

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

CRISMON RD & GUADALUPE RD

MESA, AZ

NWC



PhoenixCommercialAdvisors.com

property summary

AVAILABLE	±1.03 AC Parcel
PRICING	Call for Pricing

ZONING	LC
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

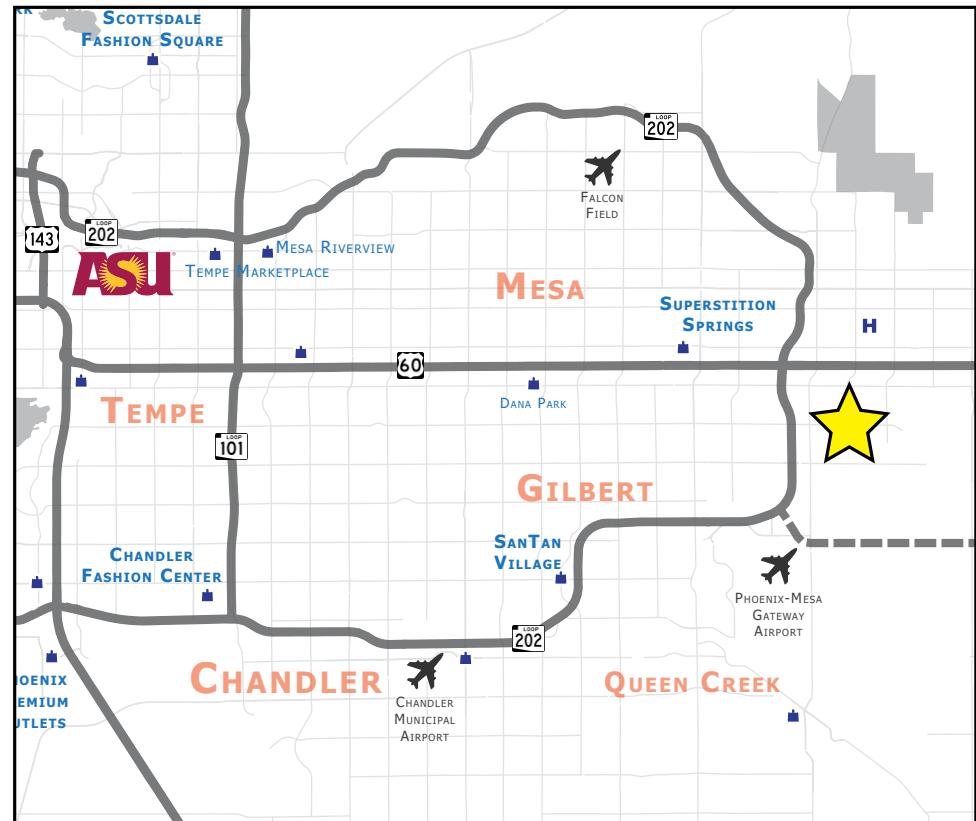
CRISMON RD

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



