



MULTI-TENANT SHOPS AT MEDINA STATION

TARGET ANCHORED POWER CENTER

S SIGNAL BUTTE RD & E SOUTHERN AVE, MESA, AZ

FIVE GUYS
BURGERS and FRIES

CAFÉ
ZUPAS

As You Wish!
POTTERY PAINTING PLACE



EXECUTIVE SUMMARY



±7,500

TOTAL SqFt



\$6,800,000

PURCHASE PRICE



2026

NEW CONSTRUCTION

*For CAP Rate & NOI Contact Broker

- Multi-Tenant Shops | Net Lease
- 10-12 Year Leases | 2026 Construction
- Target Anchored Power Center
- Rental Increases To Hedge Against Inflation

Strong Demographics Backed by Affluent Growth

The surrounding trade area includes more than 220,000 residents within a five-mile radius, complemented by average household incomes exceeding \$111,607 within one mile providing a strong, affluent customer base that supports long-term retail performance.

Positioned in the Path of Major Residential Growth

Located within a rapidly expanding corridor, the site is adjacent to a proposed 473-acre master-planned community by Lennar Homes and more than 815 planned multifamily units, bringing a significant wave of new rooftops and long-term consumer demand directly to the trade area.

Premier Position at the US-60 & Signal Butte Interchange

Strategically located between the established Superstition Gateway center and a newly developed Sprouts-anchored shopping center, this high-visibility site benefits from strong traffic along US-60 and Signal Butte Road while serving one of Mesa's fastest growing retail corridors.



SUBJECT PROPERTY



CENTER SITE PLAN

SOUTHERN AVE

MULTI-FAMILY
353 UNITS

MULTI-FAMILY
276 UNITS


UNDER CONSTRUCTION
OPENING 10/2026

BOOT BARN

DICK'S
SPORTING GOODS
MAJOR B
82,300 SF
TOTAL
(2-STORY)

