



RETAIL PROPERTY FOR LEASE

THE SHOPPES AT STAPLEY

1920 S Stapley Dr | S/SWC US 60 & Stapley Dr | Mesa, AZ 85204

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LOCATION DESCRIPTION

Discover the vibrant retail culture of Mesa, AZ at The Shoppes at Stapley. Situated in the heart of this thriving city, the area boasts a bustling atmosphere and a diverse mix of neighboring businesses. Nearby, residents and visitors can explore notable attractions such as Mesa Arts Center, offering enriching cultural experiences, and Riverview Park, a popular family-friendly destination. With convenient access to major roadways and a strong local customer base, the area presents an exceptional opportunity for Retail tenants to establish a presence in this dynamic community. Don't miss the chance to become part of the energy and excitement at The Shoppes at Stapley.

PROPERTY HIGHLIGHTS

- Prime retail location on Stapley Drive with Excellent Street Visibility and Daily Traffic.
- Positioned just South of US 60 (Superstition Freeway), offering easy freeway access.
- Monument Signage Available
- Multiple Signalized Ingress/Egress Points for Smooth Customer Access
- Dynamic Intersection with over 1.2M Square Feet of Retail
- Directly Adjacent to Stapley Corporate Center - over 180K SF of Medical Office Space
- Densely Populated Area with High Daytime Employment

AREA CO-TENANTS



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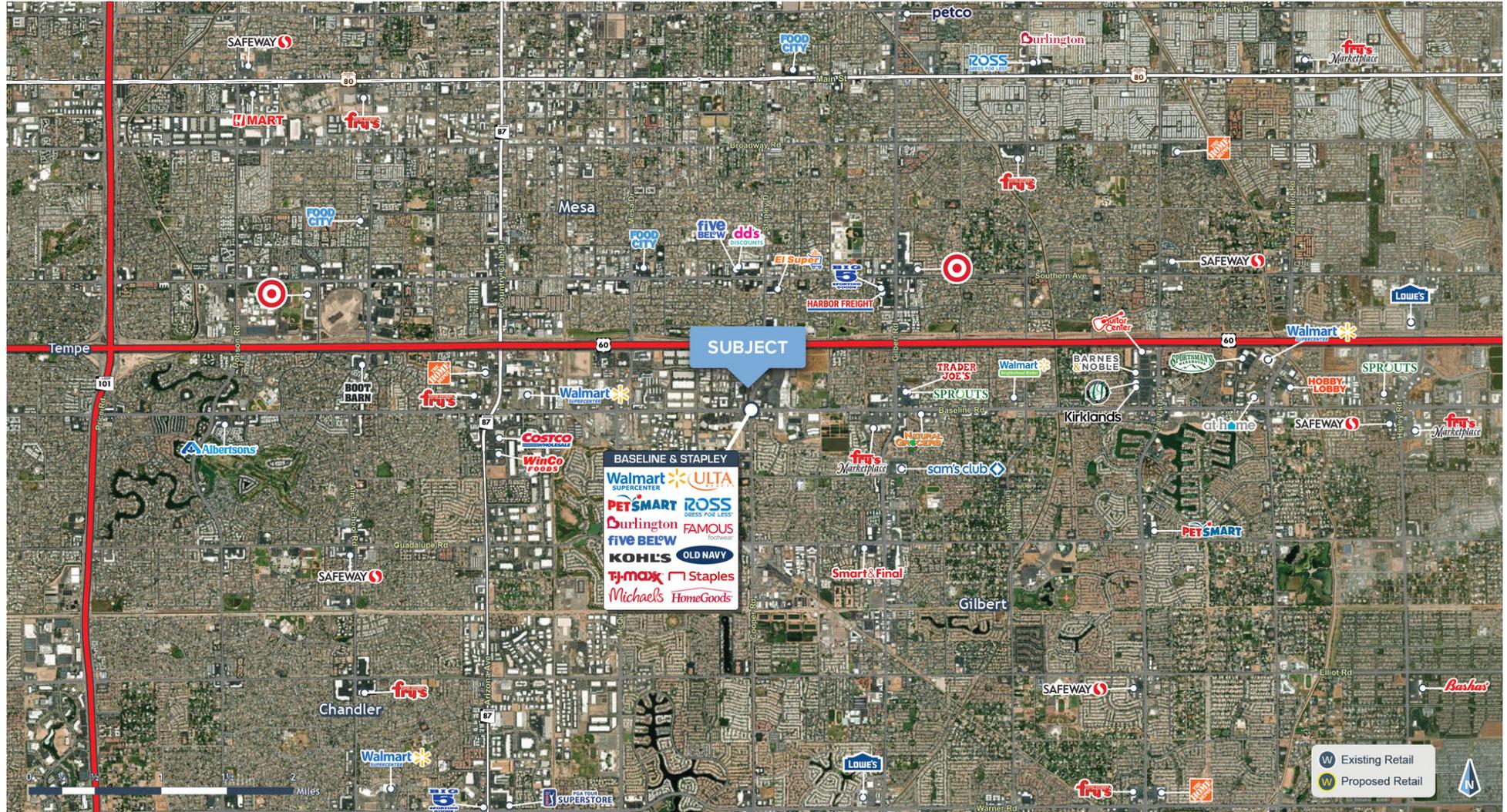
AVAILABLE SPACES

