

MESA RANCH PLAZA

1008 - 1142 E Southern Avenue, Mesa, AZ 85204



NWC Stapley & Southern Ave

- Anchored by Ranch Market, Five Below, Dollar Tree and more
- ±4,003 SF Endcap Available
- ±1,096 SF Endcap Available
- ±1,562 SF Available (former coffee shop)
- ±1,599 SF 2nd Gen Restaurant Available
- ±9,164 SF Available with Notice
- Less than half a mile from US-60
- Monument Signage Available
- Rental Rate: \$27-30 PSF + NNN
- 2025 NNN: \$4.63 PSF

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Capital
Asset
Management

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Suite	Tenant	Size (SF)
A101	Dollar Tree	
A106	ArchWell Health	
B101	Available	1,096 SF
B103	Dentistry for Children	
B104	Palacio D'Quinceaneras	
B105	Rapido Express Income Tax	
B106	AALL Insurance Group	
B108	Available	4,003 SF
B109	Nail Salon	
C101	MomDoc OBGYN	
C104		
C105		
PAD A	Ono Hawaiian BBQ	
PAD B	Not a Part	

Suite	Tenant	Size (SF)
D101	T-Mobile	
D103	GM Blankets & Hats	
D104	Nerveria Chayos	
D105	Available	1,562 SF
D106	Barber Shop	
D107	Available	1,599 SF
D108	Juarez Law Firm	
D109	Phillips Law Group	
M104	Goodwill	
M108	WSS	
M114	DD's Discount	
M118	Five Below	
118C	Available with Notice	9,164 SF
MA2	Ranch Market	

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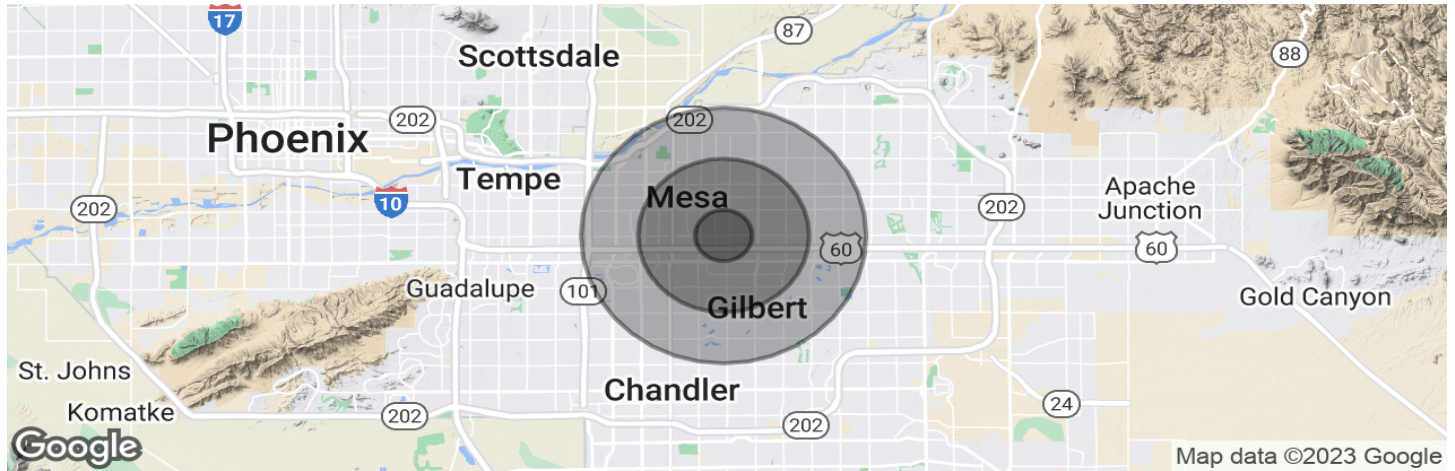


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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,456	166,684	415,077
Average Age	29.5	32.7	35.1
Average Age (Male)	28.4	31.9	34.2
Average Age (Female)	30.9	34.0	36.6



AVG. HH INCOME

	1 MILE	3 MILES	5 MILES
Average HH Income	\$64,454	\$63,884	\$70,996
Average House Value	\$206,744	\$208,996	\$226,562



HH UNITS

	1 MILE	3 MILES	5 MILES
Total Households	6,741	62,952	165,532
# of Persons per HH	3.2	2.6	2.5



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Daytime Employee Pop	7,948	74,091	156,090
Total Businesses	915	7,197	17,339



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2010 Households	5,238	51,376	141,308
2023 Households	5,172	57,873	156,158