

# DESTINATION AT GATEWAY

NEW POWER CENTER DEVELOPMENT | RETAIL SPACE AVAILABLE FOR LEASE!  
SIGNAL BUTTE & WILLIAMS FIELD RD | MESA, AZ



Walmart  
Supercentre

RETAIL

MULTIFAMILY

AUTO MALL

AUTO MALL

Gateway Fwy

Signal Butte Rd

Williams Field Rd

ARIZONA  
24



**D** DIVERSIFIED  
PARTNERS

Nationwide Real Estate Services



aerial | northwest view



Walmart  
Supercentre



Signal Butte Rd & SR-24

# DESTINATION AT GATEWAY

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ENCORE AT EASTMARK

TAYLOR MORRISON LA MIRA

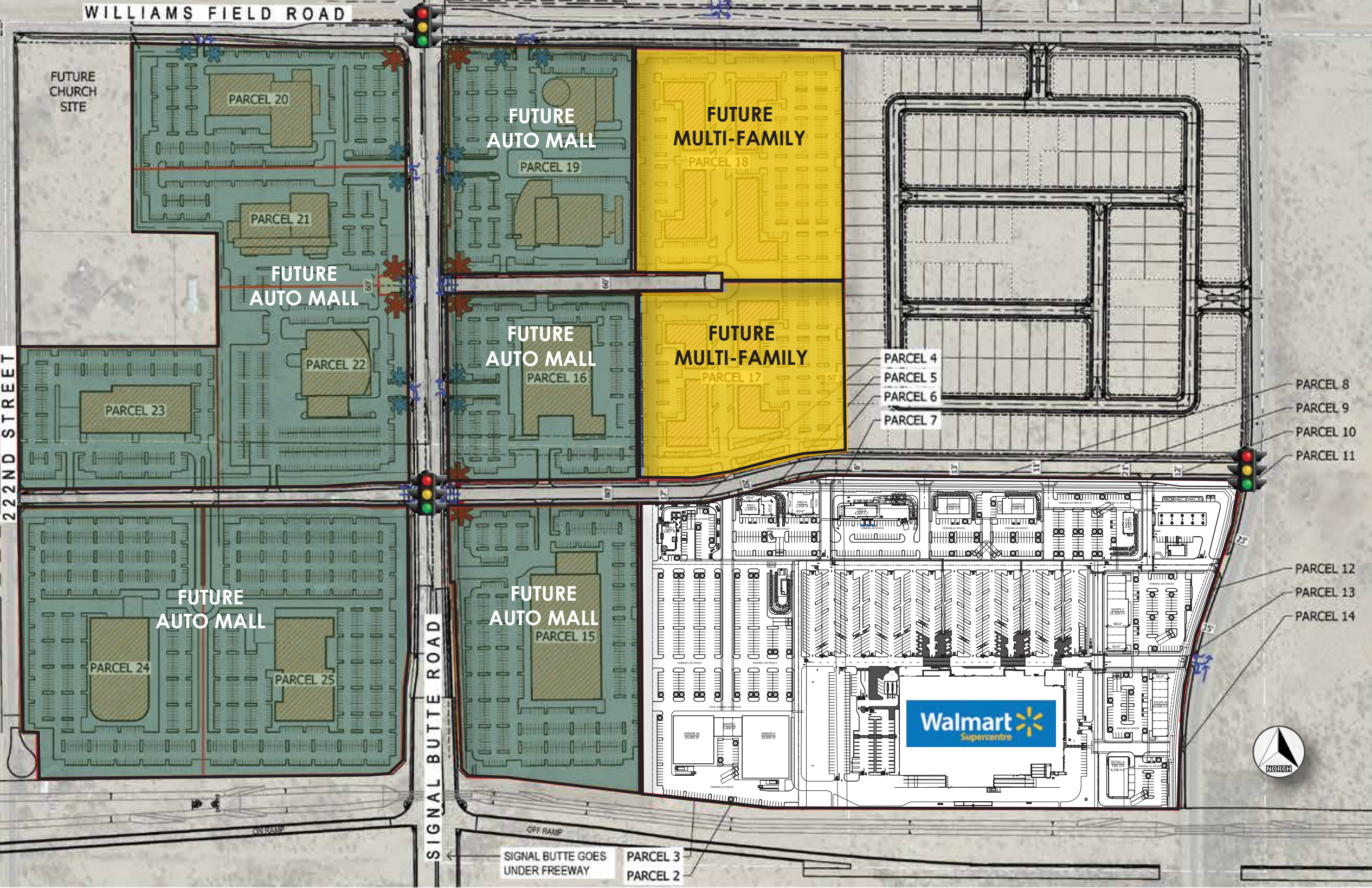
SITE DATA	
DESCRIPTION	ACREAGE
GROSS ACREAGE	163.59 AC.
NET ACREAGE	150.24 AC.
ROW/MISC.	21.29 AC.

