



# MULTI-TENANT SHOPS AT MEDINA STATION

## TARGET ANCHORED POWER CENTER

S SIGNAL BUTTE RD & E SOUTHERN AVE, MESA, AZ



# EXECUTIVE SUMMARY



±7,340

TOTAL SQFT



\$6,482,000

PURCHASE PRICE



2026

NEW CONSTRUCTION

\*For CAP Rate & NOI Contact Broker



Multi-Tenant Shops | Net Lease



10-Year Leases | 2026 Construction



Target Anchored Power Center



Rental Increases To Hedge Against Inflation

## Strong Demographics Backed by Affluent Growth

The surrounding trade area includes more than 220,000 residents within a five-mile radius, complemented by average household incomes exceeding \$111,607 within one mile providing a strong, affluent customer base that supports long-term retail performance.

## Positioned in the Path of Major Residential Growth

Located within a rapidly expanding corridor, the site is adjacent to a proposed 473-acre master-planned community by Lennar Homes and more than 815 planned multifamily units, bringing a significant wave of new rooftops and long-term consumer demand directly to the trade area.

## Premier Position at the US-60 & Signal Butte Interchange

Strategically located between the established Superstition Gateway center and a newly developed Sprouts-anchored shopping center, this high-visibility site benefits from strong traffic along US-60 and Signal Butte Road while serving one of Mesa's fastest growing retail corridors.



SUBJECT PROPERTY



# MASTER SITE PLAN

SOUTHERN AVE

MULTI-FAMILY  
353 UNITS

MULTI-FAMILY  
276 UNITS

BOOT BARN



UNDER CONSTRUCTION  
OPENING 10/2026

SITE

AMERICA'S BEST

BROOKLYN BEDDING

ehso

NATIONAL QSR USER

COOL BEERS & CRAFT BEER

DICK'S SPORTING GOODS

MAJOR B  
82,300 SF  
TOTAL  
(2-STORY)

