

# SHOPS ON SIGNAL BUTTE

Available for Lease

NEC Signal Butte Rd & Southern Ave | Mesa, AZ



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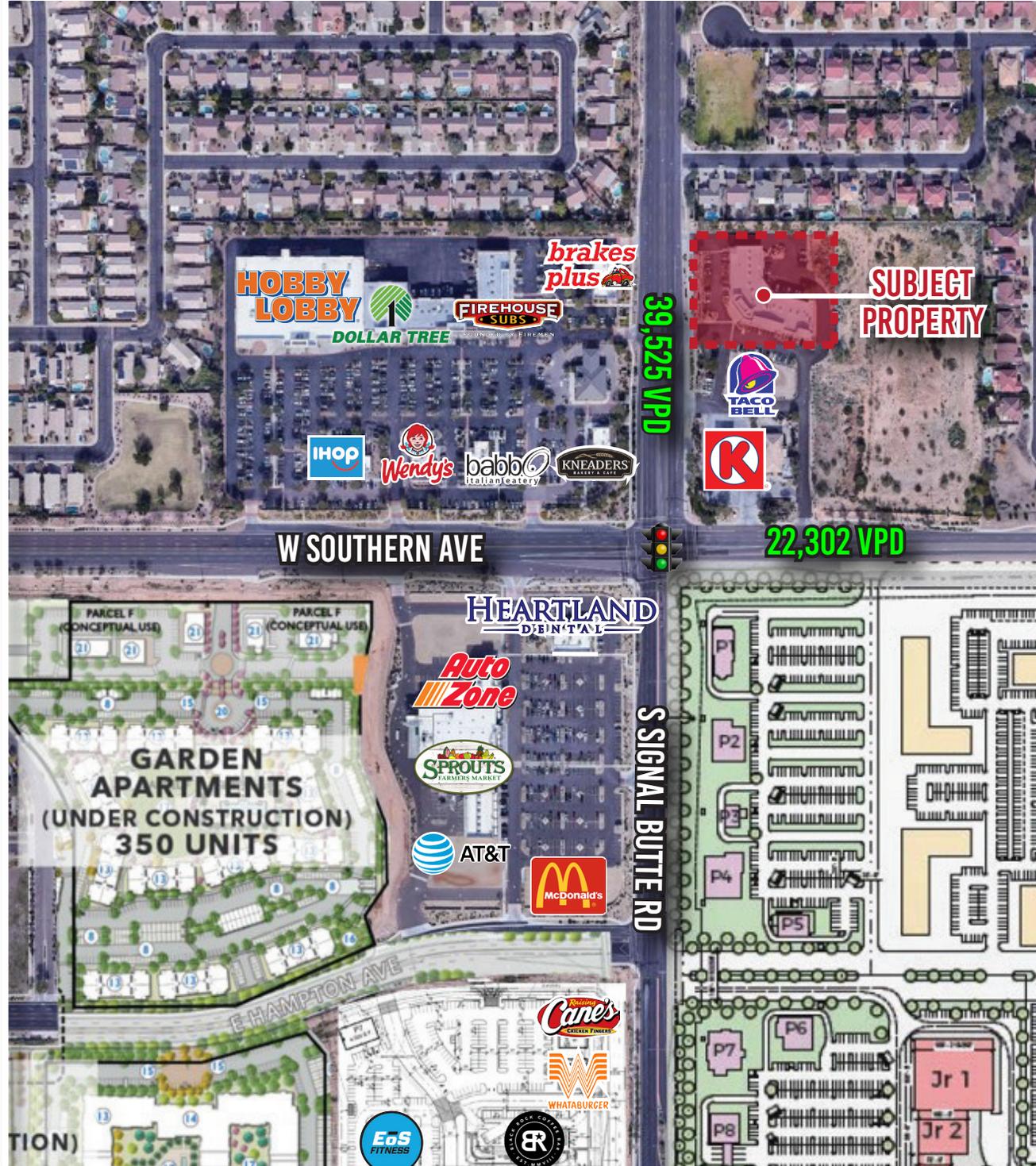
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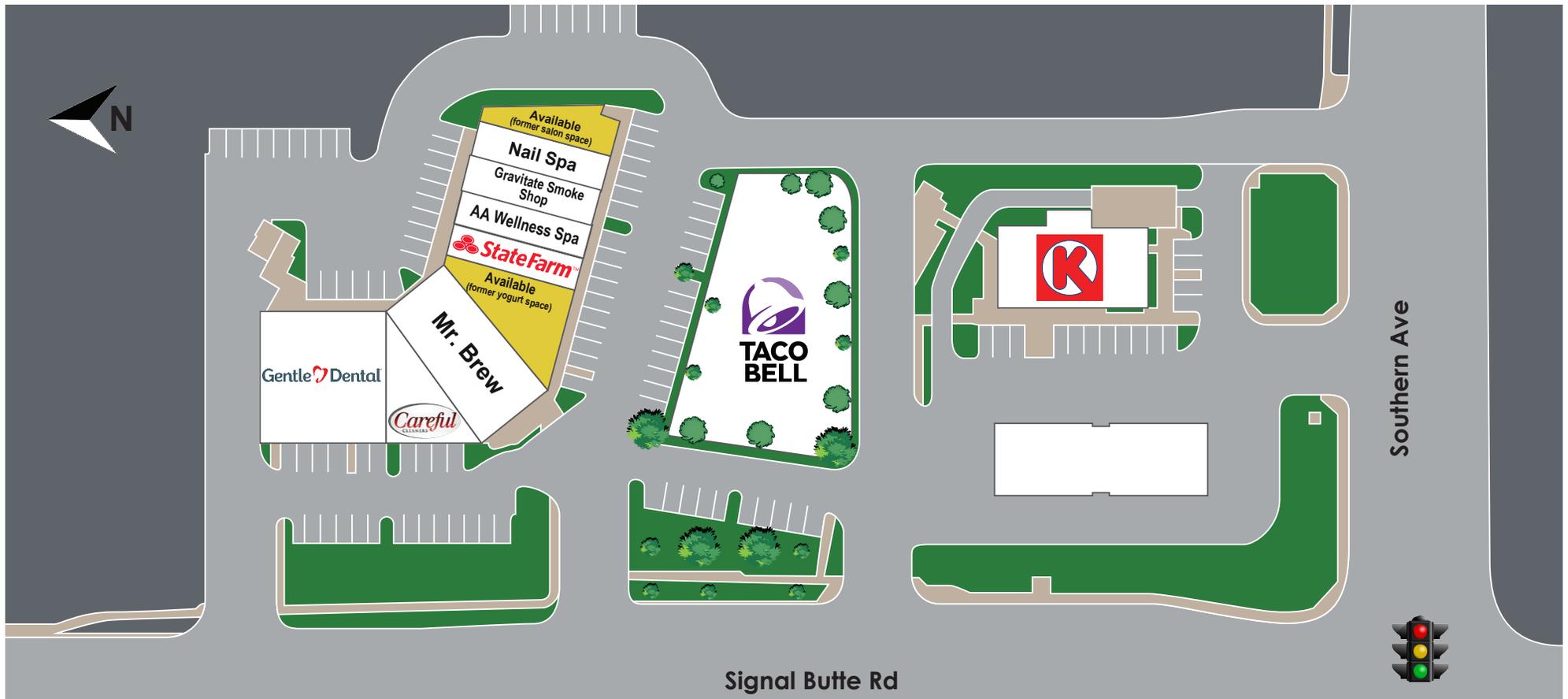
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# Property Highlights

