

Stone Canyon
Apartments
392 Units

LESLIE'S



AVAILABLE
± 1,307 SF

AVAILABLE
± 30,000 SF

Higley
Nails & Spa



Yogurtini
Self-Serve

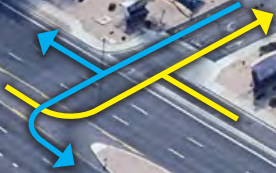


Not a Part

Banner
Urgent Care

Higley Road
46,402 VPD '23

Southern Avenue
16,562 VPD '23



FOR LEASE



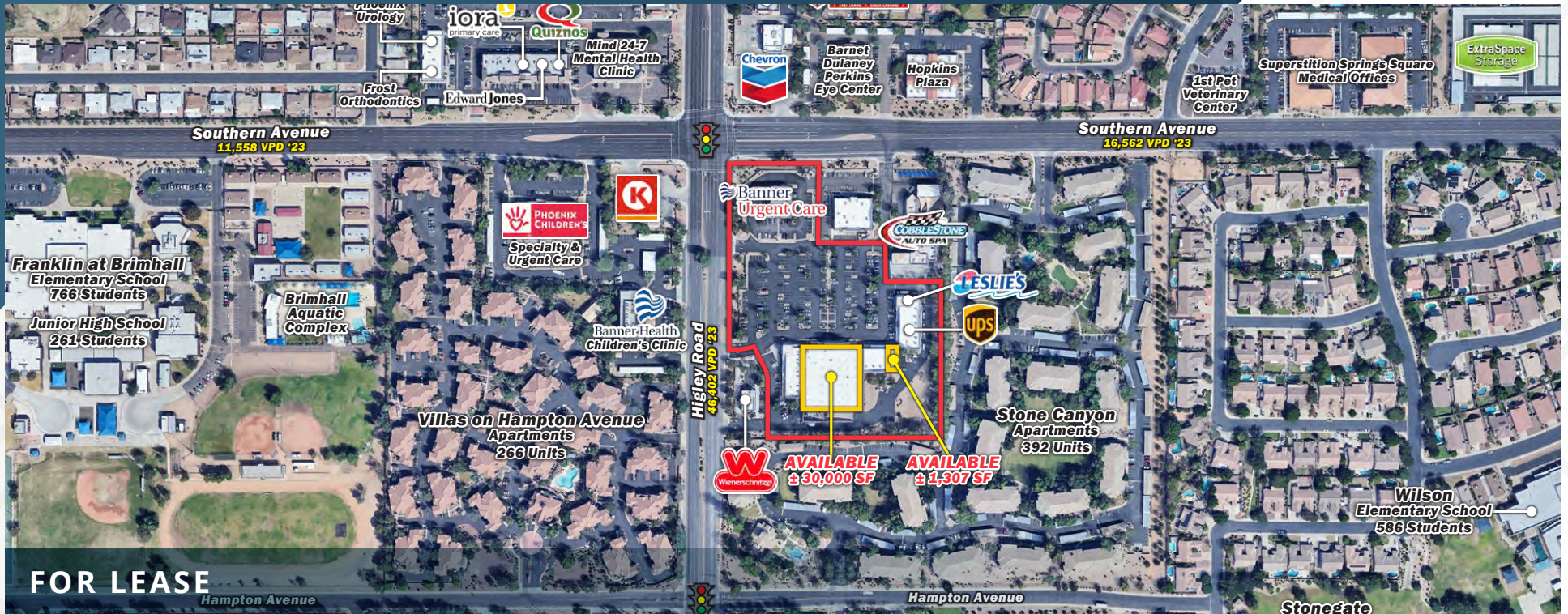
Anchor & Shop Space Available

SEC Southern Ave & Higley Rd | Mesa, AZ 85206



Anchor & Shop Space Available

SEC Southern Ave & Higley Rd | Mesa, AZ 85206



AVAILABLE
30,000 SF

AVAILABLE July 2025
1,307 SF

ADDRESS

1215 & 1239 S Higley Rd
5225 - 5235 E Southern Ave
Mesa, AZ 85206

PROPERTY OVERVIEW

- Located ½ mile North of US Hwy 60
- 4 points of ingress/egress
- Parking Ratio; 5.52/1,000 SF (307 spaces)
- Year built 2005
- Zoned: LC, City of Mesa

LC ZONING USE REGULATIONS

[CLICK TO VIEW](#)

TRAFFIC COUNTS

Southern Avenue 16,562 VPD

Higley Road 46,402 VPD

Year: 2023 | Source: MPSI



Site Plan

SEC Southern Ave & Higley Rd | Mesa, AZ 85206



Demographic Highlights (2024)

SEC Southern Ave & Higley Rd | Mesa, AZ 85206



DEMOGRAPHIC HIGHLIGHTS (2024)

SOURCE esri

1 MILE

14,437	15,103	\$91,224	16,407
2024 Population	2029 Population	Avg Household Income	Daytime Population

