

VAL VISTA CROSSING

SEC Val Vista Dr & Southern Ave, Mesa, AZ 85206

FOR LEASE RETAIL SPACE / PADS



PROPERTY HIGHLIGHTS

- Retail Spaces from ±1,240 sf Available
- Three Pad Opportunities Available for Ground Lease or Build to Suit
- Easy Access to Interstate 60 One-Half Mile South
- Densely populated - ±140,000 living within 3 miles
- Regus Co-Working Office Space ±59,418 sf and Goodwill Bringing Daily Traffic
- Ample Parking
- Monument Signage Available
- Located at Major Intersection

BILL DOUGLASS

480.420.2306

BILLD@UPLANDGROUP.COM



UPLAND GROUP INC.

COMMERCIAL REAL ESTATE SERVICES

9180 S KYRENE RD, STE 115 | TEMPE, AZ 85284

480.820.9229 | WWW.UPLANDGROUP.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. Prospective purchasers or tenants should conduct their own due diligence and consult with legal, tax, and financial advisors before making any investment or leasing decisions.


VAL VISTA CROSSING

SEC Val Vista Dr & Southern Ave, Mesa, AZ 85206

FOR LEASE

 ±18,919 VPD

E SOUTHERN AVE

 ±37,191 VPD

S VAL VISTA DR

PADD
POTENTIAL

PAD A
AVAILABLE

PAD B
AVAILABLE

PAD C
AVAILABLE

ALL PADS
FLEXIBLE/EXPANDABLE

AVAILABLE
COMBINED
±5,626 SF

±7,362 SF
AVAILABLE
DIVISIBLE TO
±1,240 SF

±2,676 SF
AVAILABLE

±1,322 SF
AVAILABLE

±1,628 SF
AVAILABLE

±1,245 SF
AVAILABLE

VAL VISTA
EXECUTIVE
OFFICE SUITES

GOODWILL 9
of Central & Northern Arizona

Regus™

BILL DOUGLASS

480.420.2306

BILLD@UPLANDGROUP.COM



UPLAND GROUP INC.

COMMERCIAL REAL ESTATE SERVICES

9180 S KYRENE RD, STE 115 | TEMPE, AZ 85284

480.820.9229 | WWW.UPLANDGROUP.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. Prospective purchasers or tenants should conduct their own due diligence and consult with legal, tax, and financial advisors before making any investment or leasing decisions.

VAL VISTA CROSSING

SEC Val Vista Dr & Southern Ave, Mesa, AZ 85206

FOR LEASE



CONCEPTUAL PLANS FOR PADS

BILL DOUGLASS

480.420.2306

BILLD@UPLANDGROUP.COM



UPLAND GROUP INC.

COMMERCIAL REAL ESTATE SERVICES

9180 S KYRENE RD, STE 115 | TEMPE, AZ 85284

480.820.9229 | WWW.UPLANDGROUP.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. Prospective purchasers or tenants should conduct their own due diligence and consult with legal, tax, and financial advisors before making any investment or leasing decisions.

VAL VISTA CROSSING

SEC Val Vista Dr & Southern Ave, Mesa, AZ 85206

FOR LEASE

±1,240 - ±7,362 SF AVAILABLE SPACE

A-4+A-5
±2,480 SF

A-6 ±1,240 SF

A-7 ±1,240 SF

A-8 ±1,240 SF

A-9 ±1,240 SF

A-10 ±1,240 SF

A-11 ±1,210 SF

A-12 + A-13
±2,432 SF

A-1 ±1,245 SF

A-2+A-3
±2,302 SF

A-9 + A-10
COMBINED
±2,480 SF

A-10 + A-11
COMBINED
±2,450 SF

A-9 + A-10 + A-11
COMBINED
±3,690 SF

CURRENT SPACE
A-9 THROUGH A-13
COMBINED
±6,122 SF

A-10 THROUGH A-13
COMBINED
±4,882 SF

A-11 + A-12 + A-13
COMBINED
±3,642 SF

FULL SPACE
A-8 THROUGH A-13
COMBINED
±7,362 SF

BILL DOUGLASS

480.420.2306

BILLD@UPLANDGROUP.COM



UPLAND GROUP INC.

