

NEC SIGNAL BUTTE ROAD & PECOS ROAD
MESA, ARIZONA



RETAIL PADS AVAILABLE



Another High
Quality Project From:



PROJECT OVERVIEW

Property Features

- Prime hard corner at the signalized intersection of Signal Butte Road and Pecos Road
- Strong average household incomes of approximately \$193,004 within a 1-mile radius
- Densely populated trade area with over 142,000 residents within a 5-mile radius
- Excellent visibility and access with frontage along Signal Butte Road and immediate proximity to SR 24
- Located adjacent to Phoenix-Mesa Gateway Airport and within minutes of Arizona State University's Polytechnic Campus

Mesa Economic Overview

Mesa continues to emerge as one of the fastest-growing and most dynamic submarkets in the Phoenix Metro, driven by a powerful combination of population growth, employment expansion, and long-term infrastructure investment. Positioned in the Southeast Valley, Mesa benefits from strong connectivity, a business-friendly environment, and a rapidly expanding residential base that continues to fuel retail and commercial demand.

The city has become a major hub for advanced manufacturing, logistics, and technology, with significant corporate investment flowing into the region. Large-scale industrial and data center developments have established Mesa as a key player in the Southwest's evolving tech and distribution landscape, attracting both national and global companies seeking strategic access to West Coast markets.

Population growth remains a primary driver of the local economy, with thousands of new residential units delivered annually across master-planned communities throughout the Southeast Valley. This steady influx of residents continues to support strong consumer spending, workforce expansion, and long-term demand for retail, service, and entertainment uses.

Mesa also benefits from continued infrastructure improvements that enhance regional accessibility and support future growth. Major roadway expansions, proximity to Loop 202 and SR-24, and the ongoing expansion of Phoenix Mesa Gateway Airport provide efficient connectivity for both businesses and residents, reinforcing the area's appeal for new development.

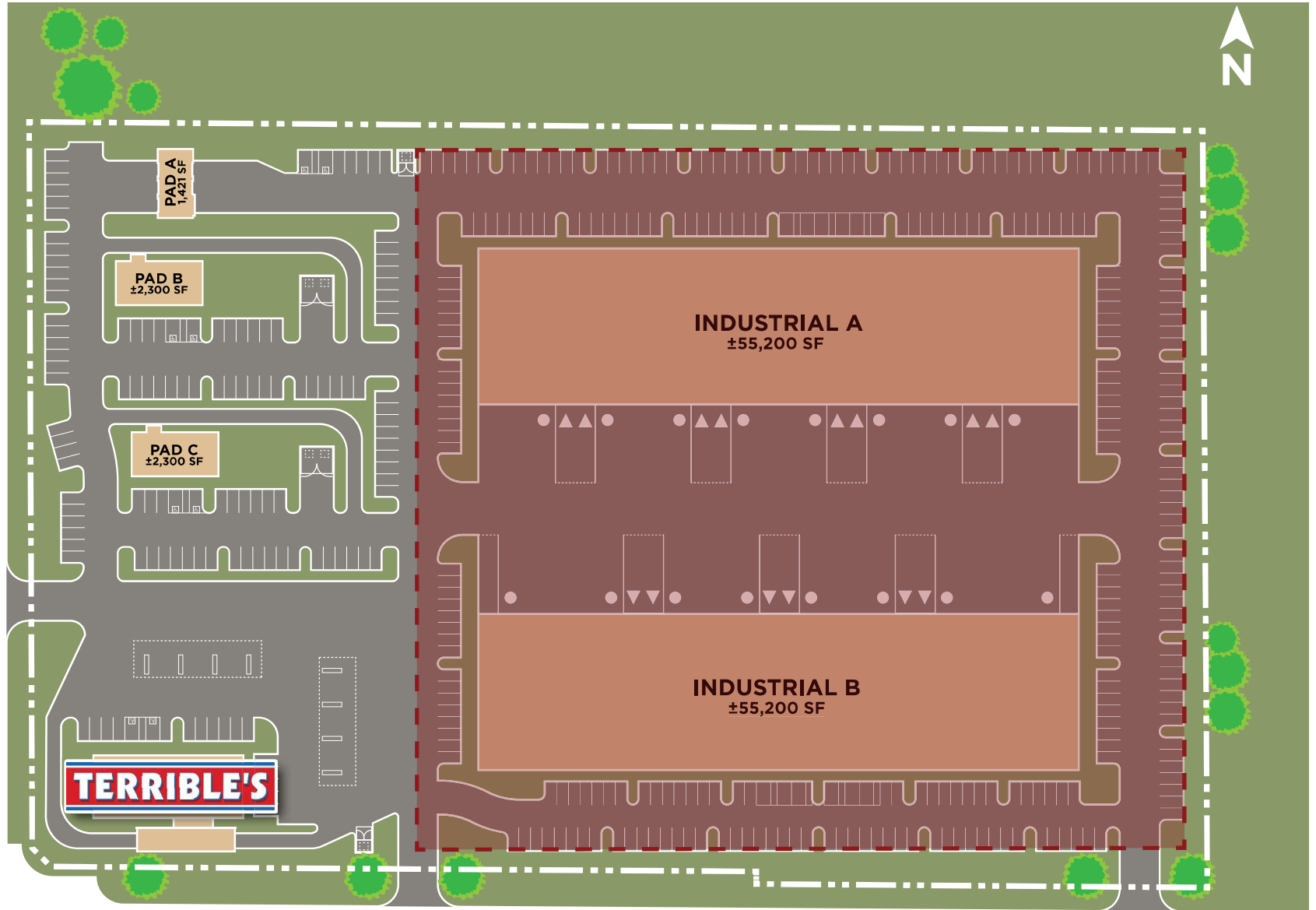
In addition, the area is anchored by a diverse employment base that includes healthcare, education, aerospace, and advanced technology sectors. Major institutions and employment centers throughout the East Valley contribute to a stable and growing daytime population, further supporting retail performance and commercial activity.

