

NICK DEDONA
(602) 734.7208
ndedona@pcaemail.com

DILLON YOUNG
(602) 288.3474
dyoung@pcaemail.com

AUGUSTA RANCH MARKETPLACE | FOR SALE, BTS, OR GROUND LEASE

NWC

CRISMON RD & GUADALUPE RD

MESA, AZ



PhoenixCommercialAdvisors.com

property summary

AVAILABLE	±1.03 AC Parcel	ZONING	LC
PRICING	Call for Pricing	PARCEL	312-01-982 & 312-01-983

PROPERTY HIGHLIGHTS

- » CVS anchored with ±14,000 cars per day.
- » Neighboring Desert Ridge High School.
- » Located 1-mile from Superstition Gateway Power Center.
- » Directly North of Eastmark and Mesa Technology Corridor.

AUGUSTA RANCH MARKETPLACE

- » 2,200 Homes.
- » 5 Schools.
- » Augusta Ranch Golf Course.
- » \$83,000 Median Household Income.



TRAFFIC COUNT

CRISMON RD

N: ±9,776 VPD (NB/SB)

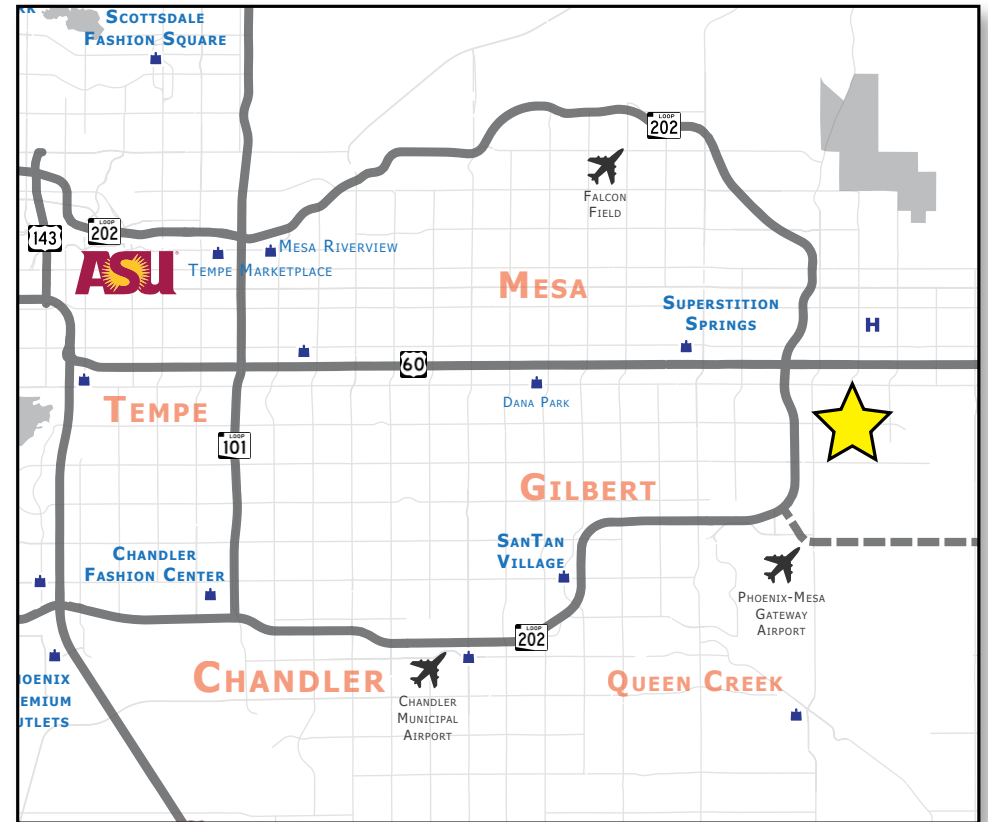
S: ±3,715 VPD (NB/SB)

GUADALUPE RD

E: ±14,886 VPD (EB/WB)

W: ±14,587 VPD (EB/WB)