SUITE	TENANT	SIZE	PHOTOS
101	FEDEX OFFICE	2,000 SF	-
103	Available	2,560 SF	View Here
104	SPORTS CLIPS	1,110 SF	-
105	MODERN DENTAL	3,188 SF	-
107	ARMED FORCES CAREER CENTER	3,938 SF	-
111	BERRY DIVINE	1,268 SF	-

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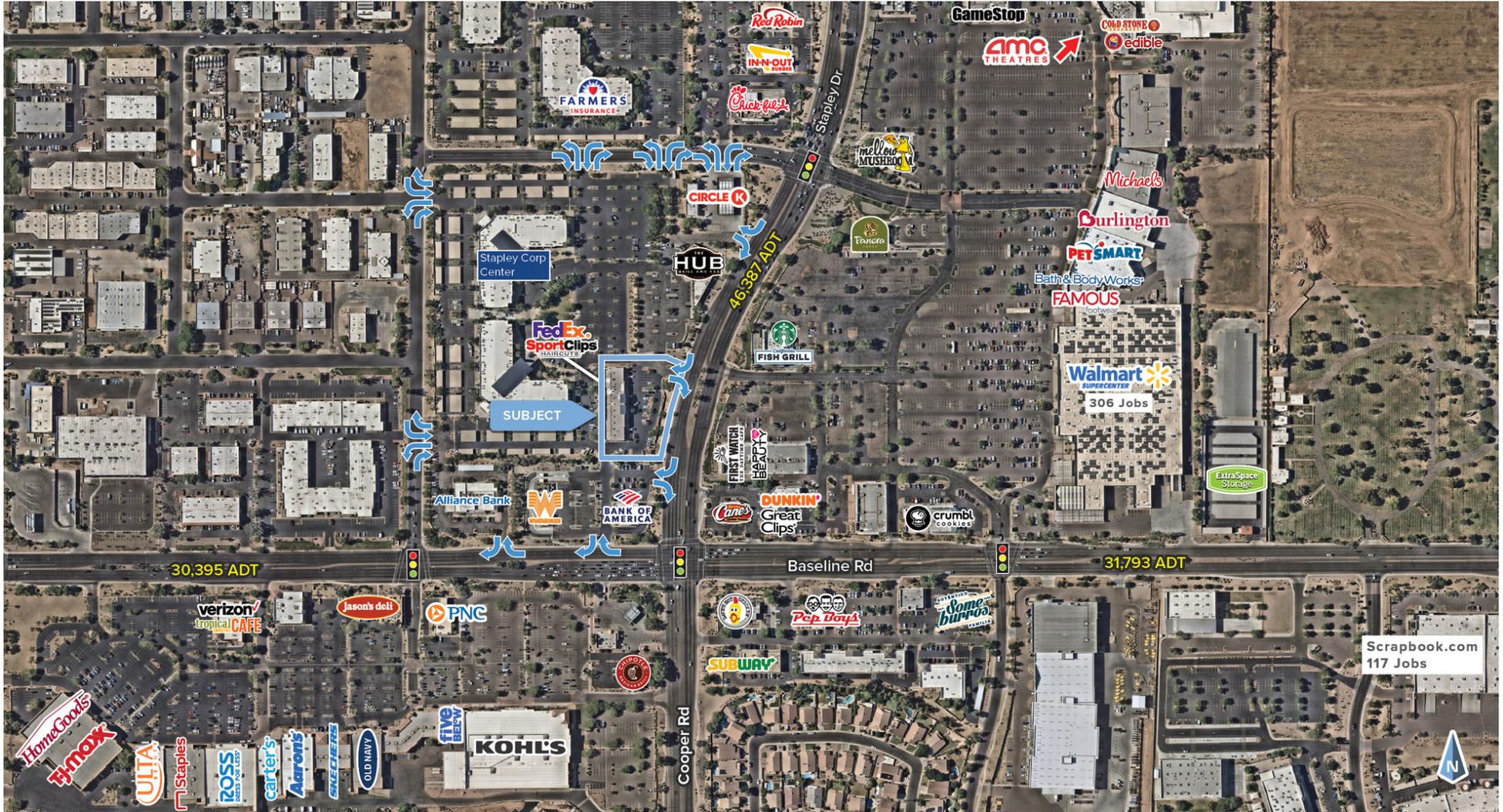
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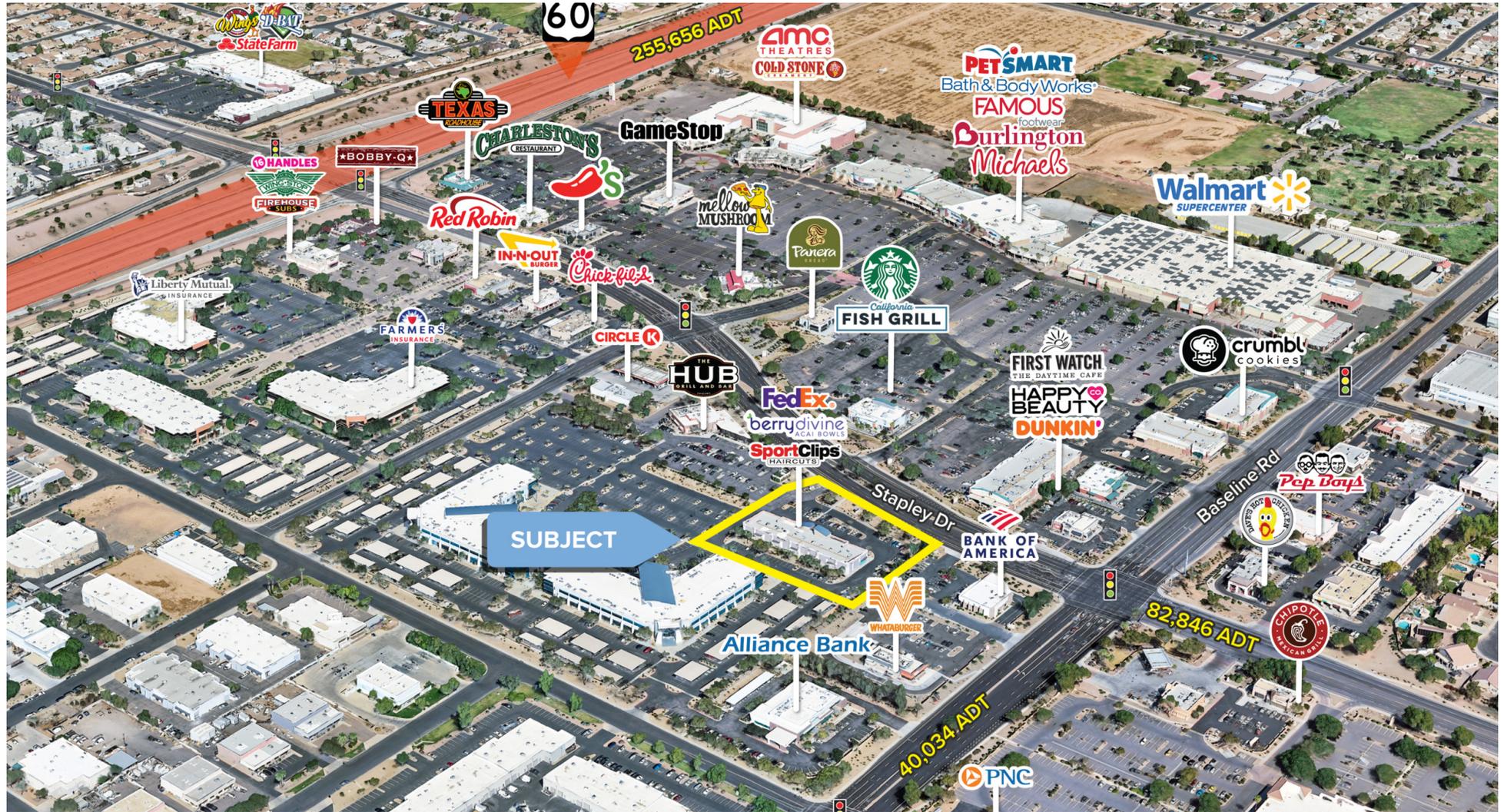
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	9,644	146,841	416,387
Median Age	34.2	34.3	36.3



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$98,293	\$78,553	\$82,273
Average	\$122,466	\$103,906	\$107,656



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	916	6,658	14,372
Employees	12,088	89,688	166,145
Daytime Population	13,669	101,237	208,210



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	44.1%	39.9%	45%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	61.1%	58.0%	63.0%
Services	15.8%	19.2%	17.3%
Blue Collar	23.1%	22.8%	19.7%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	3,358	54,152	161,126
Median Home Value	\$431,413	\$445,120	\$445,078

*2025 Demographic data derived from ESRI

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