

# ± 30,000 SF Former Sprouts & ± 1,307 SF Retail Space for Lease

5225 E. Southern Ave  
Mesa, AZ 85206



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

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## SITE PLAN

Suite	Tenants	Square Feet
D101 D102	Leslie's Pool Supply	2,710
D103	Barber of Choix	1,177
D104	J Cleaners	1,092
D105	Ohana Consulting	990
D106	UPS Store	1,520
D107	Hapa Food	1,092
C101	Dancers Ink	1,465
C102	AZ Hemp Health	1,307
<b>C103</b>	<b>AVAILABLE</b>	<b>1,307</b>
C104	Back Fit Medical	2,500
<b>5225</b>	<b>AVAILABLE</b>	<b>30,000</b>
B101	Yogurtini	1,400
B102	Green Tea Chinese Restaurant	1,600
B103	Reflexology	900
B104	Smoke Shop	928
B105	Water & More	916
B106	Nails 7 Spa	1,211
1215	Banner Urgent Care	3,500



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## demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	16,234	132,360	336,499
<b>HOUSEHOLDS</b>	6,597	56,032	134,663
<b>AVERAGE HOUSEHOLD INCOME</b>	\$108,708	\$109,666	\$113,761
<b>DAYTIME POPULATION</b>	9,797	82,707	187,339
<b>MEDIAN AGE</b>	40.4	44.3	41.9
<b>TOTAL BUSINESSES</b>	714	6,021	13,214



traffic counts: Southern Avenue | 17,332 VPD ● Higley Rd | 35,259 VPD

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## property highlights

- ✓ ± 30,000 SF former Sprouts space and 1,307 SF retail space available for Lease; 1-acre pad opportunity also available
- ✓ Prominently located at the heavily trafficked, lighted intersection of Higley Rd & Southern Ave, just north of Superstition Freeway (US 60)
- ✓ Highly frequented daily needs shopping center
- ✓ Co-tenants include Banner Urgent Care, Cobblestone Car Wash, Leslie's Poolmart, The UPS Store, Wienerschnitzel and Yogurtini
- ✓ Direct access to Superstition Freeway (0.4 mi)

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## Macro Aerial

5225 E. Southern Ave, Mesa, AZ 85206



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