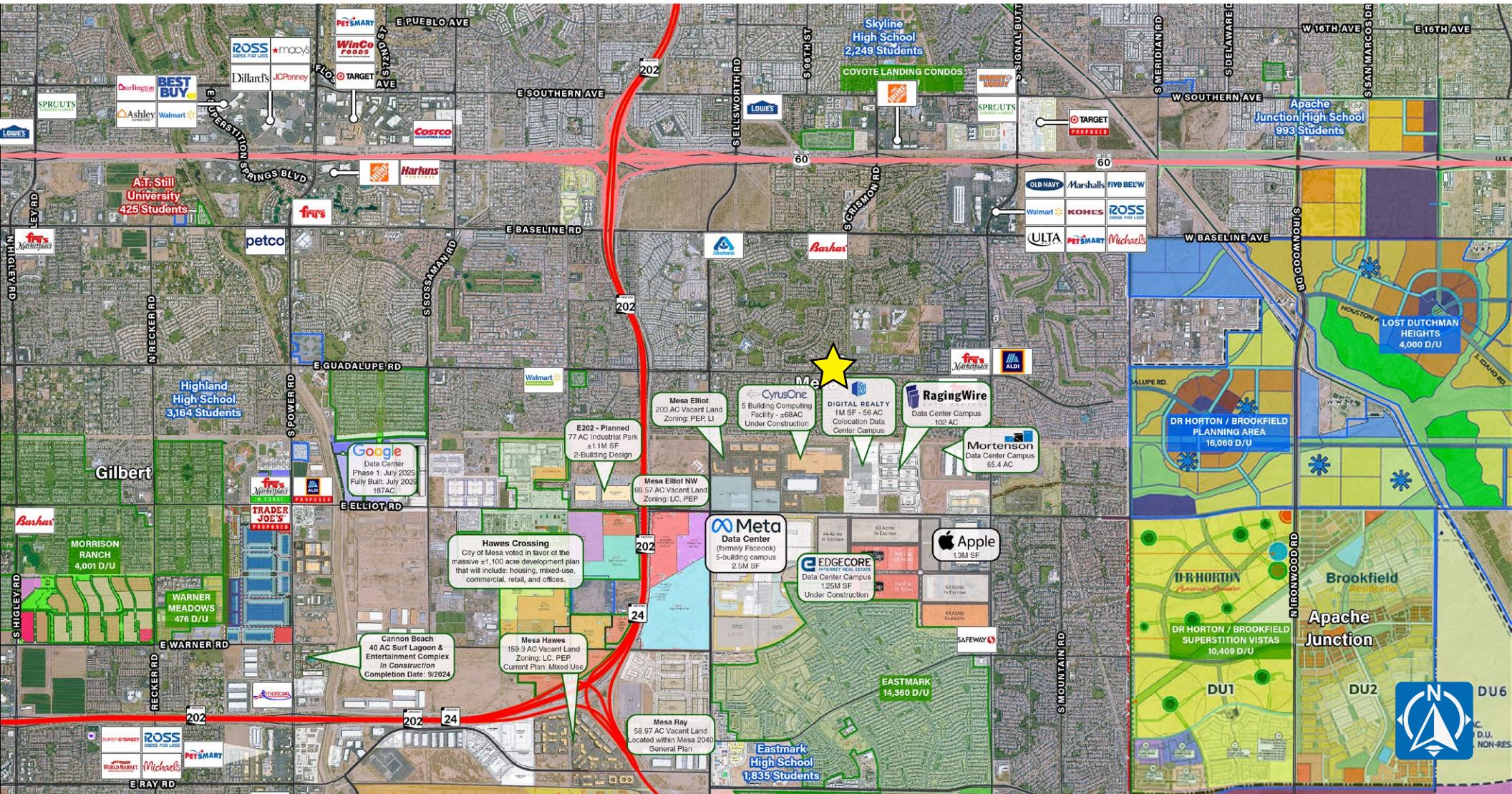
NWC

±1-2.33 ACRES | FOR SALE

CRISMON RD & GUADALUPE RD, MESA, AZ

PCA
PHOENIX COMMERCIAL ADVISORS

wide aerial



NWC

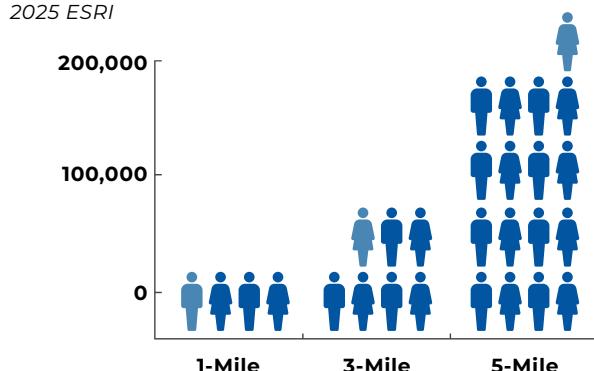
±1-2.33 ACRES | FOR SALE

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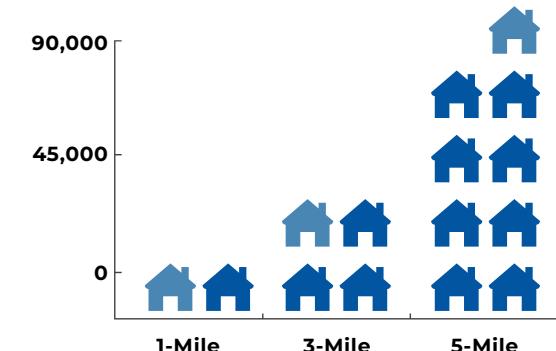


