



REGRESSION 23_09

Mesa, AZ

3,000 - 96,520 SF available

RAPPAPORT
CULTIVATING PLACES

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.

2025 Demographics

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

Co-Tenants

SP1

3,000 - 96,520 SF available

● Space Available



SP2

● Space Available



The Property

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

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