against other major grocery stores

## Get more information

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# Site plan & availability

Premium retail shopping center  
SEC Stapley Dr & McKellips Rd

			
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#	Tenant	Size
101	T-Mobile	1,497 sf
102	LuWok Chinese	783 sf
103	Miracle Ear	1,400 sf
104	Banfield Pet Hospital	3,500 sf

		1,309 sf	Spa Nails			
						

#	Tenant	Size
102	Chipotle	2,530 sf
104	Subway	500 sf
105	Coming available 5/1/24 (Do not disturb tenant)	1,309 sf
106	Spa & Nail Creations	1,283 sf
108	Twisterz Yogurt	1,386 sf
109	H&R Block	898 sf
110	Buffalo Wild Wings Go	2,683 sf



# Photos

Premium retail shopping center  
SEC Stapley Dr & McKellips Rd





# Location

Premium retail shopping center  
SEC Stapley Dr & McKellips Rd



State Farm  
HONORHEALTH  
AlaskaUSA Federal Credit Union  
99c only STORES  
Papa Murphy's  
WELLS FARGO  
PACIFIC DENTAL SERVICES  
AT&T  
DQ  
McKellips Dr +/-55,782 cpd






KinderCare LEARNING CENTERS  
O'Reilly AUTO PARTS  
CVS pharmacy  
TACO BELL  
SUPER CUTS  
Twisterz  
BUBBLES  
Andy's Frozen Custard  
fru's Marketplace  
Desert Grove Family Medical  
ANYTIME FITNESS  
Vantage West  
Miracle-Ear  
Banfield  
TE-Mobile

+/-17,912 cpd Stapley Dr.


Google Maps



# Demographics

 Population	1-mile <b>14,014</b>	3-miles <b>104,107</b>	5-miles <b>247,834</b>
 Median age	1-mile <b>37.8</b>	3-miles <b>36.0</b>	5-miles <b>35.2</b>
 Daytime employment	1-mile <b>3,455</b>	3-miles <b>25,145</b>	5-miles <b>77,035</b>
 Avg. HH income	1-mile <b>\$121,067</b>	3-miles <b>\$111,358</b>	5-miles <b>\$100,983</b>
 HH units	1-mile <b>5,382</b>	3-miles <b>41,822</b>	5-miles <b>102,657</b>

## Traffic counts

	Stapley Dr	<b>± 17,912 cpd</b>
	McKellips Rd	<b>± 55,782 cpd</b>