ADOT 2023



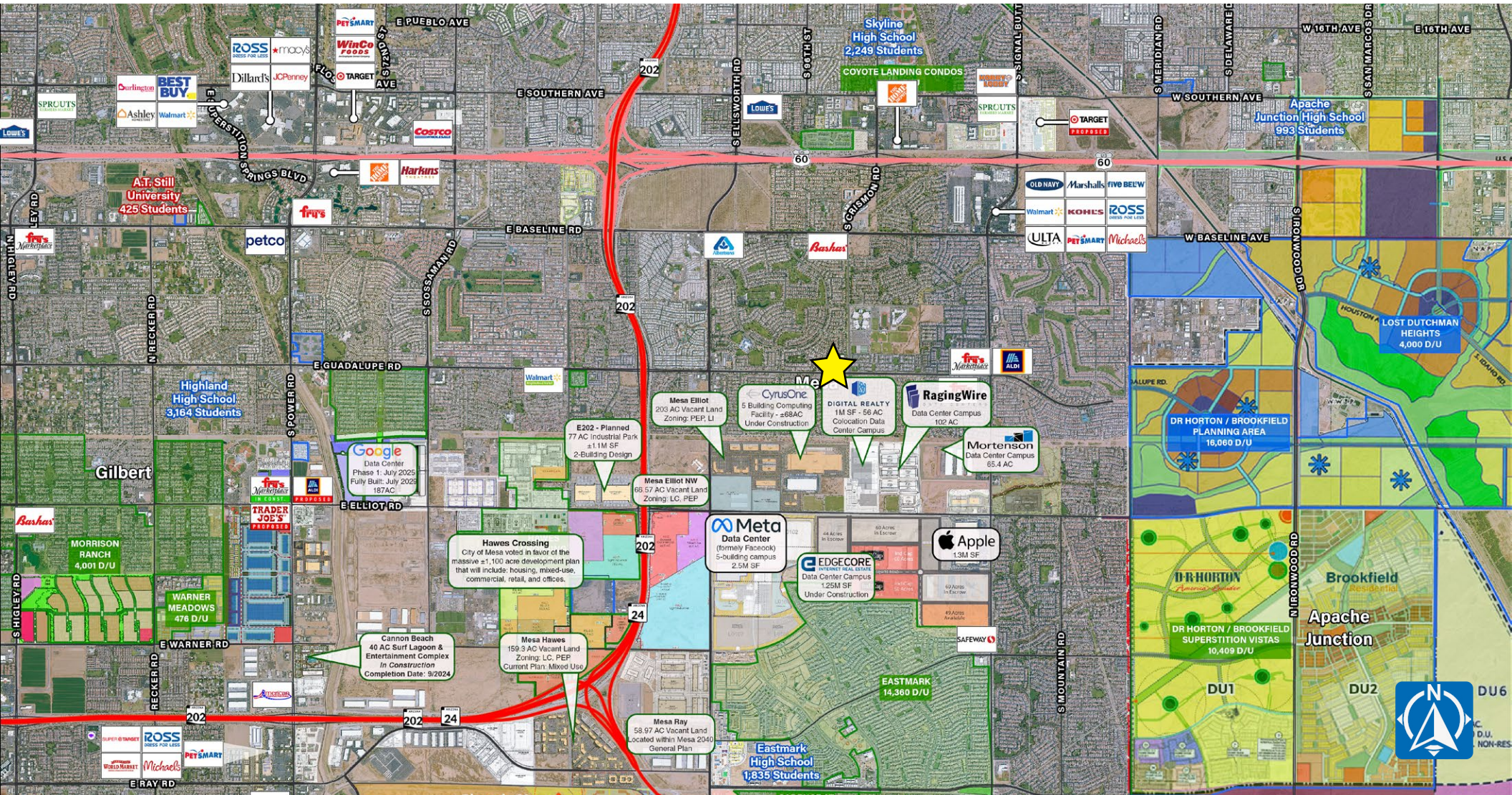
NWC

±1-2.33 ACRES | FOR SALE

CRISMON RD & GUADALUPE RD, MESA, AZ



wide aerial



NWC

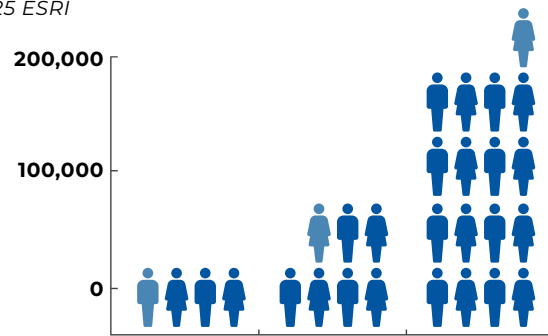
±1-2.33 ACRES | FOR SALE

CRISMON RD & GUADALUPE RD, MESA, AZ



demos

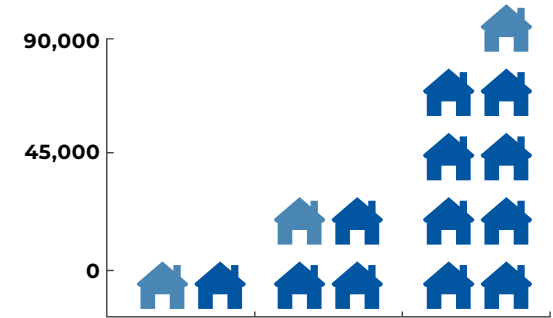
2025 ESRI



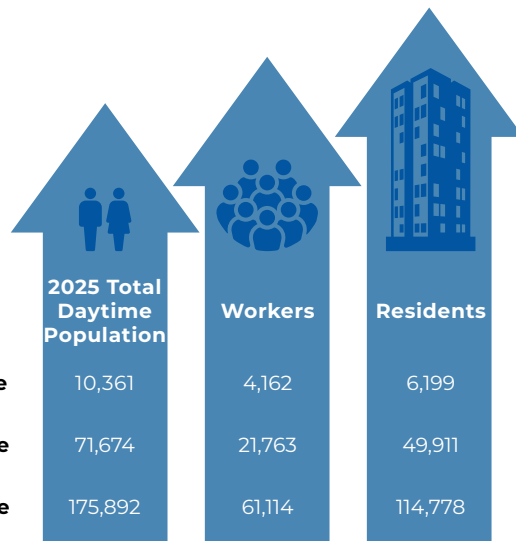
	1-Mile	3-Mile	5-Mile
2025 Total Population	14,150	95,650	210,969
2030 Total Population	14,188	103,465	225,039



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$134,212	\$167,827	\$54,868
3-Mile	\$101,970	\$127,072	\$46,903
5-Mile	\$88,691	\$115,427	\$44,748

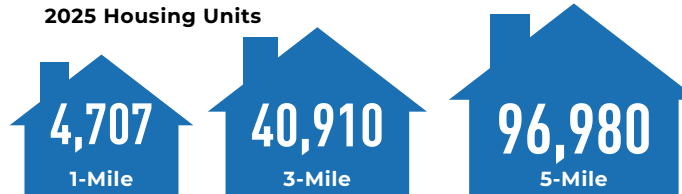


	1-Mile	3-Mile	5-Mile
2025 Households	4,557	35,208	81,716