With strong fundamentals, sustained population growth, and continued capital investment, Mesa is well positioned for long-term economic expansion and remains one of the most attractive markets for retail and commercial development in the Phoenix Metro.



CONCEPTUAL SITE PLAN

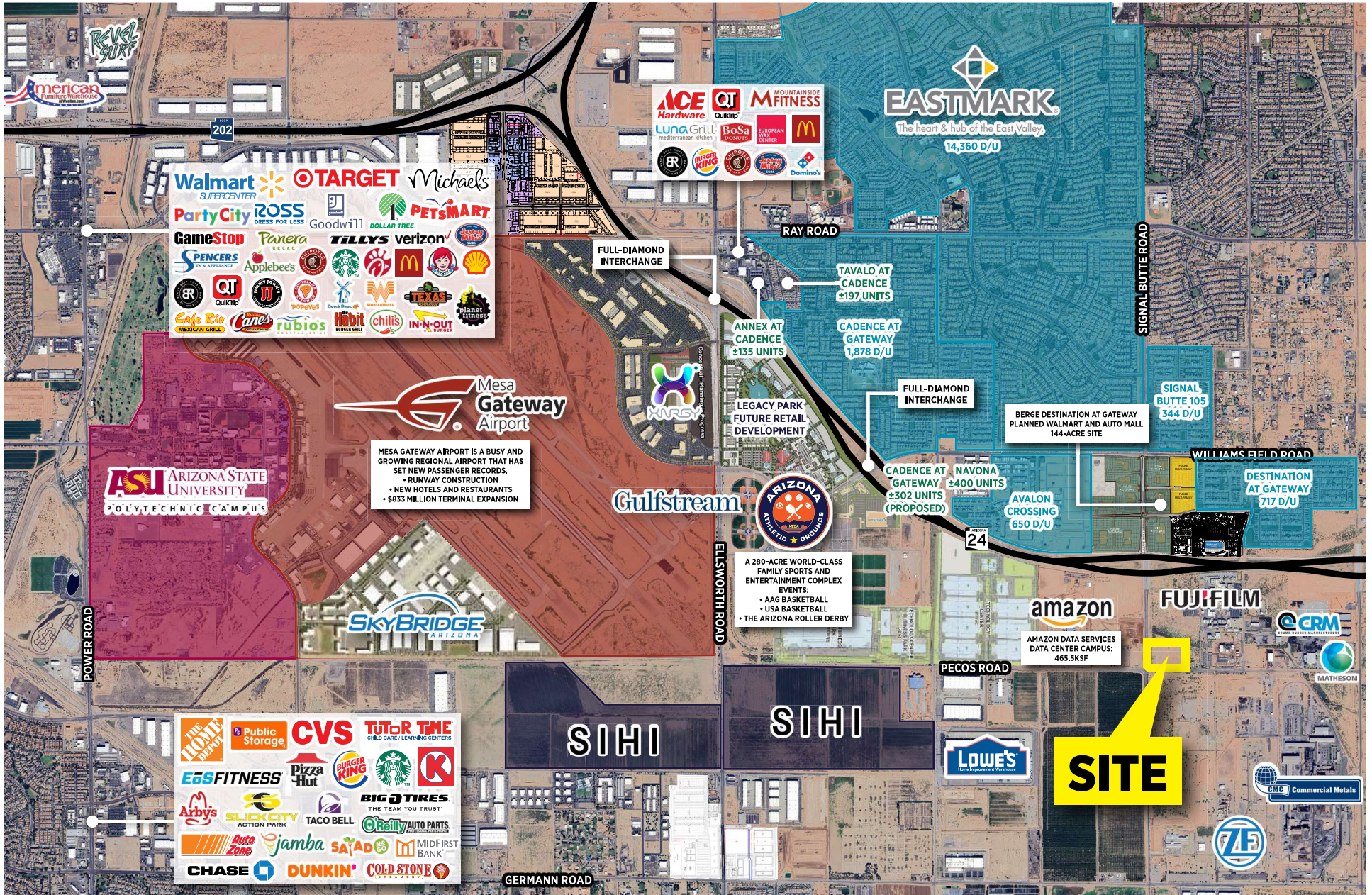
S. SIGNAL BUTTE ROAD



E. PECOS ROAD

NEC SIGNAL BUTTE ROAD & PECOS ROAD // MESA, AZ

AERIAL



NEC SIGNAL BUTTE ROAD & PECOS ROAD // MESA, AZ

AERIAL



NEC SIGNAL BUTTE ROAD & PECOS ROAD // MESA, AZ

Demographics

COMMUNITY SUMMARY

Ring of 10 miles

644,169	2.72%	2.83	63.9	38.1	\$107,921	\$485,225	\$445,247	25.1%	57.5%	17.4%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



14.3%
Services

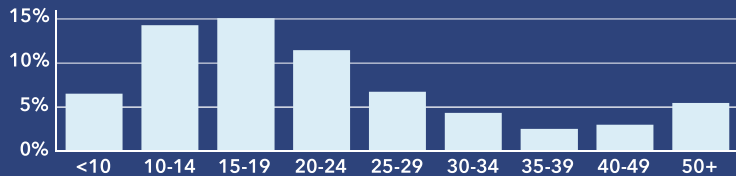


16.9%
Blue Collar