- Two second-generation spaces available: ± 1,543 SF former yogurt shop and ± 1,598 SF former salon
- Excellent visibility and access from both Signal Butte Road and Southern Avenue, with full interchange access to US-60
- Located on the homebound side of a major north-south arterial (Signal Butte Road) at the NEC of Southern Avenue
- Strong daytime population of approximately 85,725 within a 3-mile radius
- Prominent monument signage at the intersection, across from Shoppes at Parkwood Ranch and the planned Mountain View Marketplace, creating a regional draw



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.



Suite	Tenant	Size (±)
101-104	Gentle Dental	4,530
105	Careful Cleaners	1,378
106	Mr. Brew	3,026
<b>108</b>	<b>Available (former yogurt space)</b>	<b>1,543</b>
109	State Farm	1,250
110	AA Wellness Spa	1,150
111	Gravitate Smoke Shop	1,000
112	Invincible Nail Spa	1,200
<b>113</b>	<b>Available (former salon space)</b>	<b>1,598</b>
PAD	Taco Bell	37,864

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## DEMOGRAPHICS 2025



POPULATION



HOUSEHOLDS



AVG HH INCOME



TOTAL BUSINESSES



DAYTIME POPULATION

1 MI	10,665	4,180	\$113,503	268	4,306
3 MI	105,596	43,882	\$100,074	2,252	85,725
5 MI	221,442	91,445	\$106,019	4,540	103,539

Source: SitesUSA

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Skylines High School



**SUBJECT PROPERTY**

Brinton Elementary School



E SOUTHERN AVE 22,302 VPD

Mountain Vista Medical Center



S SIGNAL BUTTE RD

S CRIMMON RD

S MERIDIAN RD



114,844 VPD



Superstition Gateway West



E BASELINE RD



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