



# SHOP SPACE AVAILABLE

Northwest Corner of US60 & Signal Butte Road  
Mesa, Arizona

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# SHOP SPACE AVAILABLE



## ◆ ±2,300 SF SHOP SPACE AVAILABLE

### Property Highlights

- Excellent location at the intersection of US 60 Freeway at Signal Butte Rd and situated directly between Superstition Gateway to the south and the new Sprouts anchored center across the street.
- Strong demographics with Average Household Incomes over \$103,000 within a 1-mile radius.
- Located in a high growth corridor of Mesa with over 815 units of multi-family planned adjacent to this site.
- Services an extended trade area to the east which includes Mesa, Apache Junction and Gold Canyon.

### Traffic Counts

US 60	97,000 CPD
Signal Butte	26,800 CPD
<b>Total</b>	<b>123,800 CPD</b>

### Demographics

	1 mi	3 mi	5 mi
Estimated Population	9,328	102,944	215,321
Estimated Households	3,670	42,619	88,549
Avg Household Income	\$118,752	\$102,751	\$108,135

Source: SitesUSA

### Nearby Tenants



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# DEMOGRAPHICS



## 2025 POPULATION

1 MILE: 9,328  
3 MILES: 102,944  
5 MILES: 215,321



## MEDIAN HOUSEHOLD INCOME

1 MILE: \$118,752  
3 MILES: \$102,751  
5 MILES: \$108,135



## POPULATION GROWTH PROJECTION 2025 - 2030

1 MILE: 1.0%  
3 MILES: 0.8%  
5 MILES: 1.1%



## TOTAL BUSINESSES

1 MILE: 228  
3 MILES: 2,167  
5 MILES: 4,305



## 2025 TOTAL HOUSEHOLDS

1 MILE: 3,670  
3 MILES: 42,619  
5 MILES: 88,549



## NUMBER OF EMPLOYEES

1 MILE: 1,336  
3 MILES: 11,659  
5 MILES: 24,097



## MEDIAN HOME VALUE

1 MILE: \$376,190  
3 MILES: \$340,925  
5 MILES: \$364,596

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