SHOPS E
15,000 SF

BROOKLYN
BEDDING

AMERICA'S
BEST

EST. 1999

SHOPS A
11,610 SF

OHSO
BREWERY + DISTILLERY

NATIONAL
QSR USER

GOLD BOND
COFFEE ROASTERY

PAD C
5,509 SF

PAD E
3,000 SF

PAD D
7,024 SF

PAD G
5,600 SF

PAD F
5,500 SF

PAD H
5,500 SF

REGIONAL CREDIT
UNION

PAD A
5,500 SF
BANK

NATIONAL
QSR USER

AT LEASE
NATIONAL
CHICKEN QSR

GoodVets

PAD B
3,060 SF

SHOPS C
5,168 SF
W/UP

CAVA

PAD J
6,250 SF
DRIVE THRU

SHOPS D
7,300 SF

25' FLAG POLE

PAD I
4,476 SF
BANK

SHOPS F
7,560 SF

PAD M
3,350 SF
DRIVE THRU


SITE



MY DR NOW



HANDEL'S
Zara Nail
MISSION BBQ

usbank

FIVE
GUYS

As Seen
W/

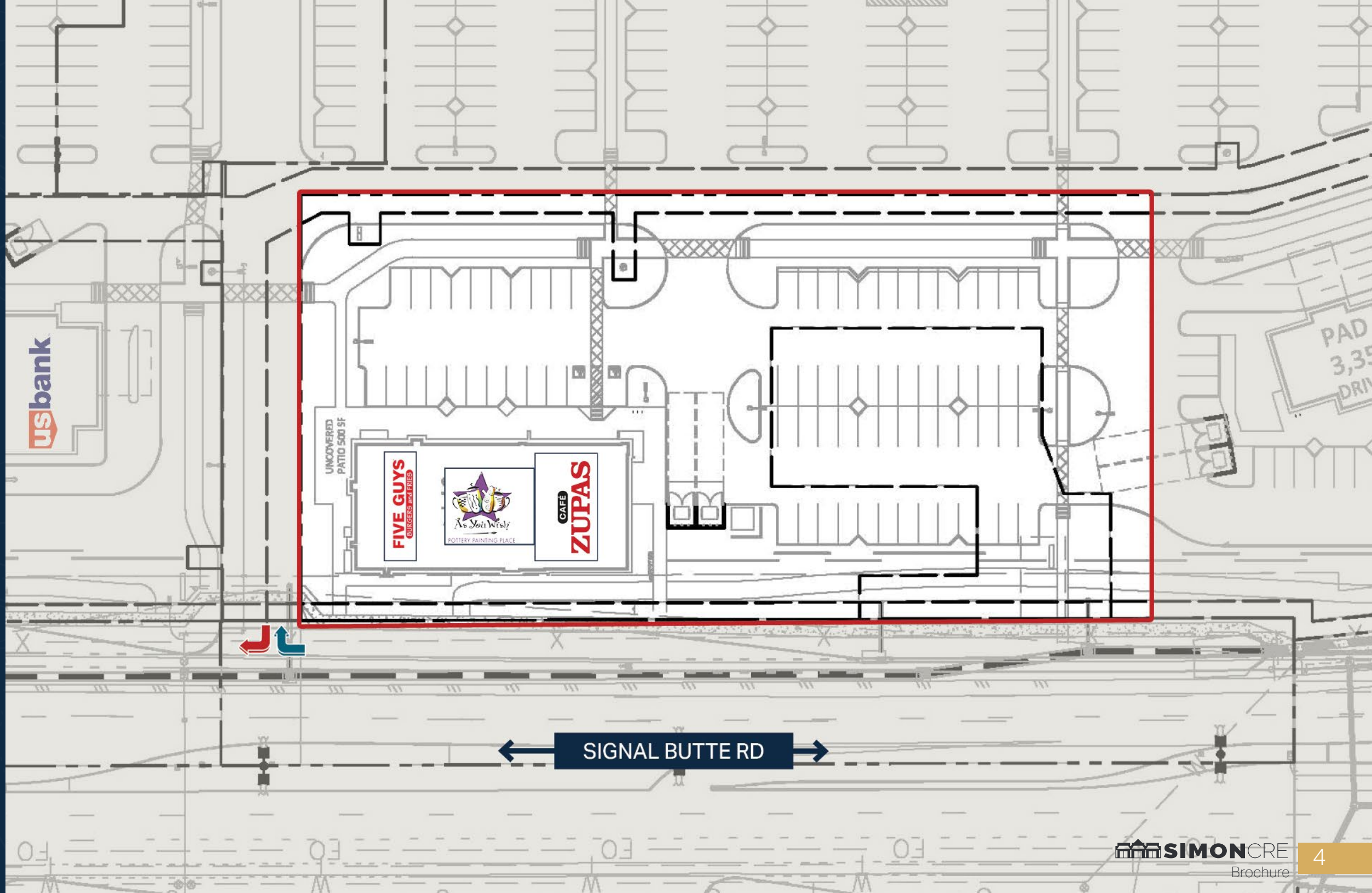
CAFE
ZUPAS



SIGNAL BUTTE RD

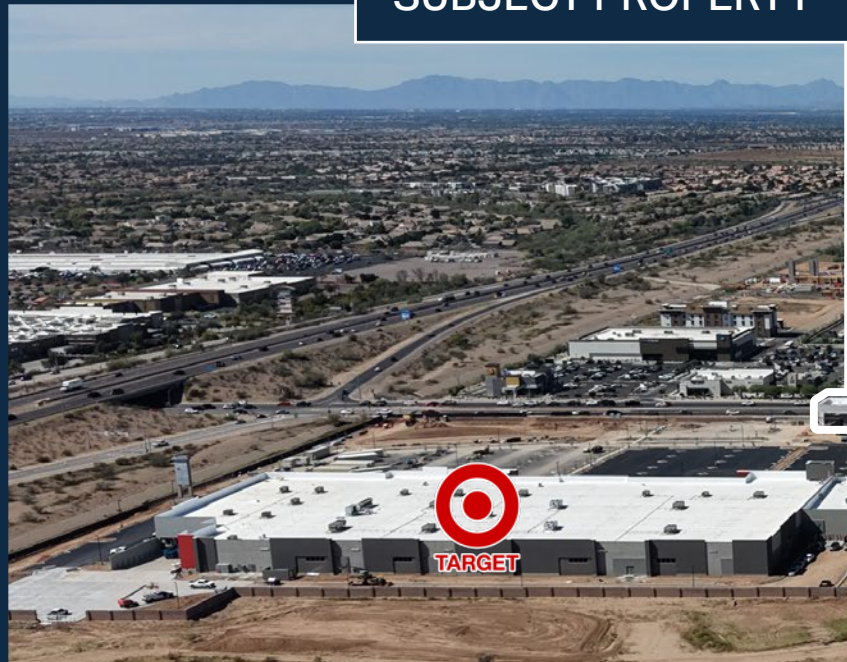
SIMON CRE
Brochure

BUILDING SITE PLAN





SUBJECT PROPERTY



LOCATION AERIAL



FIREHOUSE SUBS

Little Caesars

DOLLAR TREE

SIGNAL BUTTE RD
± 31,448 VPD

Gentle Dental

Hungry Howies

DUNKIN' Walgreens

QT

SONIC

Wendy's

KNEADERS BAKERY & CAFE

IHOP

HOBBY LOBBY

Starbucks

CHRIST'S CHURCH OF THE VALLEY

SHERWIN WILLIAMS

DUTCH BROS CAFE

SUPER STAR CAR WASH

SAJAD AND GO

BURGER KING

Culver's

SPROUTS FARMERS MARKET

Quick Quack CAR WASH

Andy's Frozen Custard

McDonald's

Jack In the box

POPEYES

Firestone

THE HOME DEPOT

BLACK COFFEE

CYCLEBAR

FirstWatch The Daytime Cafe

EoS FITNESS

Cane's CHICKEN FINGERES

WHATABURGER

SITE

MEDINA STATION

DICK'S SPORTING GOODS

BOOT BARN

Target

US 60

± 93,455 VPD

US 60

STATE LAND AUCTION

