

Mountain Vista Business Center



114,844 VPD

Total ±5.1 Acres

SOLD

Lot 1
2.621 Acres

Fully Leased

Fully Leased



Hampton Ave

10141 E Hampton Ave
Mesa, Arizona 85209

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Mountain Vista Business Center

Property & Location Highlights

- One finished PADs, Lot 1 (2.621 Acres)
- Previous approved plans for 2 two-story ±34,128 SF medical buildings
- Ideal for medical and office development
- All driveways, entry roads & curb cuts in place
- Underground storm drainage, fire hydrants, retention basins, irrigation and landscaping complete
- All utilities available to site: power, water, & sewer
- Directly across from HonorHealth Mountain Vista Medical Center/ Hospital Campus
- Zoning L-1, City of Mesa
- Located within the rapidly growing East Mesa submarket
- US-60 & Crismon Rd exit
- Low vacancy submarket
- Existing portion of project consists of 2 Buildings, 48,084 SF Flex Office/Industrial that is fully leased and Medical Office Building under construction fully pre-leased



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Demographics Highlights



Total Population
in 5-mile Radius
215,058



2024 Owner Occupied Housing
1 Mile: 5,535 (55.0%)
3 Mile: 51,253 (64.7%)
5 Mile: 102,554 (65.2%)



Average Household Income
in a 1-Mile Radius
\$103,635



Population Growth 2024 – 2029
1 Mile: 3.98%
3 Mile: 0.82%
5 Mile: 0.74%



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Site Aerial

PHX East Valley

The Phoenix East Valley is home to both endless opportunity and substantial growth. It offers a diverse array of high-paying jobs across industries such as aviation and aerospace, defense, advanced manufacturing, autonomous vehicles, healthcare, higher education, technology, and tourism.

The job market in the East Valley continues to thrive, with a workforce nearing 700,000 strong after several record-breaking years. Looking ahead, economists forecast the addition of 300,000 new jobs over the next 30 years.

As a sought-after destination, the East Valley's population has surpassed 1.4 million residents and continues to grow.

Economic growth in the region is supported by exceptional infrastructure. With immediate access to three of the world's largest economies — California, Texas, and Mexico — the PHX East Valley's extensive network of interstates, freeways, and rail systems connects businesses to major markets, reaching nearly 65 million people within a day's commute. This makes market access very convenient for business growth.

Source:
<https://phxeastvalley.com/why-phx-east-valley/growth/>



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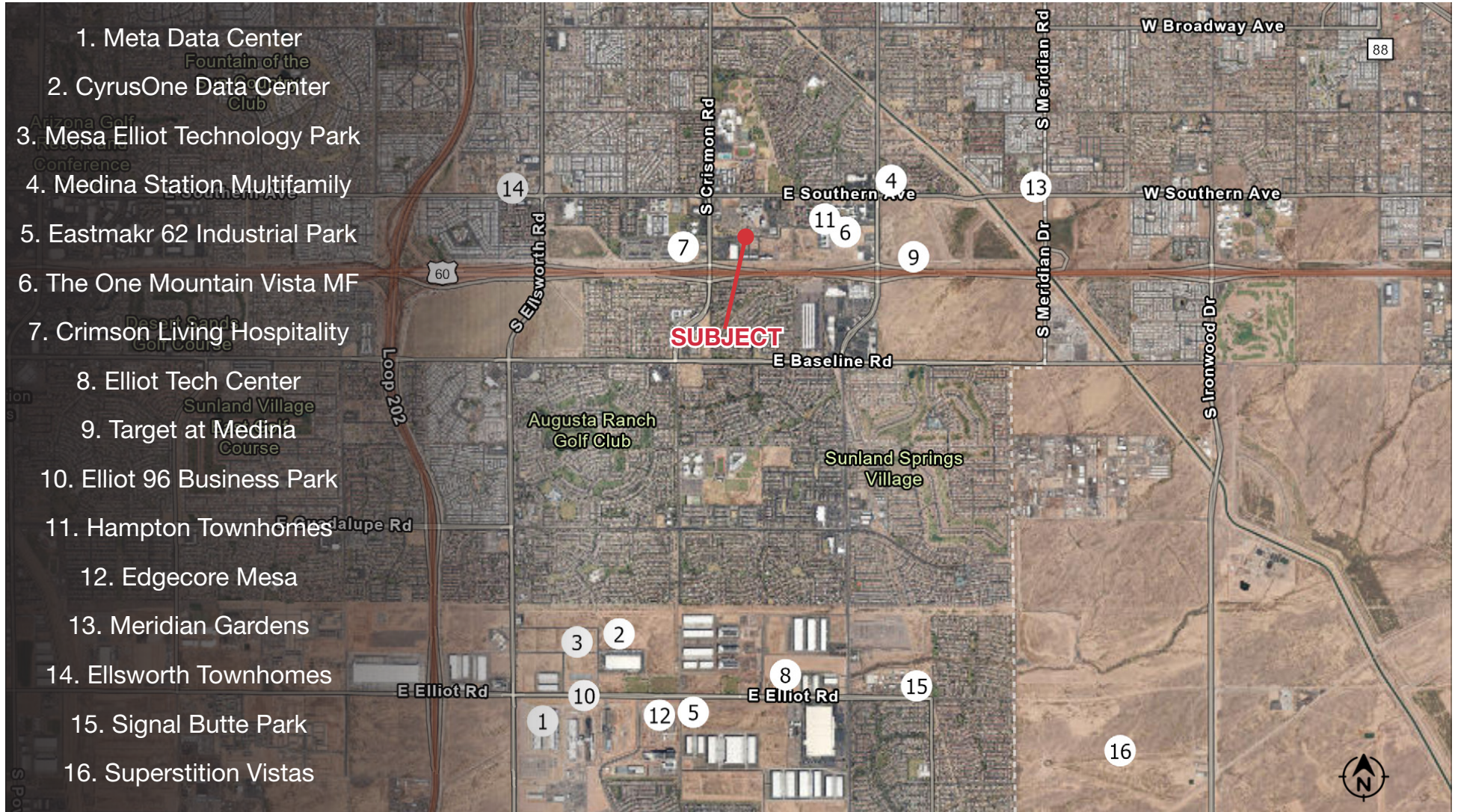
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Development Aerial



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