PARCELS		
PARCEL NUMBER	ACREAGE	USE
PARCEL 1	17.54 AC.	LI PAD CUP
PARCEL 2	3.39 AC.	LI PAD CUP
PARCEL 3	2.96 AC.	GC PAD CUP
PARCEL 4	1.08 AC.	GC PAD CUP
PARCEL 5	1.84 AC.	GC PAD CUP
PARCEL 6	0.91 AC.	GC PAD CUP
PARCEL 7	2.00 AC.	GC PAD CUP
PARCEL 8	1.42 AC.	LI PAD CUP
PARCEL 9	1.69 AC.	LI PAD CUP
PARCEL 10	1.41 AC.	LI PAD CUP
PARCEL 11	1.55 AC.	LI PAD CUP
PARCEL 12	2.46 AC.	GC PAD CUP
PARCEL 13	1.71 AC.	GC PAD CUP
PARCEL 14	1.22 AC.	GC PAD CUP
PARCEL 15	11.57 AC.	GC PAD CUP
PARCEL 16	8.04 AC.	GC PAD CUP
PARCEL 17	8.63 AC.	GC PAD CUP
PARCEL 18	10.86 AC.	GC PAD CUP
PARCEL 19	9.60 AC.	GC PAD CUP
PARCEL 20	7.54 AC.	GC PAD CUP
PARCEL 21	6.30 AC.	GC PAD CUP
PARCEL 22	8.56 AC.	GC PAD CUP
PARCEL 23	6.43 AC.	GC PAD CUP
PARCEL 24	11.12 AC.	GC PAD CUP
PARCEL 25	12.47 AC.	GC PAD CUP
<b>PARCEL TOTAL</b>	<b>142.30 AC.</b>	

TOTAL		
TOTAL	142.30 AC.	230 D.U.

**SYMBOL LEGEND**

- TRAFFIC SIGNAL
- FULL MOVEMENT
- RIGHT IN / RIGHT OUT
- MAJOR MONUMENT
- MINOR MONUMENT
- ADOT R.O.W.
- COMMERCIAL
- AUTO DEALERSHIP
- PARCEL BOUNDARY



**D** **DIVERSIFIED PARTNERS**  
*Nationwide Real Estate Services*

Join:



retail space available for lease  
**conceptual master plan**



# property summary

**LOCATION:** Signal Butte Road & SR-24  
Mesa, Arizona

**GROSS ACRES:** 163.59

**AVAILABLE:** 23.64 AC

## LOCATION HIGHLIGHTS

- ▶ Over 40 acres of commercial development - BTS & GL
- ▶ Adjacent to Gateway Auto Mall - planned auto mall development coming 2024
- ▶ Located south of Eastmark, a mixed-use master planned community, ranked #1 in Arizona and top in the nation!
- ▶ Brand new SR-24 Interchange exit at Signal Butte
- ▶ Over 10,000 new residences within a 5-mile radius
- ▶ Commercial zoning, City of Mesa
- ▶ Nearby industrial centers such as Apple, Facebook, Intel, CyrusOne and more!

conceptual rendering



New Power Center Development

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.