OLD NAVY Walmart Supercenter KOHL'S ROSS DRESS FOR LESS GNC LIVE WELL Panera BREAD MATTRESS FIRM

KFC CHARLEYS PHILLY STEAKS nektar JUICE BAR MOD PANDA EXPRESS CHINESE KITCHEN

crumbl cookies

five BELOW PET SMART

ME ULTA BEAUTY

Michael's Marshalls

COLD STONE CREAMERY FAMOUS footwear

SALLY BEAUTY verizon

AMC SUBWAY PACIFIC DENTAL SERVICES CHIPOTLE MEXICAN GRILL

Starbucks COFFEE Village Inn LA FITNESS Shell IN-N-OUT BURGER

Sport Clips elements massage T Chevron

BIG TIRES

ExtraSpace Storage

SMOOTHIE KING

BLACK COFFEE

Walgreens

Jersey Mike's SUBS

PNC

Banner Health
BAYWOOD MEDICAL CENTER

FOUNTAIN OF THE SUN COUNTRY CLUB

± 93,746 VPD

SIGNAL BUTTE RD
± 31,448 VPD

SUPERSTITION SPRINGS CENTER
JCPenney Dillard's
SEPHORA ★macy's
PACSUN TJ-maxx
TILLYS HOLLISTER CALIFORNIA
Foot Locker
The Cheesecake Factory ULTA

PET SMART
WinCo FOODS STARBUCKS COFFEE

SUPER STAR CAR WASH SAJAD AND GO Firestone THE HOME DEPOT
Cane's SPROUTS FARMERS MARKET Quick Quack CAR WASH
EoS FITNESS FirstWatch The Daytime Café CYCLEBAR WHATABURGER
Culver's BURGER KING Jack In the box Andy's Frozen Custard POPEYES



± 93,455 VPD

NISSAN INFINITI
LEXUS MAZDA

Krispy Kreme DOUGHNUTS BJ's
Red Robin RESTAURANT BREWHOUSE
P.F. CHANG'S

AUGUSTA RANCH GOLF CLUB

OLD NAVY Walmart Supercenter AMC
SEPHORA KOHL'S crumbl MOD
ROSS DRESS FOR LESS five BELOW PET SMART
GNC LIVE WELL ME ULTA Michaels
Panera BREAD MATTRESS FIRM COLD STONE CREAMERY FAMOUS footwear
SALLY BEAUTY verizon VILLAGE INN