COMMERCIAL REAL ESTATE SERVICES

9180 S KYRENE RD, STE 115 | TEMPE, AZ 85284

480.820.9229 | WWW.UPLANDGROUP.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. Prospective purchasers or tenants should conduct their own due diligence and consult with legal, tax, and financial advisors before making any investment or leasing decisions.

VAL VISTA CROSSING

SEC Val Vista Dr & Southern Ave, Mesa, AZ 85206

FOR LEASE

± 1,322 - ± 5,526 SF AVAILABLE SPACE

**FULL BUILDING
C-1 THROUGH C-4
COMBINED
± 5,626 SF**

**C-1 + C-2
COMBINED
± 2,676 SF**

**C-1 + C-2 + C-3
COMBINED
± 3,998 SF**

**C-2 + C-3
COMBINED
± 2,652 SF**

**C-2 + C-3 + C-4
COMBINED
± 4,280 SF**

**C-3 + C-4
COMBINED
± 2,950 SF**

C-1 ± 1,346 SF

C-2 ± 1,330 SF

C-3 ± 1,322 SF

C-4 ± 1,628 SF

BILL DOUGLASS

480.420.2306

BILLD@UPLANDGROUP.COM



UPLAND GROUP INC.

COMMERCIAL REAL ESTATE SERVICES

9180 S KYRENE RD, STE 115 | TEMPE, AZ 85284

480.820.9229 | WWW.UPLANDGROUP.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. Prospective purchasers or tenants should conduct their own due diligence and consult with legal, tax, and financial advisors before making any investment or leasing decisions.

VAL VISTA CROSSING

SEC Val Vista Dr & Southern Ave, Mesa, AZ 85206

FOR LEASE

SUITE	TENANT	SIZE
A-1 - 3617 E. Southern Ave.	AVAILABLE	±1,245 SF END CAP UNIT
A-2/3 - 3617 E. Southern Ave.	Arizona Contractor License Center	±2,302 SF
A-4/5 - 3617 E. Southern Ave.	Niro's House Mediterranean Kitchen	±2,480 SF
A-6 - 3617 E. Southern Ave.	Friends in Style Salon	±1,240 SF
A-7 - 3617 E. Southern Ave.	Crush Nails & Spa	±1,240 SF
A-8 - 3617 E. Southern Ave.	AVAILABLE	±1,240 SF
A-9-13 - 3641 E. Southern Ave.	AVAILABLE	±6,122 SF DIVISIBLE DOWN TO ±1,240 SF
B - 3655 E. Southern Ave.	Goodwill	±34,591 SF
C-1 - 3701 E. Southern Ave.	AVAILABLE	±1,346 SF CONTIGUOUS UP TO ±5,526 SF
C-2 - 3701 E. Southern Ave.	AVAILABLE	±1,330 SF CONTIGUOUS UP TO ±5,526 SF
C-3 - 3701 E. Southern Ave.	AVAILABLE	±1,322 SF CONTIGUOUS UP TO ±5,526 SF
C-4 - 3701 E. Southern Ave.	AVAILABLE	±1,628 SF CONTIGUOUS UP TO ±5,526 SF
D - 3725 E. Southern Ave.	Impact Dance	±8,156 SF
PADS - E. Southern Ave.	AVAILABLE	FLEXIBLE BUILD TO SUIT / GROUND LEASE

BILL DOUGLASS

480.420.2306

BILLD@UPLANDGROUP.COM



UPLAND GROUP INC.

COMMERCIAL REAL ESTATE SERVICES

9180 S KYRENE RD, STE 115 | TEMPE, AZ 85284

480.820.9229 | WWW.UPLANDGROUP.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. Prospective purchasers or tenants should conduct their own due diligence and consult with legal, tax, and financial advisors before making any investment or leasing decisions.