SHOPS E  
15,000 SF

SHOPS A  
11,610 SF

PAD C  
5,509 SF

PAD E  
3,000 SF

PAD D  
7,024 SF

PAD G  
5,600 SF

PAD F  
5,500 SF

PAD H  
5,500 SF

REGIONAL CREDIT UNION

PAD A  
500 SF BANK

NATIONAL QSR USER

AT LEASE NATIONAL CHICKEN QSR

GoodVets

PAD B  
3,060 SF

SHOPS C  
5,168 SF W/UP

CAVA

PAD J  
6,250 SF DRIVE THRU

SHOPS D  
7,300 SF

PAD L  
4,476 SF BANK

SHOPS F  
7,560 SF

PAD M  
3,350 SF DRIVE THRU



MY DR NOW



HANDEL'S  
Zara Nail  
MISSION BBQ

usbank

FIVE GUYS

As You Wish

CAFE ZUPAS

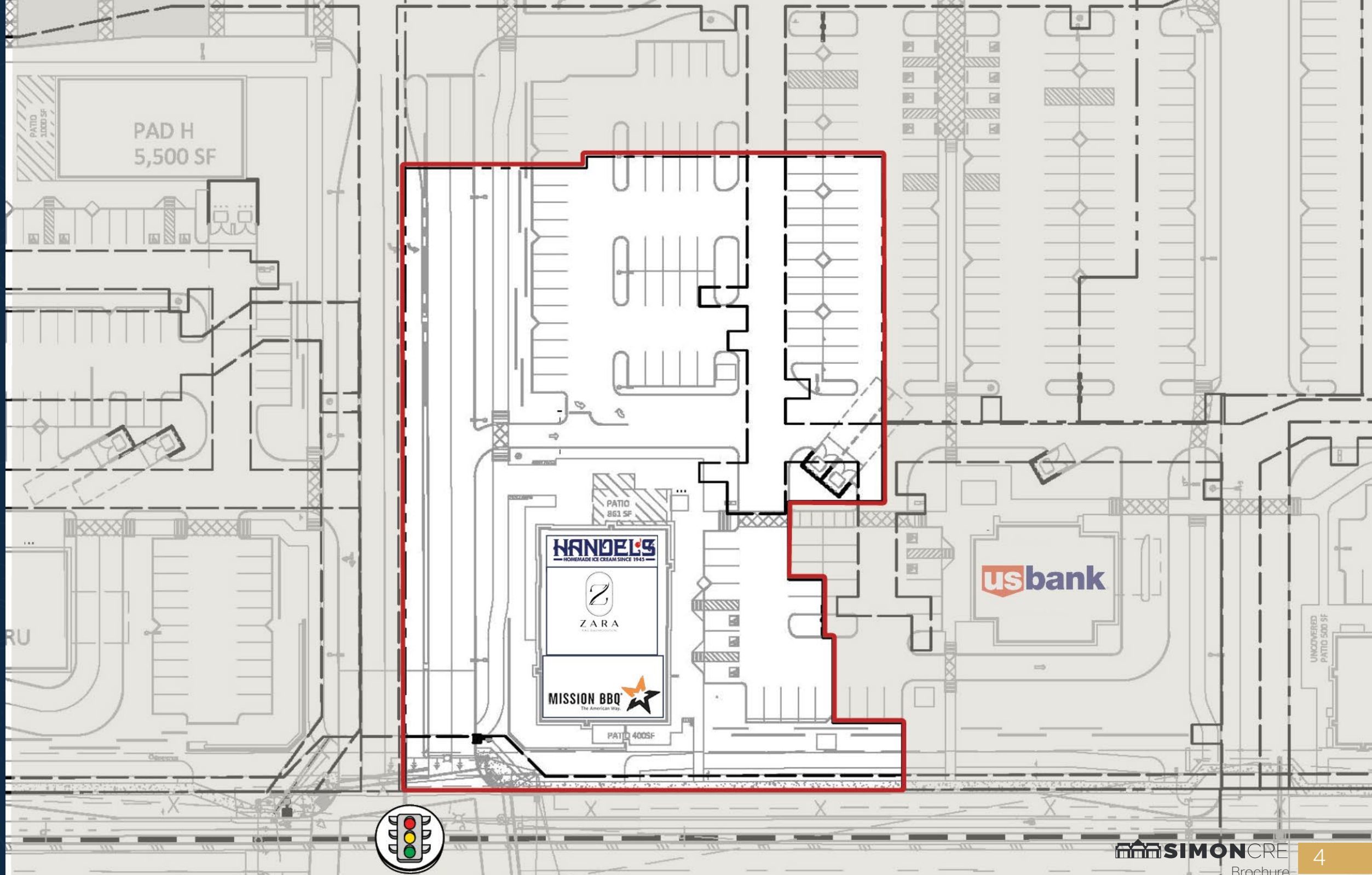


SIGNAL BUTTE RD

SIMON CRE

Brochure

# SUBJECT SITE PLAN





SUBJECT PROPERTY



LOCATION AERIAL



SIGNAL BUTTE RD  
± 31,448 VPD

± 93,455 VPD

**SITE**

MEDINA STATION

**BOOT BARN**

STATE LAND AUCTION

OLD NAVY Walmart Supercenter KFC Total Wine CHARLEYS nēkter SEPHORA crumbl MOD PANDA EXPRESS KOHL'S five BELOW PET SMART ULTA Michaels Marshalls Panera Bread ME COLD STONE FAMOUS FOOTWEAR MATTRESS FIRM SALLY BEAUTY verizon

AMC SUBWAY PACIFIC DENTAL SERVICES CHIPOTLE STARBUCKS COFFEE Village Inn LA FITNESS Shell IN-N-OUT BURGER Sport Clips elements massage T Chevron

Banner Health  
BAYWOOD MEDICAL CENTER

FOUNTAIN OF THE SUN COUNTRY CLUB

SUPERSTITION SPRINGS CENTER  
JCPenney Dillard's  
SEPHORA macy's  
PACSUN TJ-maxx  
TILLYS HOLLISTER CALIFORNIA  
Foot Locker ULTA  
The Cheesecake Factory

PET SMART  
WinCo FOODS  
STARBUCKS COFFEE

LOOP 202

± 93,746 VPD

SIGNAL BUTTE RD  
± 31,448 VPD

SUPER STAR CAR WASH SAJAD AND GO Firestone THE HOME DEPOT  
Cane's SPROUTS Farmers Market Quick Quack CAR WASH  
EoS FITNESS FirstWatch CYCLEBAR WHATABURGER  
Culver's BURGER KING Jack in the box Andy's Frozen Custard POPEYES



US 60

± 93,455 VPD

US 60

NISSAN INFINITI  
LEXUS MAZDA

Krispy Kreme DOUGHNUTS  
Red Robin RESTAURANT BREWERY  
P.F. CHANG'S

AUGUSTA RANCH GOLF CLUB

OLD NAVY Total Wine AMC  
Walmart KFC CHARLEYS nektar CHIPOTE MEXICAN GRILL  
Supercenter crumbl MOD PANDA EXPRESS STARBUCKS COFFEE  
SEPHORA KOHL'S  
ROSS DRESS FOR LESS five BELOW PET SMART  
GNC LIVE WELL ME ULTA Michaels  
Panera Bread MARSHALLS  
MATTRESS FIRM COLD STONE CREAMERY FAMOUS footwear IN-N-OUT BURGER  
SALLY BEAUTY verizon Village Inn