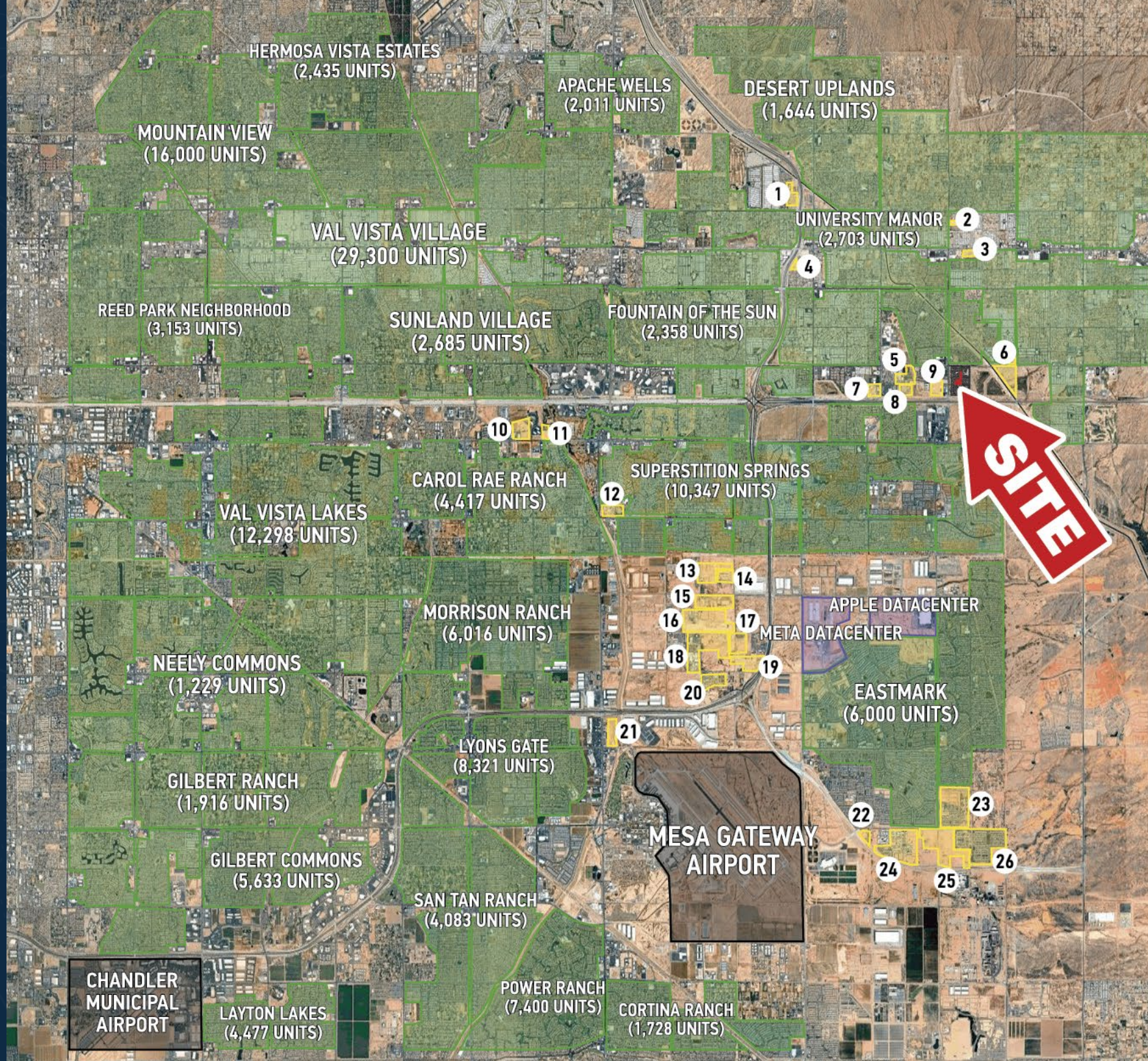
SUPERSTITION SPRINGS ELEMENTARY SCHOOL

AUGUSTA RANCH ELEMENTARY SCHOOL

DESERT RIDGE HIGH SCHOOL



RESIDENTIAL GROWTH



- EXISTING RESIDENTIAL
 - FUTURE RESIDENTIAL
- 1 - SINGLE FAMILY (90 UNITS)
 - 2 - MULTI-FAMILY (47 UNITS)
 - 3 - SINGLE FAMILY (37 UNITS)
 - 4 - MULTI-FAMILY (33 UNITS)
 - 5 - HAMPTON TOWNHOMES (31 UNITS)
 - 6 - SOLTERRA AT MERIDIAN (326 UNITS)
 - 7 - THE LINCOLN (128 UNITS)
 - 8 - MOUNTAIN VISTA (256 UNITS)
 - 9 - THE ONE AT MOUNTAIN VISTA (345 UNITS)
 - 10 - MILLENIUM SUPERSTITION SPRINGS (394 UNITS)
 - 11 - ZEN ON RECKER (76 UNITS)
 - 12 - PARK NORTH (78 UNITS)
 - 13 - HAWES CROSSING VILLAGE 1 (355 UNITS)
 - 14 - HAWES CROSSING VILLAGE 1 PHASE 2 (106 UNITS)
 - 15 - HAWES CROSSING MIXED USE PHASE 1 (419 UNITS)
 - 16 - HAWES CROSSING VILLAGE 2 (600 UNITS)
 - 17 - HAVEN AT HAWES (250 UNITS)
 - 18 - HAWES CROSSING VILLAGE 6 (267 UNITS)
 - 19 - HAWES CROSSING VILLAGE 5 (282 UNITS)
 - 20 - HAWES CROSSING VILLAGE 4 (260 UNITS)
 - 21 - PARK PLACE AT GALLERY PARK (305 UNITS)
 - 22 - SILVER VALLEY APARTMENTS (302 UNITS)
 - 23 - LA MIRA (344 UNITS)
 - 24 - AVALON CROSSING (650 UNITS)
 - 25 - DESTINATION AT GATEWAY WEST (145 UNITS)
 - 26 - DESTINATION AT GATEWAY EAST (278 UNITS)



CHANDLER MUNICIPAL AIRPORT

MESA GATEWAY AIRPORT

APPLE DATACENTER
META DATACENTER

FIVE GUYS®

“Refreshingly Real”

Of Locations ±1800

Five Guys is a globally recognized fast-casual burger brand known for its made-to-order hamburgers, hand-cut fries, and commitment to fresh, high-quality ingredients. Founded in 1986, the company has grown to 1,800+ locations worldwide across 20+ countries, building a loyal customer base and strong brand recognition. Five Guys generates over \$2.5 billion in annual system wide sales, supported by a simple menu and efficient operating model that drives consistent traffic. With its international presence, premium positioning, and proven performance, Five Guys is a highly desirable restaurant tenant with durable demand and long-term investment appeal.