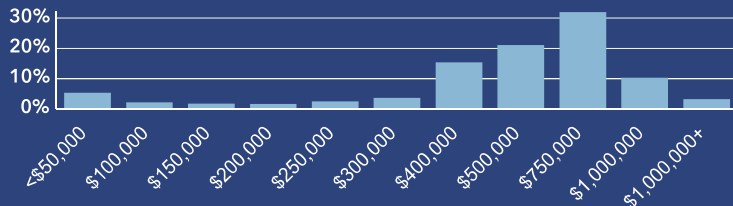


68.8%
White Collar

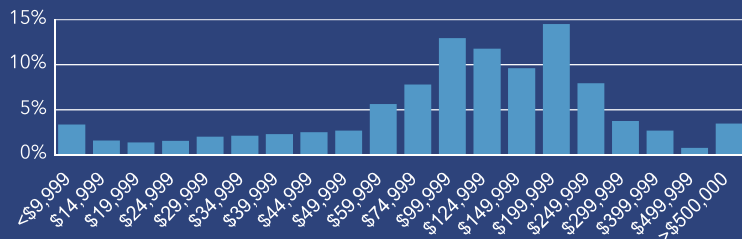
Mortgage as Percent of Salary



Home Value



Household Income

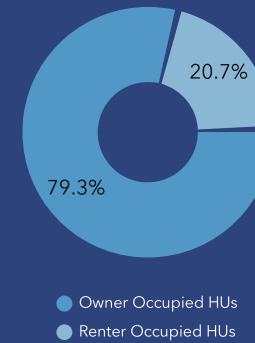


Age Profile: 5 Year Increments

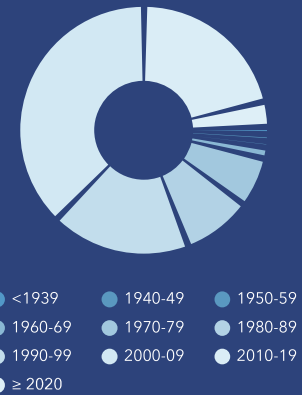


Dots show comparison to **Maricopa County**

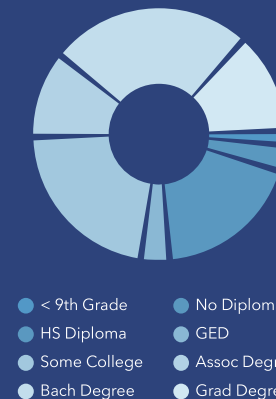
Home Ownership



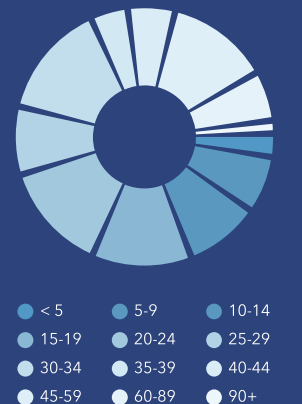
Housing: Year Built



Educational Attainment



Commute Time: Minutes





CONTACT INFORMATION

BRENT MALLONEE

Executive Director

+1 602 224 4437

brent.mallonee@cushwake.com

2555 E. Camelback Rd, Suite 400

Phoenix, Arizona 85016

ph:+1 602 954 9000

fx:+1 602 253 0528

www.cushmanwakefield.com

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