3 MILES

124,453	125,987	\$101,255	125,665
2024 Population	2029 Population	Avg Household Income	Daytime Population

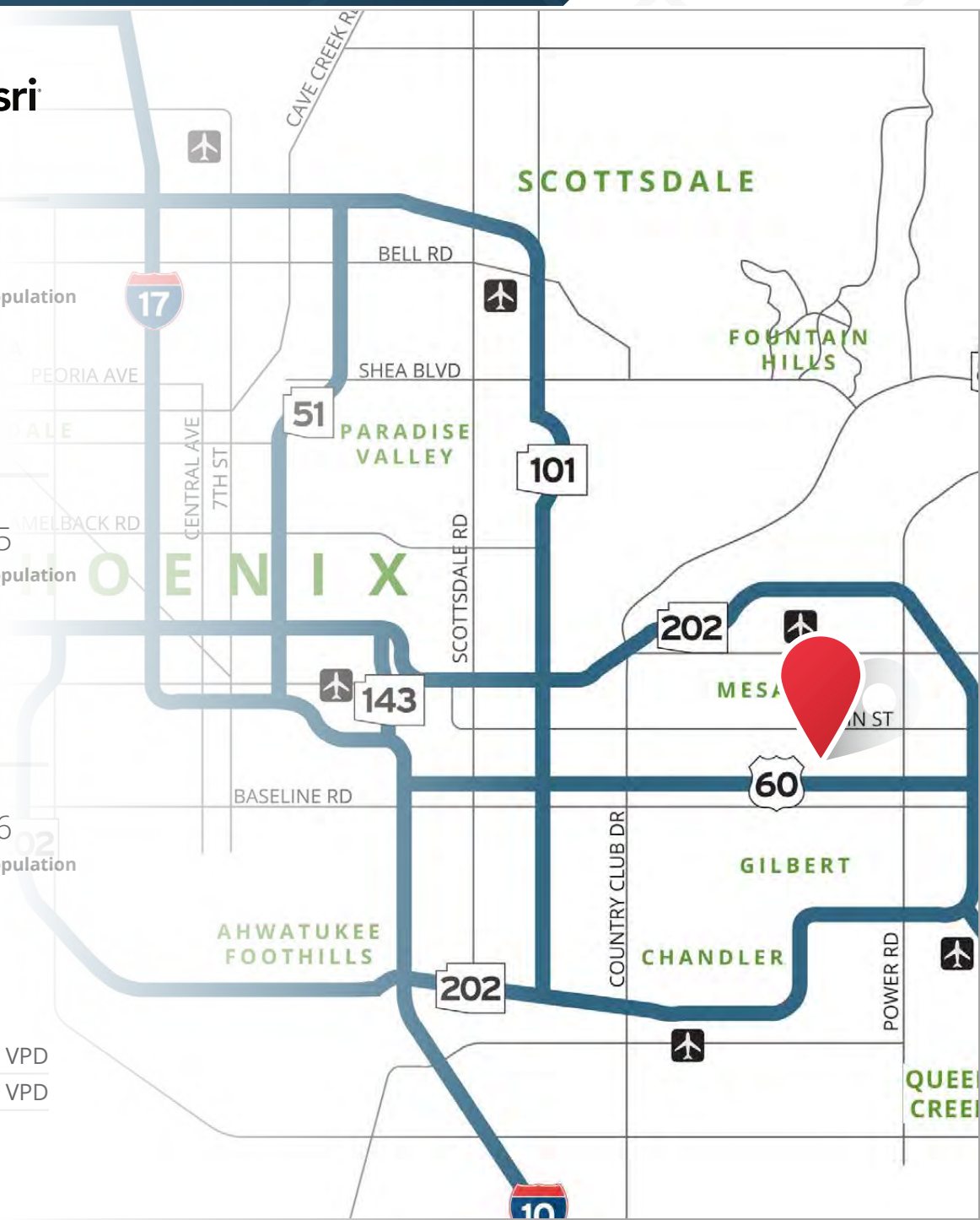
5 MILES

326,259	333,143	\$108,732	290,436
2024 Population	2029 Population	Avg Household Income	Daytime Population

TRAFFIC COUNTS (2023)