For more information visit [tenant website](#)



“Come Create Memories With Us”

Of Locations ±8

As You Wish Pottery Painting Place is a creative, family-friendly studio concept offering paint-your-own pottery experiences for individuals, families, and group events. Founded in Arizona, the brand operates multiple locations throughout the Phoenix metro, providing a hands-on entertainment option that drives repeat visits, birthday parties, and community gatherings. Known for its interactive atmosphere and broad demographic appeal, As You Wish generates steady foot traffic across daytime, evening, and weekend hours. Its experiential retail model enhances overall center visitation and contributes to a vibrant, destination-oriented tenant mix.

For more information visit [tenant website](#)



“Nourish The Good Life”

Of Locations ±70

Café Zupas is a fast casual restaurant brand known for its fresh soups, salads, sandwiches, and house made desserts, offering a health conscious dining experience in a modern, welcoming environment. Founded in 2004, the company has grown to 70+ locations across the Western and Midwestern United States, building a loyal customer base and strong lunchtime and dinner traffic. The brand emphasizes high-quality ingredients and scratch-made recipes, supporting consistent sales performance and repeat visits. With its expanding footprint and broad consumer appeal, Café Zupas is a dependable, traffic-driving tenant with long-term growth potential.

For more information visit [tenant website](#)

LOCATION HIGHLIGHTS



Strong Population Growth

Mesa is part of the Phoenix-Mesa metro, one of the fastest-growing regions in the U.S., with a diverse population exceeding 520,000 residents. This growth fuels demand for housing, services, and retail, creating a resilient consumer base.