**DESTINATION  
AT GATEWAY**



# auto mall | conceptual rendering



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# REGIONAL DRAW SERVICING SOUTHEAST VALLEY



Dillard's JCPenney  
 Burlington Ave  
 BEST BUY ULTA WinCo FOODS  
 ROSS Walmart

**SUPERSTITION SPRINGS CENTER**  
 Target Costco

99,074 VPD

**SUPERSTITION GATEWAY**  
 Walmart Kohl's AMC THEATRES  
 Michaels OLD NAVY  
 BED BATH & BEYOND PET SMART  
 Basha's

**Google**  
 Data Center  
 Phase 1 - July, 2025  
 Completion Date - July, 2029  
 187 AC

**MESA ELLIOT NW**  
 66.57 AC Vacant Land  
 Zoning: LC, PEP

**CyrusOne**  
 5-BLDG Computing Facility ±68 AC  
 Under Construction

**DIGITAL REALTY**  
 1M SF - 56 AC  
 Colocation Data Center Campus

**RagingWire**  
 Data Center Campus  
 102 AC

**Mortenson**  
 Data Center Campus  
 65.4 AC

**E202-PLANNED**  
 77 AC Industrial Park  
 ± 1.1M SF  
 2 Building Design

**HAWES CROSSING**  
 City of Mesa voted in favor of ± 1,100 AC development plan that will include:  
 - Housing - Mixed-use  
 - Commercial - Retail  
 - Office

**Dignity Health**  
 3-Story General Hospital  
 64 Beds

**Apple**  
 1.2M SF  
 Command Center  
 150 Emp.

**Basha's**  
**MORRISON RANCH**  
 5,246 UNITS

**MORRISON RANCH PLANNED RESIDENTIAL INDUSTRIAL**

**COMBINED RESIDENTIAL**  
 1,846 UNITS

**CANNON BEACH**

**MESA RAY**  
 58.97 AC Vacant Land  
 Located within Mesa 2040 General Plan

**EASTMARK**  
 17,000 UNITS

51,439 VPD

**PLANNED MIXED USE/INDUSTRIAL**

**FUTURE SR-24 EXPANSION**  
 Construction underway.  
 Completion Date: August 2022  
 Full Diamond Interchange at Signal Butte & Meridian Rd

**HIGLEY PARK**  
 611 UNITS

**GILBERT GATEWAY TOWNE CENTER**

**RAY ROAD COMMERCE CENTER**  
 2,000 Future Emp.

**MESA HAWES**  
 159.3 AC Vacant Land  
 Zoning: LC, PEP  
 Mixed Use

**CADENCE GATEWAY**  
 1,200 UNITS

**ARIZONA STATE UNIVERSITY POLYTECHNIC CAMPUS**  
 ± 4,800 STUDENTS ENROLLED

**Phoenix-Mesa Gateway Airport**

**PHOENIX-MESA GATEWAY AIRPORT**

- Provides 10,000+ jobs, bringing in \$1.3 billion annually  
 - 700-AC plot of Land, Mixed-Use, Industrial, Commercial & Residential

**GATEWAY EAST - FUTURE DEVELOPMENT**

- ± 400 AC of Land designated for development

**SKYBRIDGE ARIZONA (In Construction)**

- ± 350 AC | 3.5M SF Mixed-use Space Available  
 - Estimated to create 17,000 direct jobs | 7,000 jobs onsite

**LYONS GATE**  
 2,164 UNITS

**THE WILLOWS**  
 586 UNITS

**COOLEY STATION**  
 2,220 UNITS

**FUTURE MESA LEGACY SPORTS COMPLEX (PLANNED)**

• 320 AC  
 • 2 Stadiums  
 • 8 Baseball/Softball Fields  
 • 16 Indoor Basketball Courts  
 • 23 Soccer Fields  
 • 62 Volleyball Courts

**SHEA HOMES**

**SUBJECT PROPERTY**

FUTURE 24

**FUTURE RESIDENTIAL**





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