



Recreational Park

11,251 VPD

Guadalupe Rd

15,028 VPD



6,443 VPD

Sossaman Rd

CVS pharmacy

Ziggie's COFFEE

AutoZone

Impact 1 Training

±3,442 SF AVAILABLE

AVAILABLE
±38,898 SF

SALT

GREEN LIGHT

Martial Arts

Salon

orange leaf frozen yogurt & treats

French Toast

Nail & Spa

SHOPS AT SOSSAMAN

SEC of Guadalupe Rd & Sossaman Rd
Mesa, Arizona

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◆ NEW ±3,442 SF RETAIL SUITE & ±38,898 SF PAD AVAILABLE

Property Highlights

- 1.5 Miles from the Loop 202 & US-60
- Located nearby Gilbert's esteemed Morrison Ranch
- Household income exceeds \$125,000 nearby
- Nearby the Elliot Tech Corridor (Google, Facebook, Apple)

Demographics	1 mi	3 mi	5 mi
Estimated Population	13,445	91,302	286,502
Estimated Households	5,040	35,263	113,506
Med Household Income	\$132,721	\$120,494	\$122,990
Daytime Population	1,511	19,357	54,373

Source: SitesUSA

Nearby Tenants



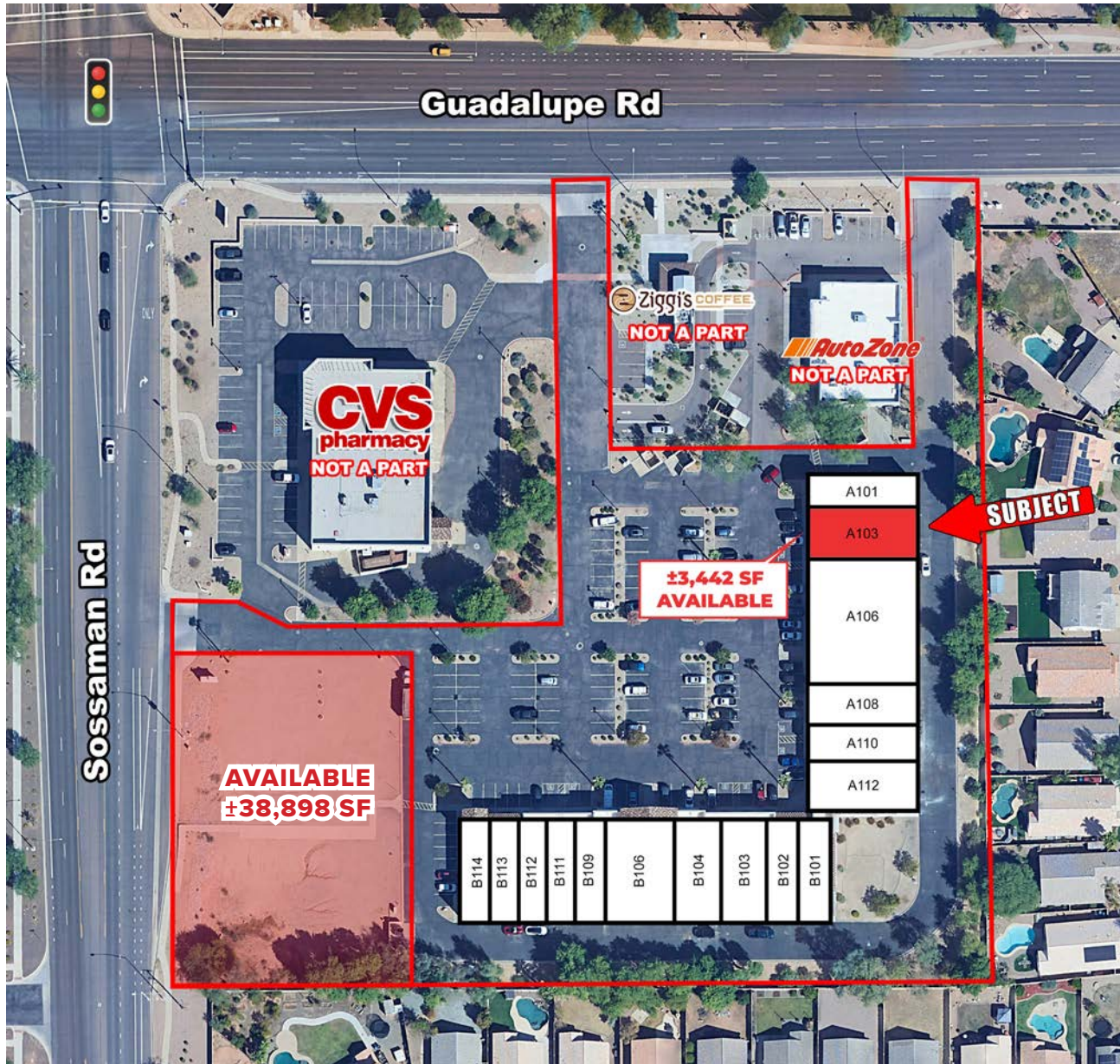
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SITE PLAN