Higley Road	46,402 VPD
Southern Avenue	16,562 VPD

Year: 2023 | Source: MPSI

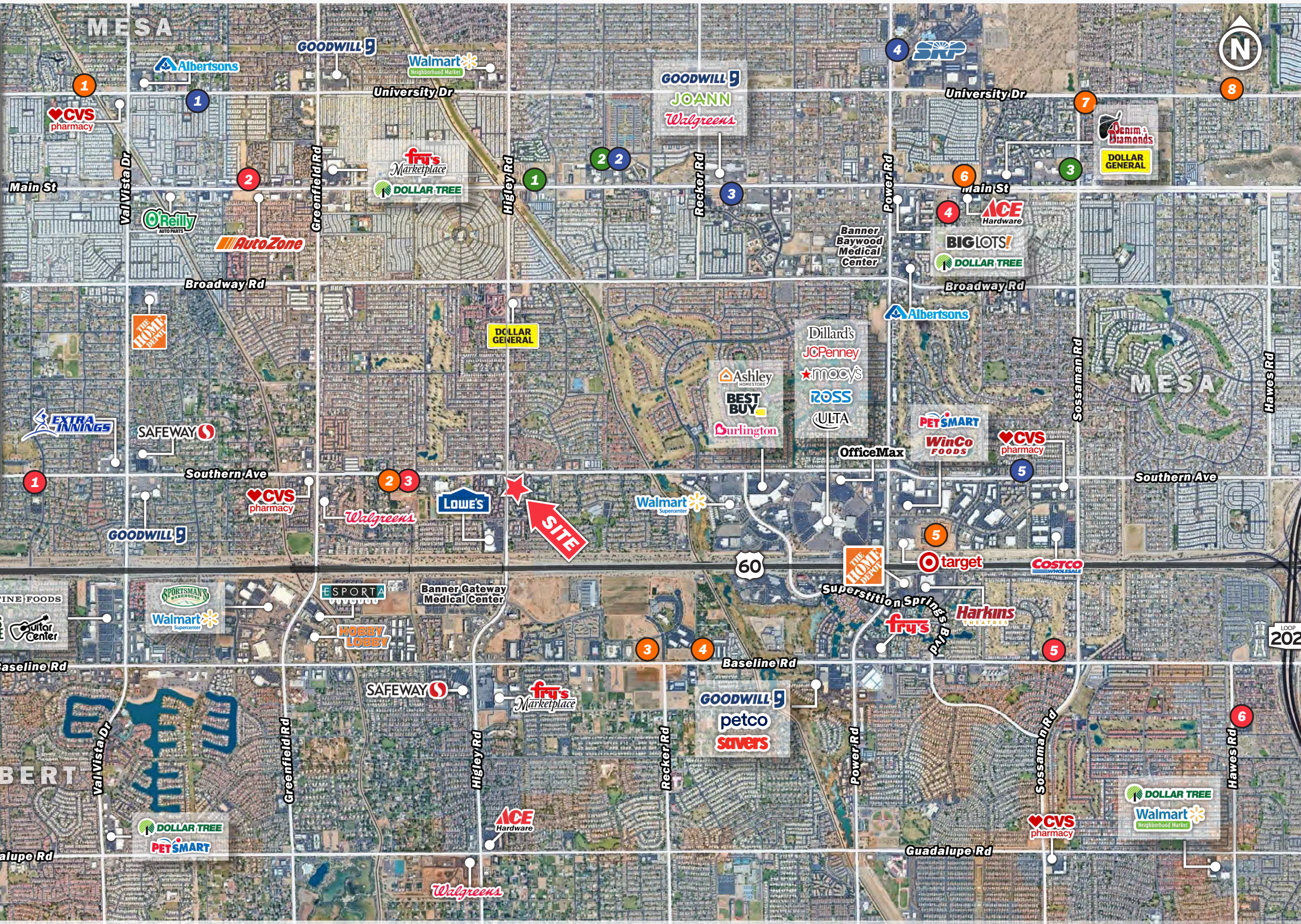


Trade Area Active Housing Developments

SEC Southern Avenue & Higley Road | Mesa, Arizona 85206



Planned		
Site	Name & Location	Units
1	The Modern / 5308 E Main St	48
2	The Five Six / 101 N 56th St	32
3	The Cottages on Sossaman / ~100 N Sossaman Rd	37
Zoning Approved		
Site	Name & Location	Units
1	Countryside Modern / SWC Southern Ave & 32nd St	40
2	Pi Townhomes / 4140 E Main St	80
3	TGC Mesa / 4755 E Southern Ave	248
4	Desert Cove Cottages / 7025 E Main St	40
5	Sossaman Heights / NWC Baseline Rd & Sossaman Rd	29
6	Evergreen at Hawes / 2207 S Hawes Rd	28
Plan Review		
Site	Name & Location	Units
1	3905 E University Dr	12
2	The Albany / 5641 E Albany St	36
3	Villas on Main / 6147 E Main St	84
4	Power Townhomes / 630 N Power Rd	40
5	The Lofts at Superstition Springs / 1133 S Rowen	21
Permit Issued		
Site	Name & Location	Units
1	CJ Luxury / 3426 E University Dr	36
2	Sparrow Greenfield / 4727 E Southern Ave	110
3	Millenium Superstition Springs / 1910 S Sunview	394
4	Zen on Recker / 1927 S Recker Rd	76
5	Stillwater Superstition / 6961 E Hampton Ave	373
6	Sunvalley Village Townhomes / 44 N Sunvalley Blvd	96
7	Monte Villagro / 7600 E University Dr	14
8	University 202 / 8232 E University Dr	32





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