



# DICK'S SPORTING GOODS AT MEDINA STATION

TARGET ANCHORED POWER CENTER

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



\* REPRESENTATIVE PHOTO

# EXECUTIVE SUMMARY



±82,300

**TOTAL SqFT**



\$24,361,000

**PURCHASE PRICE**



2026

**NEW CONSTRUCTION**

\*For CAP Rate & NOI Contact Broker



**Net Lease | 4, 5 Year Options**



**15-Year Lease | 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 \$103,000 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**



# LOCATION HIGHLIGHTS

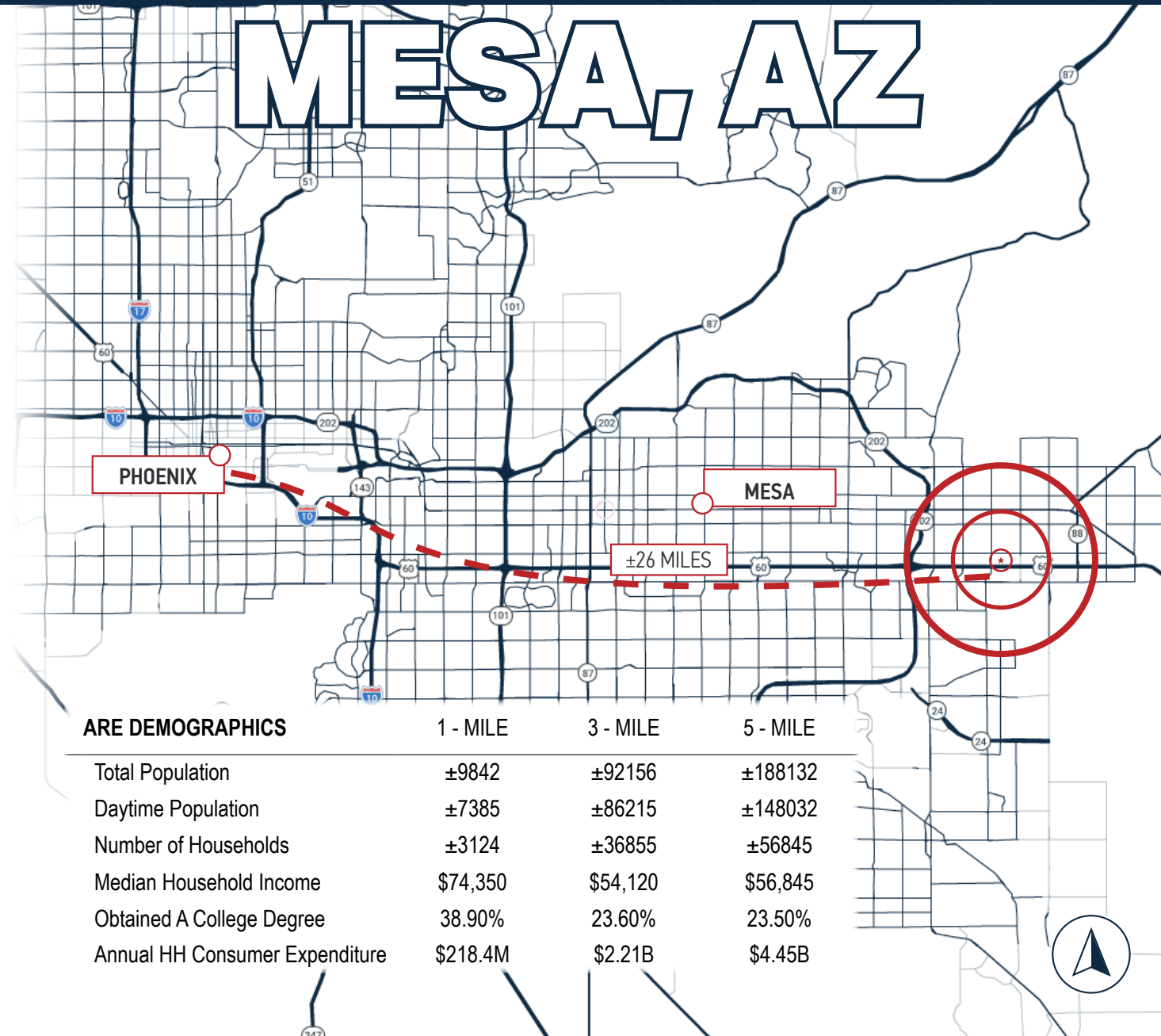
-  **Strong Population Growth**
-  **Thriving Retail Environment**
-  **Infrastructure & Development Improvements**



“Sports Change Lives”  
# Of Locations ±850

DICK'S Sporting Goods, Inc. is the largest sporting goods retailer in the United States, offering a broad assortment of athletic apparel, footwear, equipment, and outdoor gear. Founded in 1948, the company operates 850+ locations nationwide and serves a wide customer base ranging from everyday athletes to outdoor enthusiasts. DICK'S generates \$13+ billion in annual revenue and is publicly traded on the New York Stock Exchange (NYSE: DKS), providing strong institutional backing and financial stability. With its category leadership, national scale, and consistent consumer demand, DICK'S Sporting Goods is a high-performing anchor tenant with significant traffic-driving capabilities.