SUITE	TENANT NAME	SQ FT
A101	Impact 1 Training	1,998
A103	AVAILABLE	3,442
A106	Banner Physical Therapy	3,848
A108	Salt Tacos y Tequila	2,340
A110	Greenlight Fitness	1,820
A112	East Valley Urgent Pet Care	2,665
B101	Orchid Nail Salon	1,300
B102	Hair Unlimited	1,300
B103-4	French Toast Cafe	3,900
B106	Empower Academy	4,040
B109	The Tumble Shack	2,112
B111	Crave Pizza	1,556
B112	State Farm	1,300
B113	Greenfield Lutheran Church	1,300
B114	Orange Leaf	1,230
HUT	Google Fiber HUT	

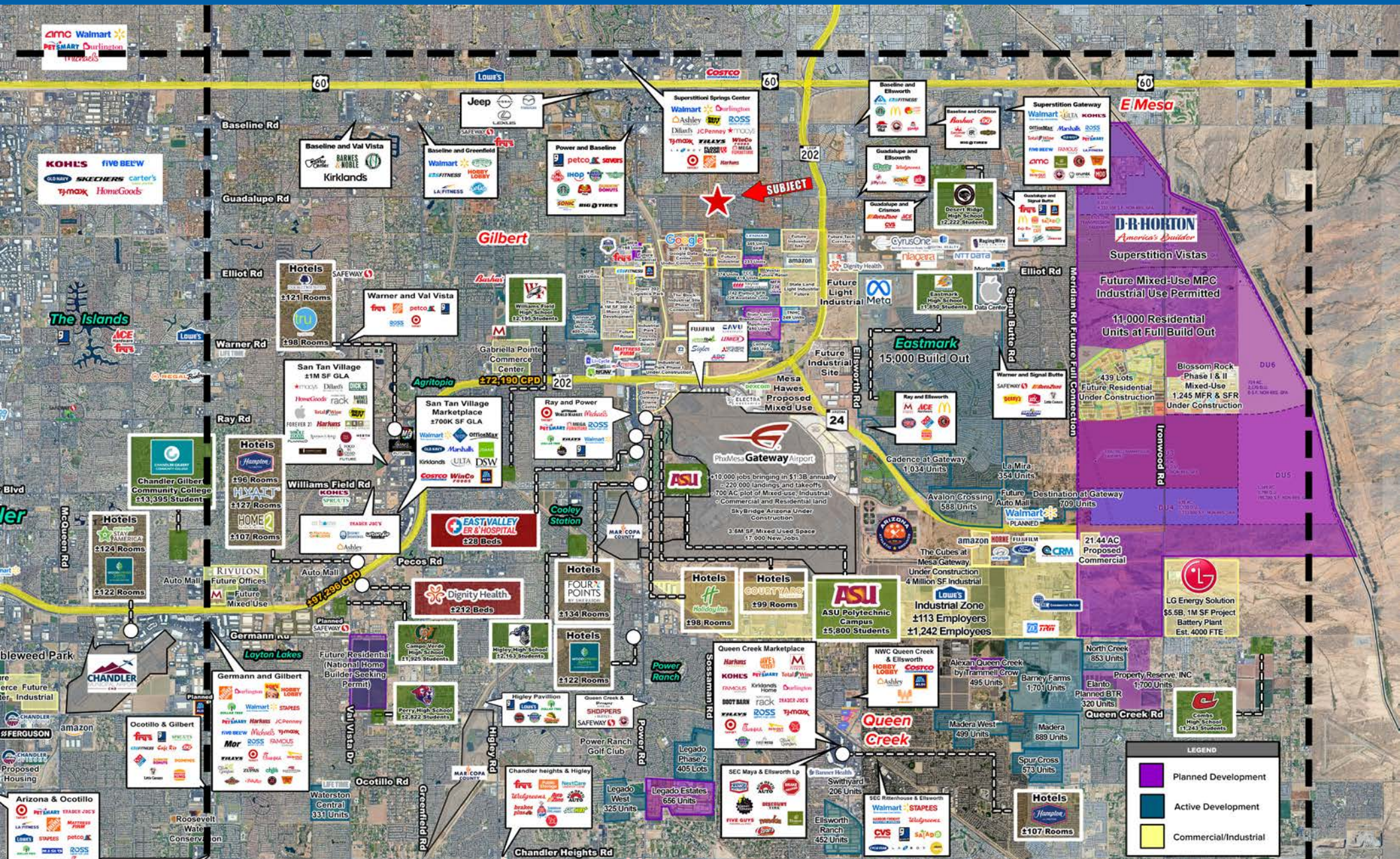
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TRADE AREA



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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	13,445	91,302	286,502
	2026 TOTAL HOUSEHOLDS	5,040	35,263	113,506
	MEDIAN HOUSEHOLD INCOME	\$111,378	\$98,393	\$98,905
	2026 MEDIAN HOME VALUE	\$455,137	\$416,768	\$418,175
	2026 TOTAL EMPLOYEES	1,511	19,357	54,373
	2026 TOTAL BUSINESSES	267	2,826	8,503



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FOR LEASING INFORMATION:

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