SUPERSTITION SPRINGS ELEMENTARY SCHOOL

LOOP 202

AUGUSTA RANCH ELEMENTARY SCHOOL

DESERT RIDGE HIGH SCHOOL

# RESIDENTIAL GROWTH



**EXISTING RESIDENTIAL**  
**FUTURE RESIDENTIAL**

- 1 - SINGLE FAMILY (90 UNITS)
- 2 - MULTI-FAMILY (47 UNITS)
- 3 - SINGLE FAMILY (37 UNITS)
- 4 - MULTI-FAMILY (33 UNITS)
- 5 - HAMPTON TOWNHOMES (31 UNITS)
- 6 - SOLTERRA AT MERIDIAN (326 UNITS)
- 7 - THE LINCOLN (128 UNITS)
- 8 - MOUNTAIN VISTA (256 UNITS)
- 9 - THE ONE AT MOUNTAIN VISTA (345 UNITS)
- 10 - MILLENIUM SUPERSTITION SPRINGS (394 UNITS)
- 11 - ZEN ON RECKER (76 UNITS)
- 12 - PARK NORTH (78 UNITS)
- 13 - HAWES CROSSING VILLAGE 1 (355 UNITS)
- 14 - HAWES CROSSING VILLAGE 1 PHASE 2 (106 UNITS)
- 15 - HAWES CROSSING MIXED USE PHASE 1 (419 UNITS)
- 16 - HAWES CROSSING VILLAGE 2 (600 UNITS)
- 17 - HAVEN AT HAWES (250 UNITS)
- 18 - HAWES CROSSING VILLAGE 6 (267 UNITS)
- 19 - HAWES CROSSING VILLAGE 5 (282 UNITS)
- 20 - HAWES CROSSING VILLAGE 4 (260 UNITS)
- 21 - PARK PLACE AT GALLERY PARK (305 UNITS)
- 22 - SILVER VALLEY APARTMENTS (302 UNITS)
- 23 - LA MIRA (344 UNITS)
- 24 - AVALON CROSSING (650 UNITS)
- 25 - DESTINATION AT GATEWAY WEST (145 UNITS)
- 26 - DESTINATION AT GATEWAY EAST (278 UNITS)



**CHANDLER MUNICIPAL AIRPORT**

**MESA GATEWAY AIRPORT**

APPLE DATACENTER  
 META DATACENTER

# TENANT PROFILE



“Hand Packed Happiness”

# Of Locations ±100

Handel's Homemade Ice Cream is a nationally recognized dessert concept known for its rich, handcrafted ice cream made fresh daily using high quality ingredients. Founded in 1945, the brand has grown to 100+ locations across the United States, building a loyal following through its extensive flavor selection and consistent product quality. Handel's has earned industry recognition as one of the top ice cream concepts in the country, driving strong seasonal and evening traffic. With its proven operating model and strong consumer appeal, Handel's serves as a high-performing, experience driven tenant that enhances overall center visitation.

For more information visit [tenant website](#)



“Proudly Serving Those Who Serve”

# Of Locations ±130

MISSION BBQ is a fast casual restaurant concept specializing in authentic, American-style barbecue with a patriotic, community driven brand identity. Founded in 2011, the company has expanded to 130+ locations nationwide, earning a loyal following through its high quality smoked meats and commitment to supporting military members, veterans, and first responders. MISSION BBQ generates strong lunch and dinner traffic driven by its bold flavors and experiential dining environment. With its differentiated brand, consistent unit performance, and growing national footprint, MISSION BBQ is a dependable, traffic-generating tenant with broad consumer appeal.

For more information visit [tenant website](#)



ZARA  
NAIL BAR MORRISON

“Nail Art: Because Ordinary Just Won't Do.”

# Of Locations ±15

Zara Nail Bar is a modern nail salon concept offering a full range of manicure, pedicure, and beauty services in a clean, upscale environment. Known for its attention to detail and customer focused experience, the salon generates consistent appointment based traffic and strong repeat clientele. Its service oriented model provides steady daily visits and reliable revenue streams. As a personal care tenant, Zara Nail Bar enhances tenant mix by driving frequent, needs based visits and long term customer engagement.

For more information visit [tenant website](#)

# LOCATION HIGHLIGHTS



## Strong Population Growth

Mesa is part of the Phoenix-Mesa metro, one of the fastest-growing regions in the U.S., with a diverse population exceeding 520,000 residents. This growth fuels demand for housing, services, and retail, creating a resilient consumer base.



