

# THE SHOPPES AT PARKWOOD RANCH

2,940 SF FORMER DENTAL OFFICE **AVAILABLE FOR LEASE**

NWC SIGNAL BUTTE RD & SOUTHERN AVE, MESA, AZ



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**D** **DIVERSIFIED PARTNERS**  
Nationwide Real Estate Services

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## PROPERTY HIGHLIGHTS

- **High-Profile Hard Corner Location:** Well positioned at a high-traffic intersection with excellent visibility & multiple access points
- **Strong Anchors Drive Daily Traffic:** Shopping Center is anchored by Hobby Lobby and Dollar Tree with a new Sprouts Grocer across the street, and a new Target center under construction now
- **Dense and Growing Trade Area:** Located in the rapidly expanding East Mesa trade area with strong residential growth and increasing household incomes
- **Turn-Key Medical Office Opportunity:** Suite is in prime condition and would be ideal for any medical use. Call for rates!



## Join Co-Tenants & Nearby Tenants:

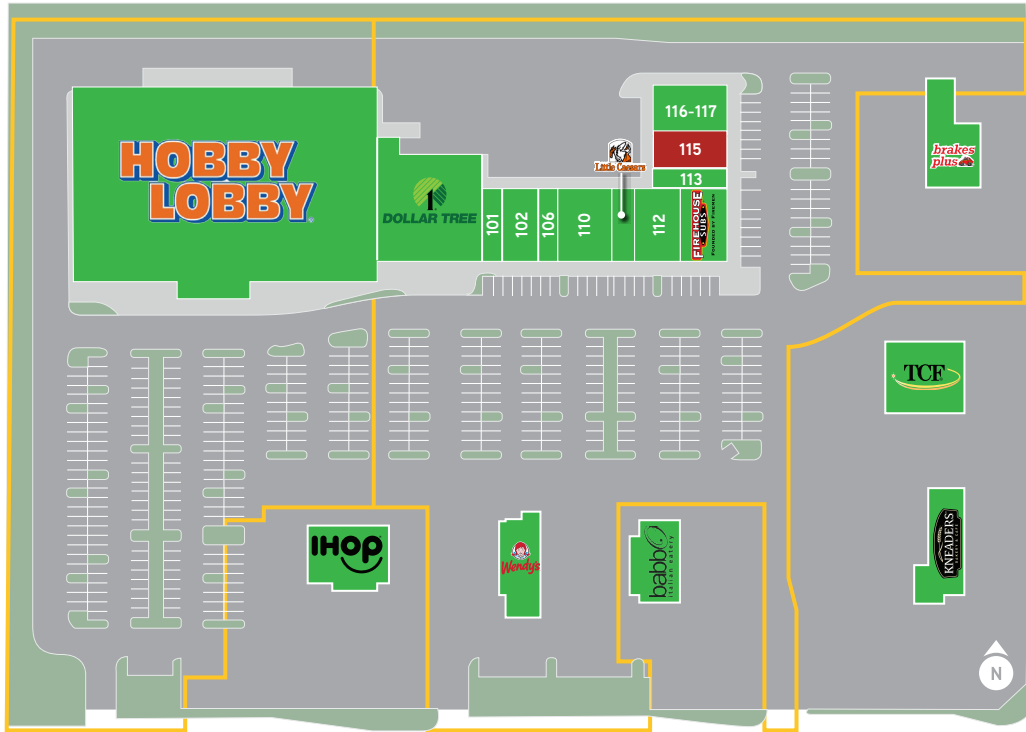


The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used 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 & 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.

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SOUTHERN AVE (±12,512 VPD)

SIGNAL BUTTE RD (±19,500 VPD)

Suite	Tenant	Sq. Ft.
10656	Hobby Lobby	55,000 SF
10708	Dollar Tree	11,000 SF
101	Foot Reflexology	1,600 SF
102	Escape Nail Spa	2,600 SF
106	Thai Kitchen	1,400 SF
110	Gracie Barra Jiu Jitsu	4,292 SF
111	Little Caesars	1,300 SF
112	Optimum Weight Loss	3,000 SF
112-D	Firehouse Subs	3,000 SF
113	Family Hair Designs & Spa	1,300 SF
<b>115</b>	<b>AVAILABLE</b>	<b>2,940 SF</b>
116-117	Phoenician Medical Center	3,000 SF
PAD	IHOP	
PAD	Wendy's	
PAD	Baboo Italian Eatery	
PAD	Kneakers Bakery & Cafe	
PAD	TCF Bank	
PAD	Brakes Plus	

## DEMOGRAPHICS 2025



POPULATION

1 MILE	9,560
3 MILE	103,955
5 MILE	220,256



HOUSEHOLDS

3,769
43,211
91,010



AVG HH INCOME

114,898
101,062
107,188



MEDIAN HOME VALUE

\$379,278
\$333,593
\$367,758



DAYTIME POPULATION

3,913
50,243
104,416



TOTAL BUSINESSES

254
2,296
4,554

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- babb italian eatery
- brakes plus
- DOLLAR TREE
- FIREHOUSE SUBS
- HOBBY LOBBY
- ihop
- KNEADERS BAKERY & CAFE
- Little Caesars
- tcf
- Wendy's

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