

RETAIL PROPERTY FOR SUBLEASE

NWC SOUTHERN AVE & STAPLEY DR

1054 E Southern Ave Mesa, AZ 85204

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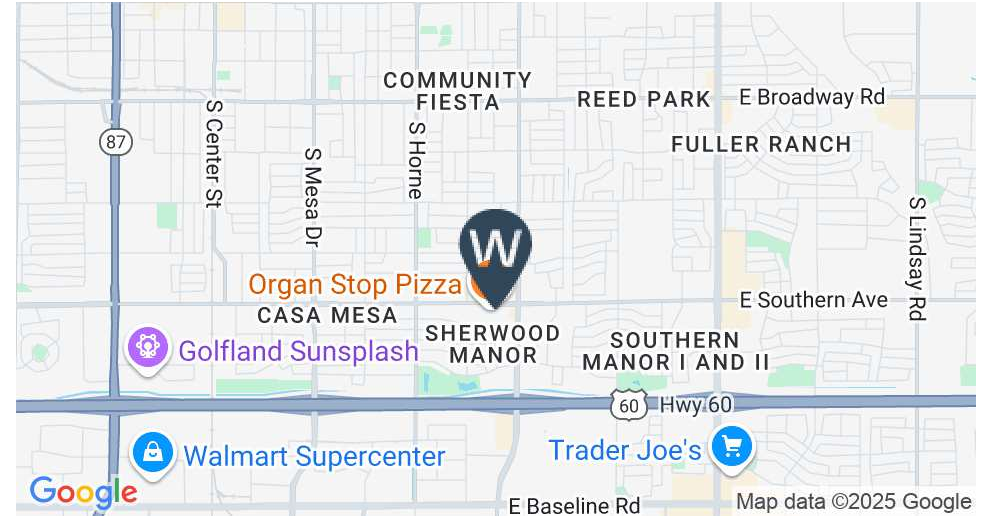


PROPERTY DESCRIPTION

NWC Southern Ave & Stapley Dr

HIGHLIGHTS

- 4,000 SF former Habit Burger available for Sublease
- Monument signage available Southern Ave.
- Just over 1 mile to U.S. Route 60 (Superstition Freeway)
- Average household income exceeds \$90,000 within a 1-mile radius
- Close to Banner Desert Medical Center, Mesa Community College, and business parks
- Over 150,000 residents within a 3-mile radius



LOCATION DESCRIPTION

Located in the heart of Mesa at the bustling intersection of Southern Avenue and Stapley Drive, this premier restaurant space offers unmatched exposure and accessibility. Positioned directly off the US-60 freeway, the site benefits from high daily traffic counts and seamless access for commuters, locals, and visitors alike.

Surrounded by national retailers, dense residential neighborhoods, and thriving commercial corridors, this is a proven destination for both daytime and evening foot traffic. Just minutes from Mesa Community College and Banner Desert Medical Center, the area attracts a strong mix of students, professionals, and families.

The former Habit Burger location features excellent signage opportunities, strong co-tenancy, and ample parking — ideal for a quick-service or fast-casual concept ready to capitalize on Mesa's growing population and robust consumer demand.