For more information visit the [tenant website](#)



ARE DEMOGRAPHICS	1 - MILE	3 - MILE	5 - MILE
Total Population	±9842	±92156	±188132
Daytime Population	±7385	±86215	±148032
Number of Households	±3124	±36855	±56845
Median Household Income	\$74,350	\$54,120	\$56,845
Obtained A College Degree	38.90%	23.60%	23.50%
Annual HH Consumer Expenditure	\$218.4M	\$2.21B	\$4.45B

# MASTER SITE PLAN

SOUTHERN AVE

MULTI-FAMILY  
353 UNITS

MULTI-FAMILY  
276 UNITS

BOOT  
BARN



MAJOR A

UNDER CONSTRUCTION  
OPENING 10/2026

DICK'S  
SPORTING GOODS

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

SHOPS E  
15,000 SF

SITE

NATIONAL  
QSR USER

AT LEASE  
NATIONAL  
CHICKEN QSR

NATIONAL  
QSR USER

BROOKLYN  
BEDDING

AMERICA'S  
BEST



SHOPS A  
11,610 SF

OHIO  
BREWERY & DISTILLERY

PAD C  
5,509 SF

PAD E  
3,000 SF

PAD D  
7,024 SF

PACIFIC  
DENTAL SERVICES

REGIONAL CREDIT  
UNION

PAD A  
4,500 SF  
BANK

PAD G  
5,600 SF

PAD F  
5,500 SF

PAD H  
5,500 SF

GoodVets

PAD B  
3,060 SF

SHOPS C  
5,168 SF  
W/ WALK-UP

CAVA

PAD J  
6,250 SF  
DRIVE THRU

SHOPS D  
7,300 SF

PAD I  
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



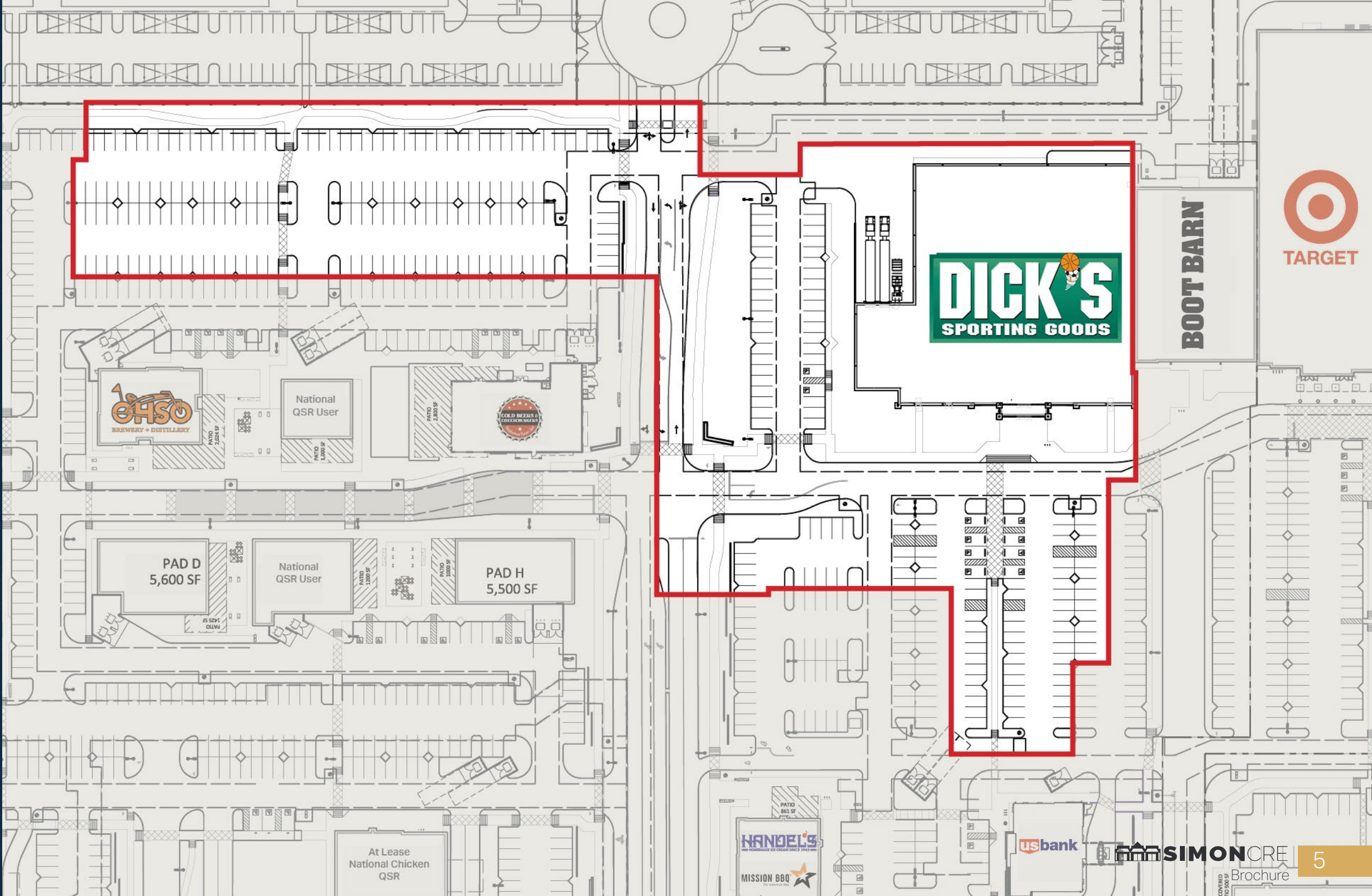
CAFE  
ZUPAS

SIMON CRE

Brochure

SIGNAL BUTTE RD

# SUBJECT SITE PLAN



BOOT BARN



National QSR User



PAD D  
5,600 SF

National QSR User

PAD H  
5,500 SF

At Lease  
National Chicken  
QSR

HANDEL'S  
HOMEMADE ICE CREAM SINCE 1943

MISSION BBQ

usbank

SIMON CRE



SUBJECT PROPERTY



SIGNAL BUTTE RD  
± 31,448 VPD

± 93,455 VPD



BOOT BARN



STATE LAND AUCTION

OLD NAVY Total Wine  
 Walmart Supercenter KFC CHARLEYS nékter  
 SEPHORA crumbl MOD PANDA EXPRESS  
 KOHL'S  
 ROSS DRESS FOR LESS five BELOW PET SMART  