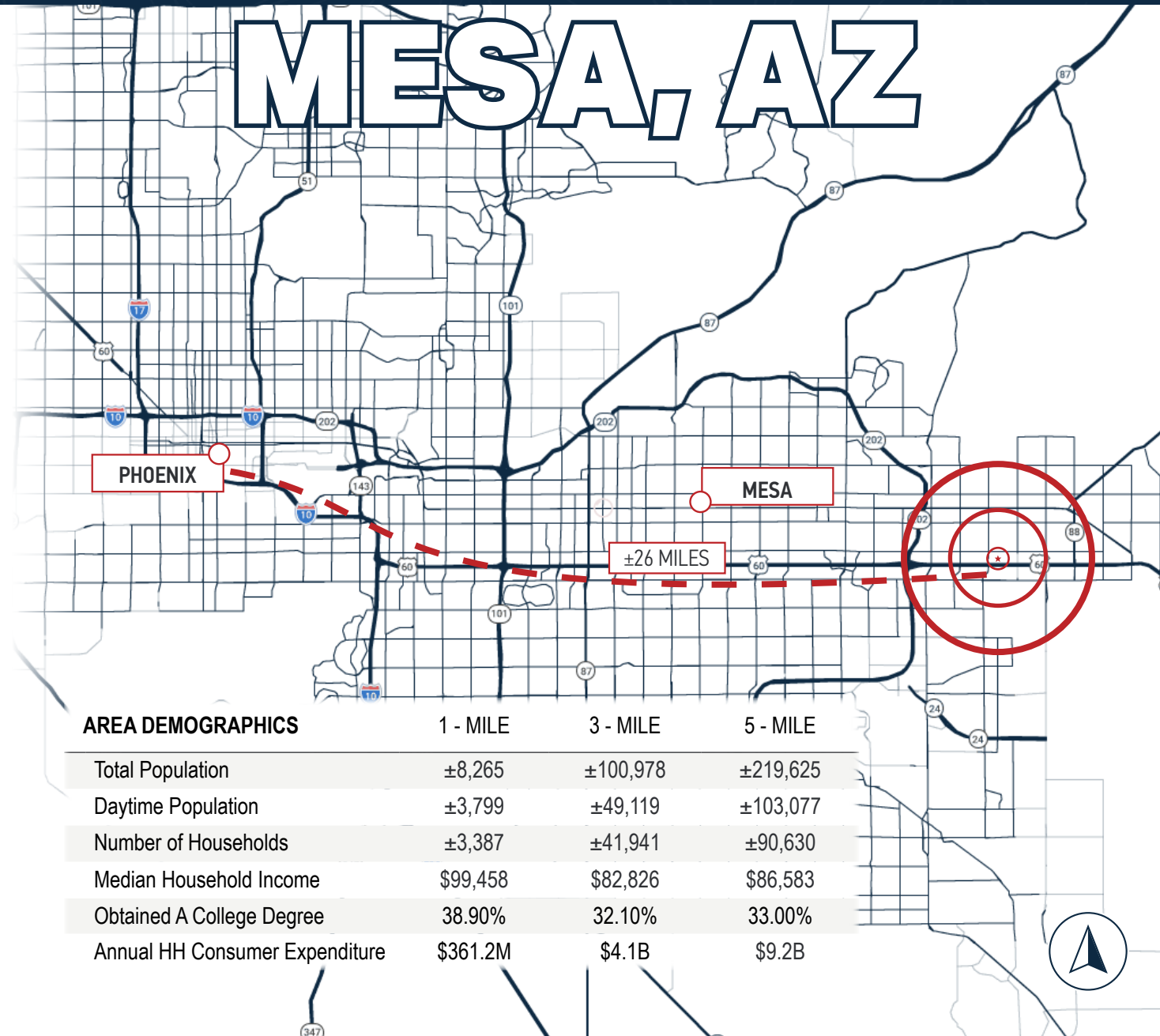
## Thriving Retail Environment

Mesa offers high-traffic retail corridors and strong household spending that consistently support tenant performance. Popular shopping destinations and local hubs generate both daytime and evening foot traffic, creating consistent revenue streams.



## Infrastructure & Development

Mesa continues to see significant public and private investment in roads, transportation, and mixed-use developments, improving accessibility and livability. These ongoing improvements attract new residents, businesses, and national tenants, strengthening the city's overall market competitiveness.



EXCLUSIVELY LISTED BY:



15

YEARS

24

STATES

775+

LEASE DEALS

305+

PROJECTS

\$1.42B+

TOTAL VALUE

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