demos

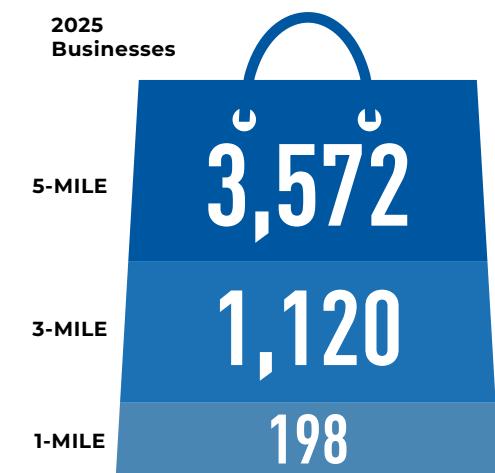
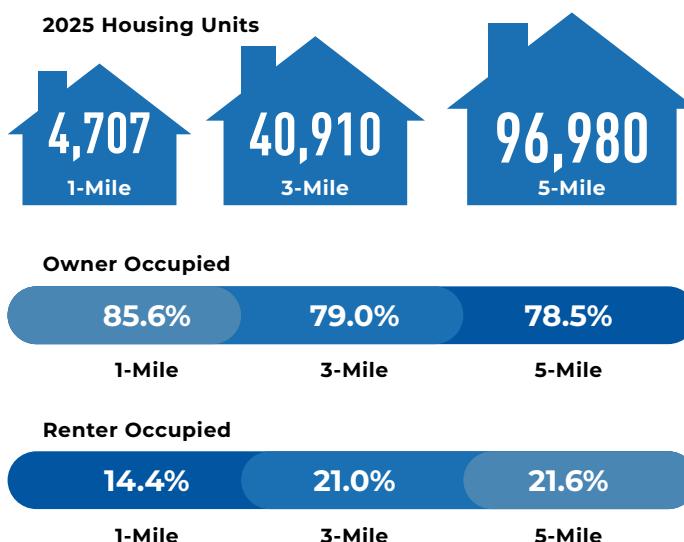
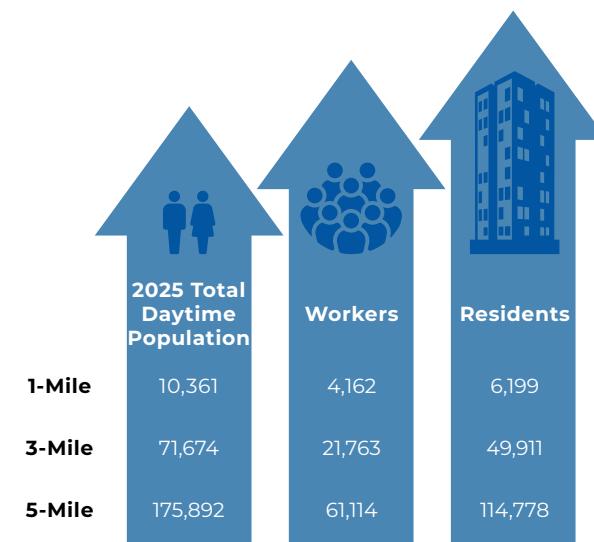
2025 ESRI



	2025 Total Population	2030 Total Population
2025 Total Population	14,150	14,188
2030 Total Population	95,650	103,465
	210,969	225,039



	2025 Households	2030 Households
2025 Households	4,557	35,208
2030 Households	4,620	38,306
	81,716	87,844



±1-2.33 ACRES | FOR SALE

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exclusively listed by

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