



**REGRESSION 23\_09** |  
**Mesa, AZ**



# Mesa, AZ

Located directly on McPherson Square with high visibility in the bustling downtown work district of Washington, D.C. This building is a short distance from three major metro stations, including Farragut West, Farragut North, and McPherson Square. There is a large consumer base in the immediate trade area with a 429,733 daytime population within a 1-mile radius and a Walk Score of 97. Additionally, it is situated among a diverse range of regional and national tenants.

## 2024 Demographics

	1 mi.	3 mi.	5 mi.
<b>Population</b>	7,469	969,698	867,524
<b>Daytime Population</b>	87,524	875,428	754
<b>Household Income</b>	\$7,854	\$86,532	\$653

## Co-Tenants

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# The Area

# SP1

● Space Available



# SP2

● Space Available



# The Property

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REGRESSION 23\_09 | 8815 W AVENIDA DE AMIGOS CIR, MESA, AZ

Mairna U | [qa+marnia1@propertycapsule.com](mailto:qa+marnia1@propertycapsule.com) | 91987293