VAL VISTA CROSSING

SEC Val Vista Dr & Southern Ave, Mesa, AZ 85206

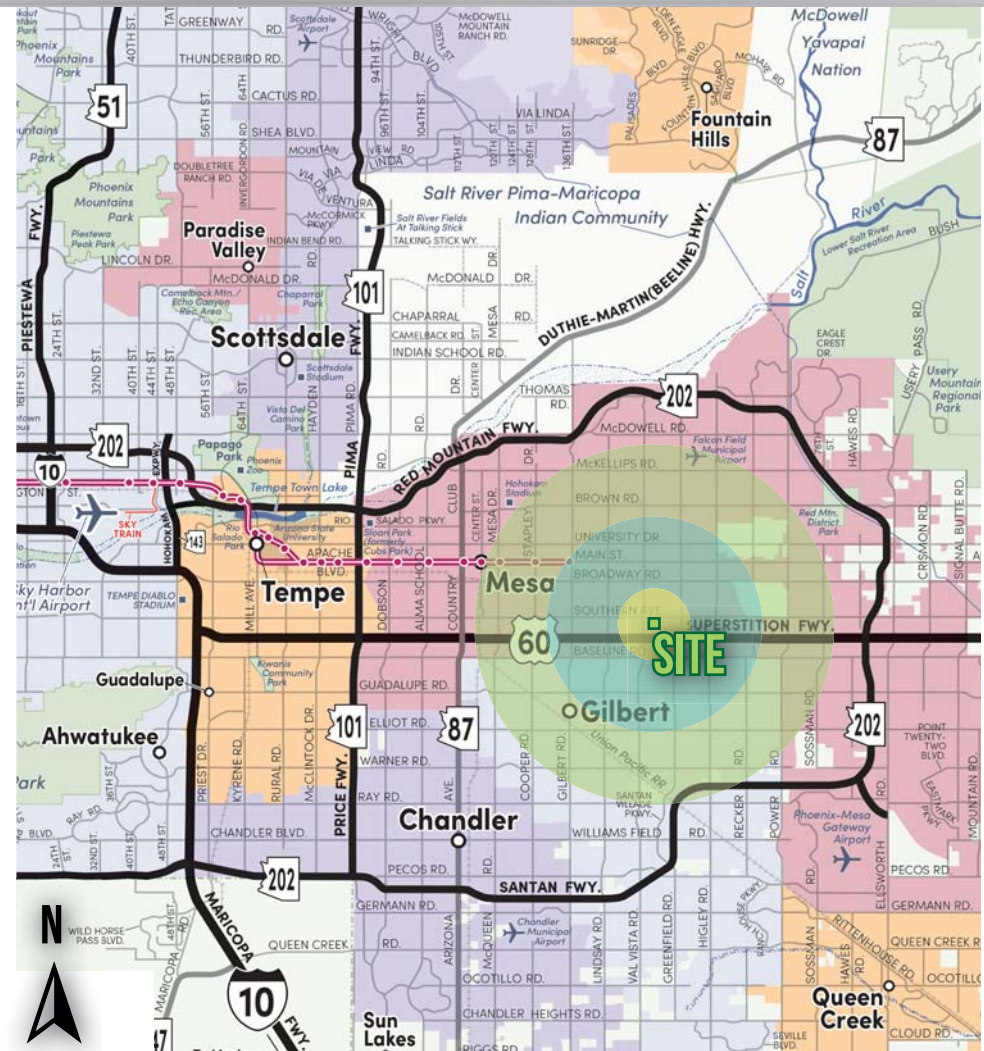
FOR LEASE

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Total Population	16,561	143,753	362,692
Total Households	6,035	56,399	135,447
Average Household Income	\$102,325	\$102,696	\$112,245
Median Home Value	\$437,768	\$421,847	\$446,979
Median Age	34.4	38.7	37.9

TRAFFIC COUNTS

37,191
S VAL VISTA DR

18,919
E SOUTHERN AVE



BILL DOUGLASS

480.420.2306

BILLD@UPLANDGROUP.COM



UPLAND GROUP INC.

COMMERCIAL REAL ESTATE SERVICES

9180 S KYRENE RD, STE 115 | TEMPE, AZ 85284

480.820.9229 | WWW.UPLANDGROUP.COM

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. Prospective purchasers or tenants should conduct their own due diligence and consult with legal, tax, and financial advisors before making any investment or leasing decisions.