 GNC ULTA Michaels  
 Panera Bread ME Marshalls  
 MATTRESS FIRM COLD STONE FAMOUS footwear  
 SALLY BEAUTY verizon

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



Banner Health  
BAYWOOD MEDICAL CENTER

FOUNTAIN OF THE SUN COUNTRY CLUB

LOOP 202

± 93,746 VPD

SIGNAL BUTTE RD  
± 31,448 VPD

SUPERSTITION SPRINGS CENTER

- JCPenney
- SEPHORA
- PACSUN
- TILLYS
- Foot Locker
- The Cheesecake Factory
- Dillard's
- macy's
- TJ-MAXX
- HOLLISTER CALIFORNIA
- ULTA

- PETSMART
- WinCo FOODS
- STARBUCKS COFFEE

- SUPER STAR CAR WASH
- SAIAD AND GO
- Firestone
- THE HOME DEPOT
- Quick Quack CAR WASH
- McDonald's
- SPROUTS FARMERS MARKET
- FirstWatch The Daytime Café
- CYCLEBAR
- WHATABURGER
- EoS FITNESS
- Culver's
- BURGER KING
- Jack in the box
- Andy's Frozen Custard
- POPEYES
- BR BLACK COFFEE



US 60

± 93,455 VPD

US 60

- NISSAN
- INFINITI
- LEXUS
- MAZDA

- Krispy Kreme DOUGHNUTS
- BJ's
- Red Robin RESTAURANT BREWHOUSE
- P.F. CHANG'S

AUGUSTA RANCH GOLF CLUB

- OLD NAVY
- Walmart Supercenter
- SEPHORA
- KOHL'S
- ROSS DRESS FOR LESS
- GNC LIVE WELL
- Panera BREAD
- MATTRESS FIRM
- KFC
- Total Wine
- CHARLEY'S WHILLY STEAKS
- néktar JUICE BAR
- MOD
- crumbl cookies
- five BELOW
- PETSMART
- ULTA
- ME
- PANDA EXPRESS CHINESE KITCHEN
- STARBUCKS COFFEE
- Michael's
- Marshalls
- ULTA
- FAMOUS footwear
- SALLY BEAUTY
- verizon
- AMC
- CHILI'S
- STARBUCKS COFFEE
- INN-OUT BURGER
- 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 - MUTLI-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**

EXCLUSIVELY LISTED BY:



<b>15</b> YEARS	<b>24</b> STATES	<b>775+</b> LEASE DEALS	<b>305+</b> PROJECTS	<b>\$1.42B+</b> TOTAL VALUE
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