

RARE ±25,296 SF RETAIL PAD FOR SALE

LAND FOR SALE

PRICE REDUCED

**SITE**



**MOUNTAIN VISTA MARKETPLACE**  
**W SWC SOUTHERN AVE & SIGNAL BUTTE RD**  
 Mesa, Arizona 85027

Join Andy's Frozen Custard in this dynamic retail pocket of the East Valley.

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**COMMERCIAL PROPERTIES INC.**  
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# Property Details

LAND FOR SALE



- Mountain Vista Marketplace
- Mixed-Use Commercial/ Residential Development
- Currently Under Construction

- Lot Size: ±25,296 SF
- Frontage on Southern Ave
- Zoning: LC, Limited Commercial
- **Sale Price: \$714,612**

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# Mountain Vista

## LAND FOR SALE

Mountain Vista mixed-use development is an exceptional venture featuring an impressive expanse of over 130,000 square feet dedicated to commercial spaces. Highlighting this dynamic locale is a visionary blueprint for a 4-story Hotel that promises unrivaled experiences, complemented by the thoughtfully planned DHI Communities MF Development boasting 300 units.

Nestled in close proximity to the recently unveiled Sprouts shopping center, this development enjoys the constant flow of a vibrant community, attracting an average of over 38,000 visitors each month. Situated just across from The Shoppes at Parkwood Ranch, a busy hub anchored by Hobby Lobby, this destination witnesses a steady footfall of more than 63,000 visits per month.

Bolstered by a thriving trade, this location bustles with an estimated population of 95,085 individuals residing within a 3-mile radius. Anticipating growth at a rate of 0.2% by the year 2028, the opportunities are boundless within this flourishing environment.



**2023 Population**  
**2028 Population**

1-MILE	3-MILES	5-MILES
9,834	95,085	195,147
9,902	95,911	197,670



**2023 Households**  
**2028 Households**

1-MILE	3-MILES	5-MILES
3,260	37,471	76,822
3,271	37,790	77,765



**Avg HH Income**  
**Median HH Income**

1-MILE	3-MILES	5-MILES
\$95,649	\$79,083	\$83,017
\$76,292	\$62,097	\$64,845



**Total Businesses**  
**Total Employees**

1-MILE	3-MILES	5-MILES
509	1,954	3,856
3,101	14,772	31,419

\* Source, Esri, CoStar 2023

### VEHICLES PER DAY

**28,437**  
SIGNAL BUTTE RD

**25,370**  
E HAMPTON AVE

**93,392**  
US HIGHWAY 60

**17,590**  
SOUTHERN AVE

\* Source, AZDOT

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