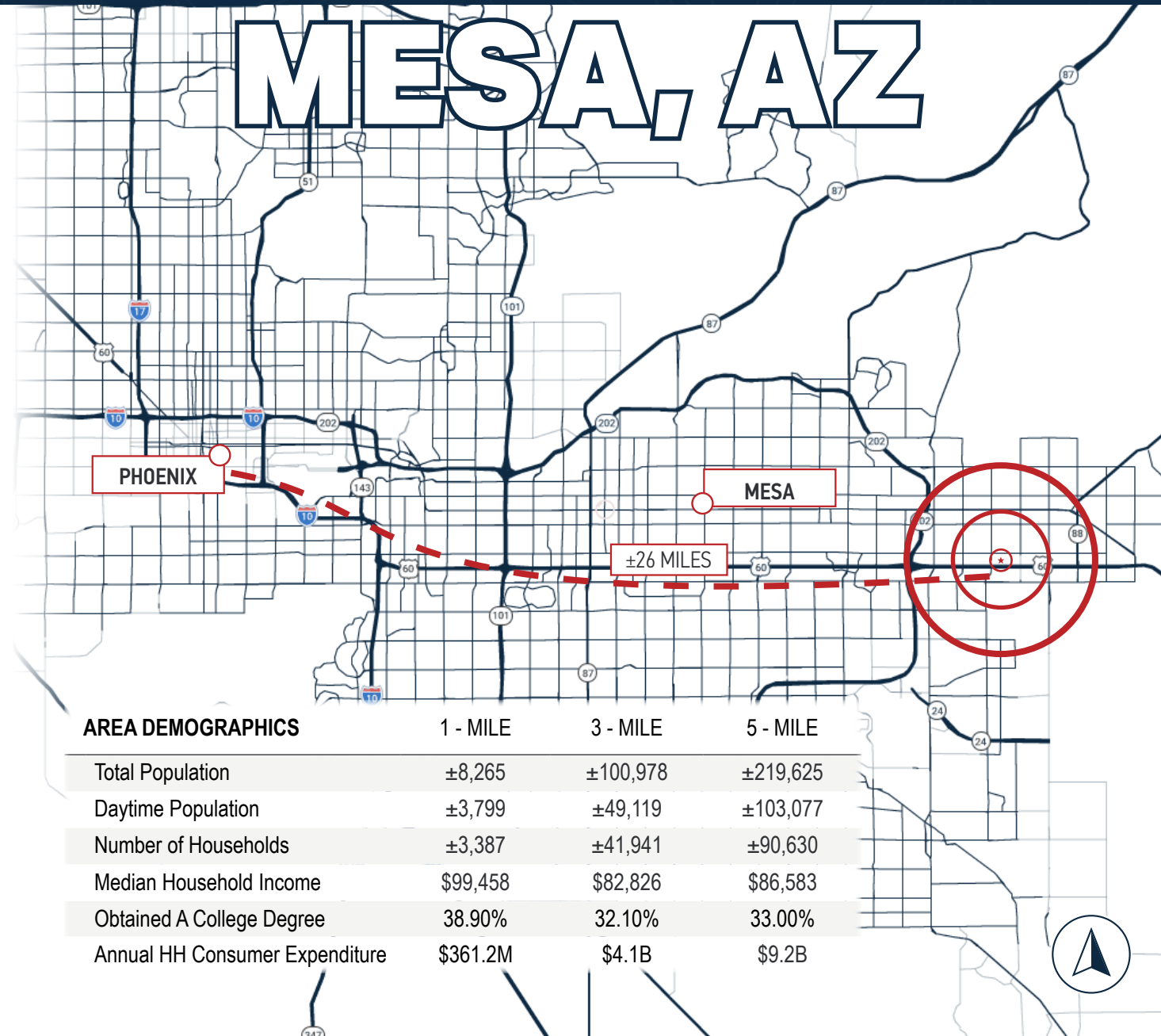
Thriving Retail Environment

Mesa offers high-traffic retail corridors and strong household spending that consistently support tenant performance. Popular shopping destinations and local hubs generate both daytime and evening foot traffic, creating consistent revenue streams.



Infrastructure & Development

Mesa continues to see significant public and private investment in roads, transportation, and mixed-use developments, improving accessibility and livability. These ongoing improvements attract new residents, businesses, and national tenants, strengthening the city's overall market competitiveness.



AREA DEMOGRAPHICS	1 - MILE	3 - MILE	5 - MILE
Total Population	±8,265	±100,978	±219,625
Daytime Population	±3,799	±49,119	±103,077
Number of Households	±3,387	±41,941	±90,630
Median Household Income	\$99,458	\$82,826	\$86,583
Obtained A College Degree	38.90%	32.10%	33.00%
Annual HH Consumer Expenditure	\$361.2M	\$4.1B	\$9.2B

EXCLUSIVELY LISTED BY:



15

YEARS

24

STATES

775+

LEASE DEALS

305+

PROJECTS

\$1.42B+

TOTAL VALUE

DESIGNATED BROKER | Joshua Simon | 480.588.2999 | js@simoncre.com
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