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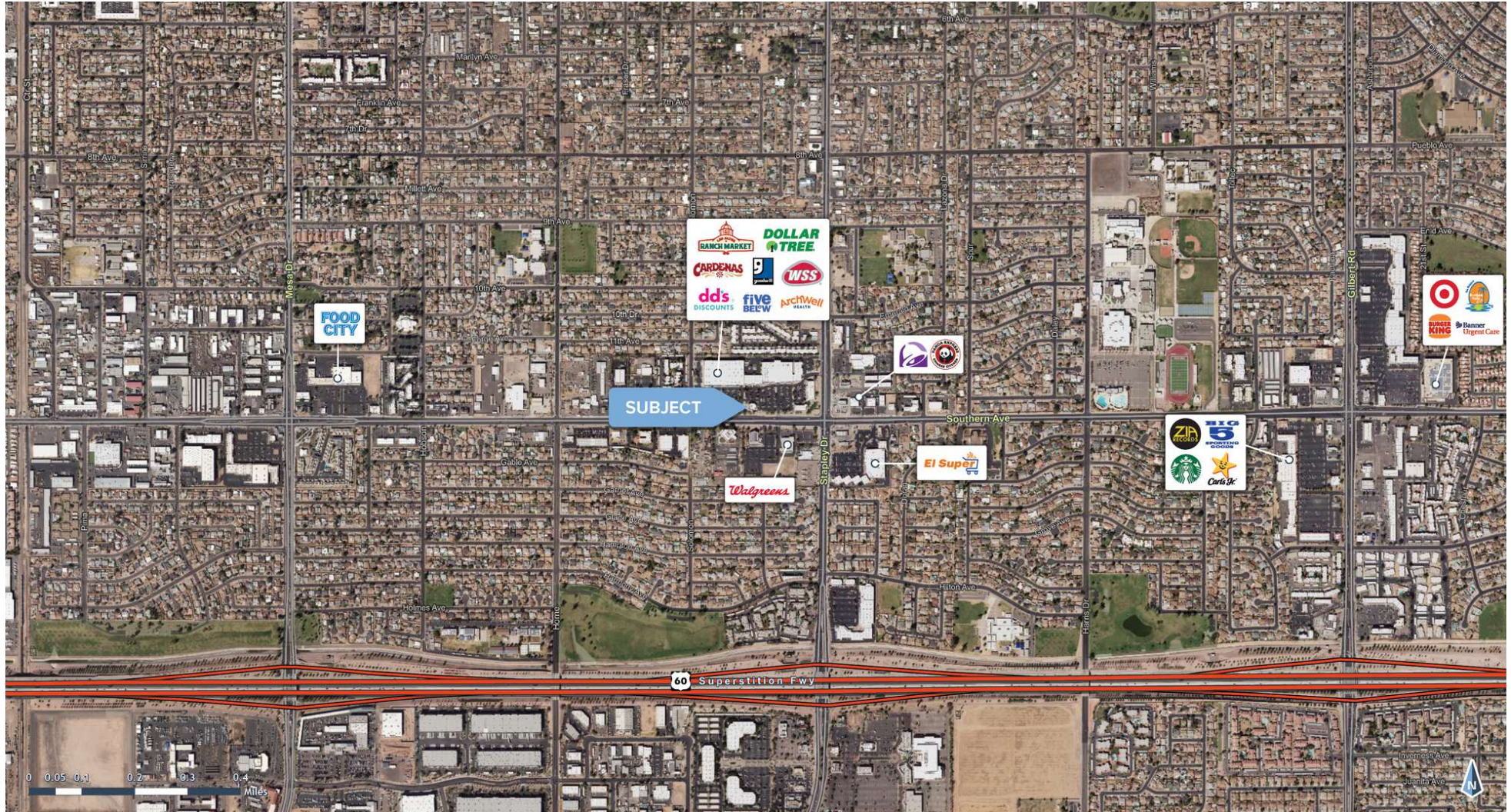
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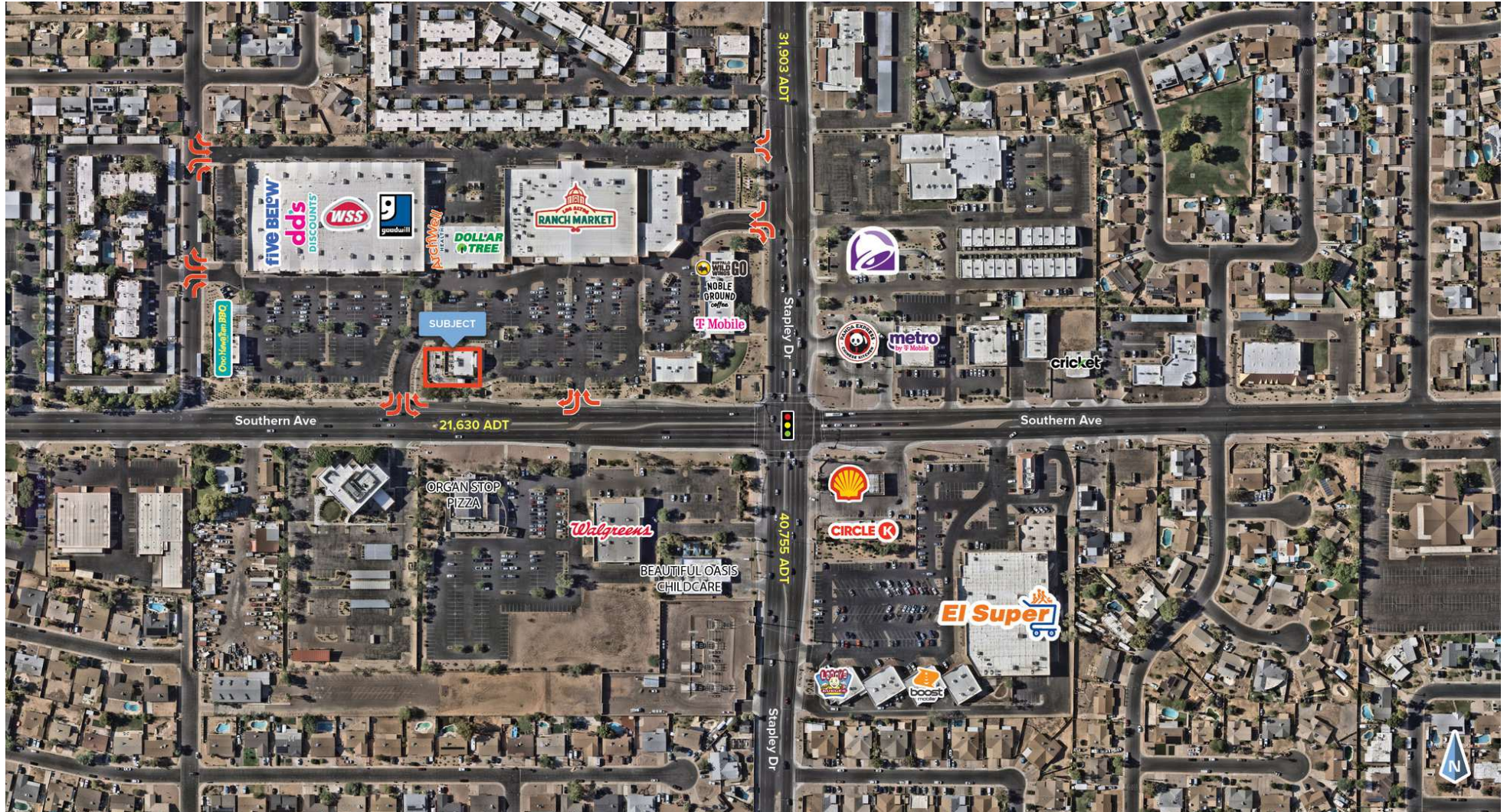
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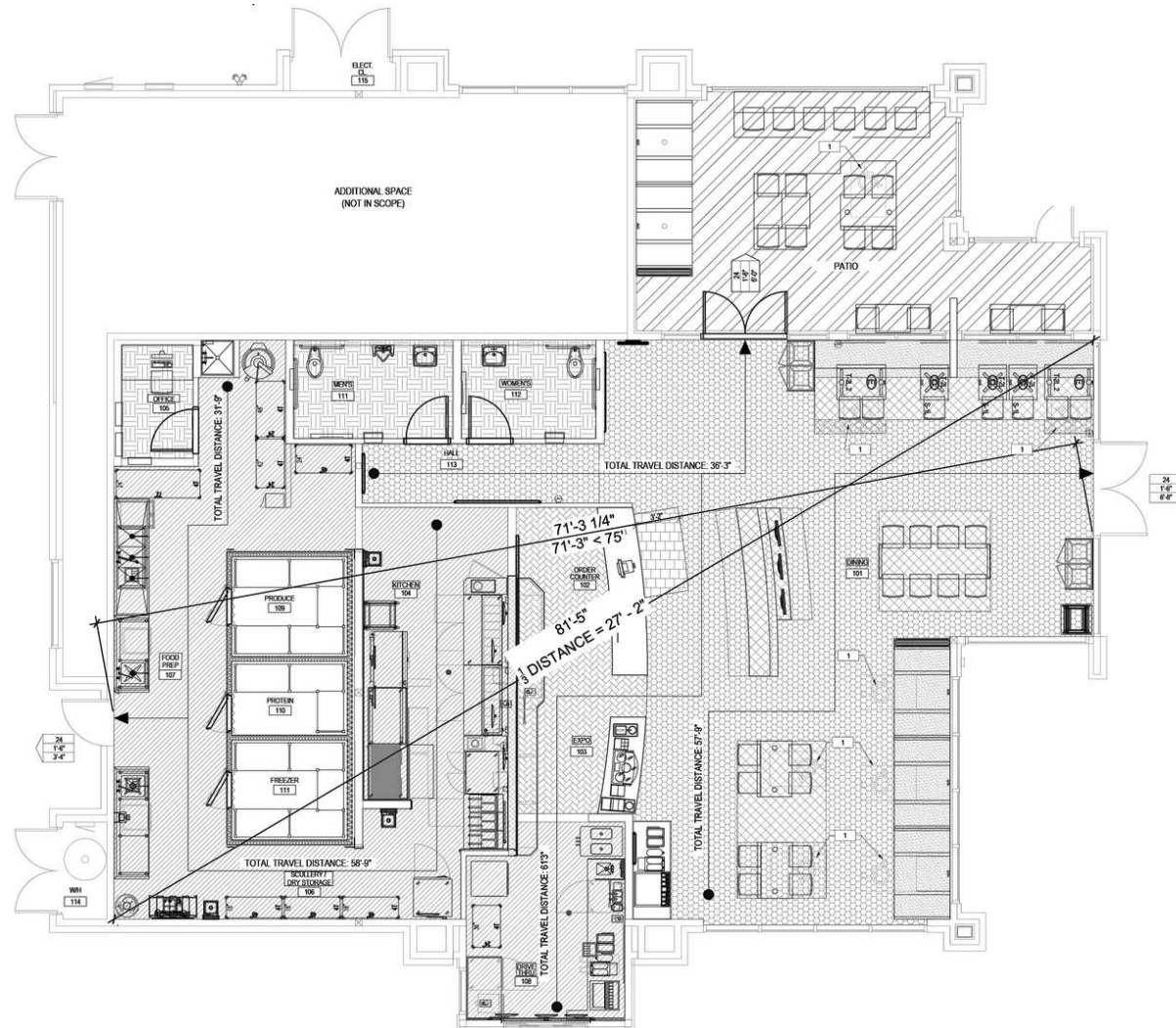
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Area Total	21,274	104,483	220,798
Median Age	32.6	33.4	33.5

**HOUSEHOLD INCOME**

	1 MILE	3 MILES	5 MILES
Median	\$68,794	\$73,742	\$70,503
Average	\$93,486	\$100,890	\$97,833

**DAYTIME WORKFORCE**

	1 MILE	3 MILES	5 MILES
Total Businesses	302	2,535	8,998
Employees	3,473	42,604	197,437
Daytime Population	16,583	111,290	345,305

**EDUCATION**

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	29.3%	29.2%	32.4%

**EMPLOYMENT**

	1 MILE	3 MILES	5 MILES
White Collar	46.2%	51.1%	53.8%
Services	22.4%	21.5%	20.6%
Blue Collar	31.4%	27.4%	25.6%

**HOUSEHOLD STATISTICS**

	1 MILE	3 MILES	5 MILES
Households	6,602	33,164	74,131
Median Home Value	\$363,122	\$395,085	\$384,635

*2025 Demographic data derived from ESRI

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