2030 Households	4,620	38,306	87,844

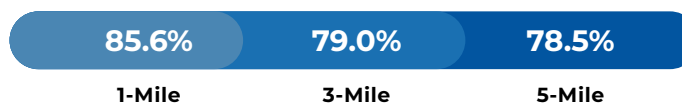


	2025 Total Daytime Population	Workers	Residents
1-Mile	10,361	4,162	6,199
3-Mile	71,674	21,763	49,911
5-Mile	175,892	61,114	114,778

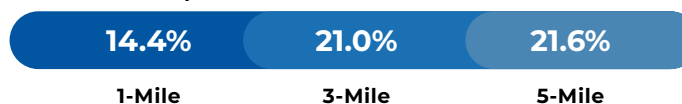
2025 Housing Units



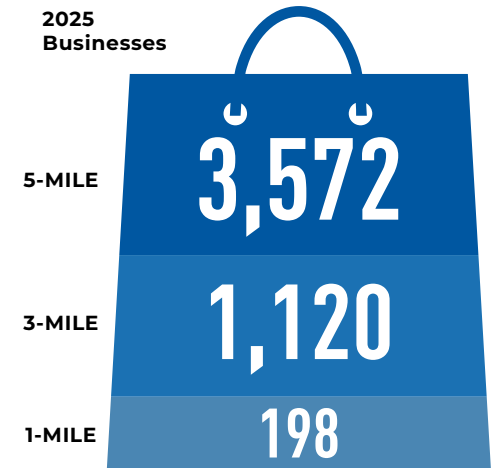
Owner Occupied



Renter Occupied



2025 Businesses



NWC

±1-2.33 ACRES | FOR SALE

CRISMON RD & GUADALUPE RD, MESA, AZ





exclusively listed by

NICK DEDONA

(602) 734.7208

ndedona@pcaemail.com

DILLON YOUNG

(602) 288.3474

dyoung@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 10/24/25



3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
www.pcainvestmentsales.com