

FOR LEASE

Mountain Vista Marketplace

NWC US 60 & Signal Butte Rd | Mesa, AZ 85208



Overview

AVAILABLE

Shops Space & Pad

RATE

Call for Rates

Demographics

	1 MILE	3 MILE	5 MILE
2021 Est Population	9,640	98,207	201,918
2026 Est Population	10,353	105,356	217,725
Average HH Income	\$92,692	\$75,790	\$81,401
Daytime Population	9,391	85,487	176,126

Year: 2021 | Source: Esri

Traffic Counts

US-60	87,687 VPD
Signal Butte Road	25,476 VPD
Southern Avenue	13,762 VPD

Year: 2020 | Source: MPSI

Contact

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Description

- **One Pad Remaining!**
- McDonald's is now open and Quick Quack Car Wash under construction
- Shops space ready for occupancy
- Adjacent to the 3 story, 381,000 SF Mountain Vista Medical Center (178 beds/600 employees)
- Excellent visibility from US-60, Southern Avenue & Signal Butte Road
- Full freeway interchange access
- More than 98,000 people within three miles



Developed by: **KITCHELL**

Leasing by: **SRS**

SRS | 3131 E Camelback Road, Suite 110 | Phoenix, AZ 85016 | 602.682.6000

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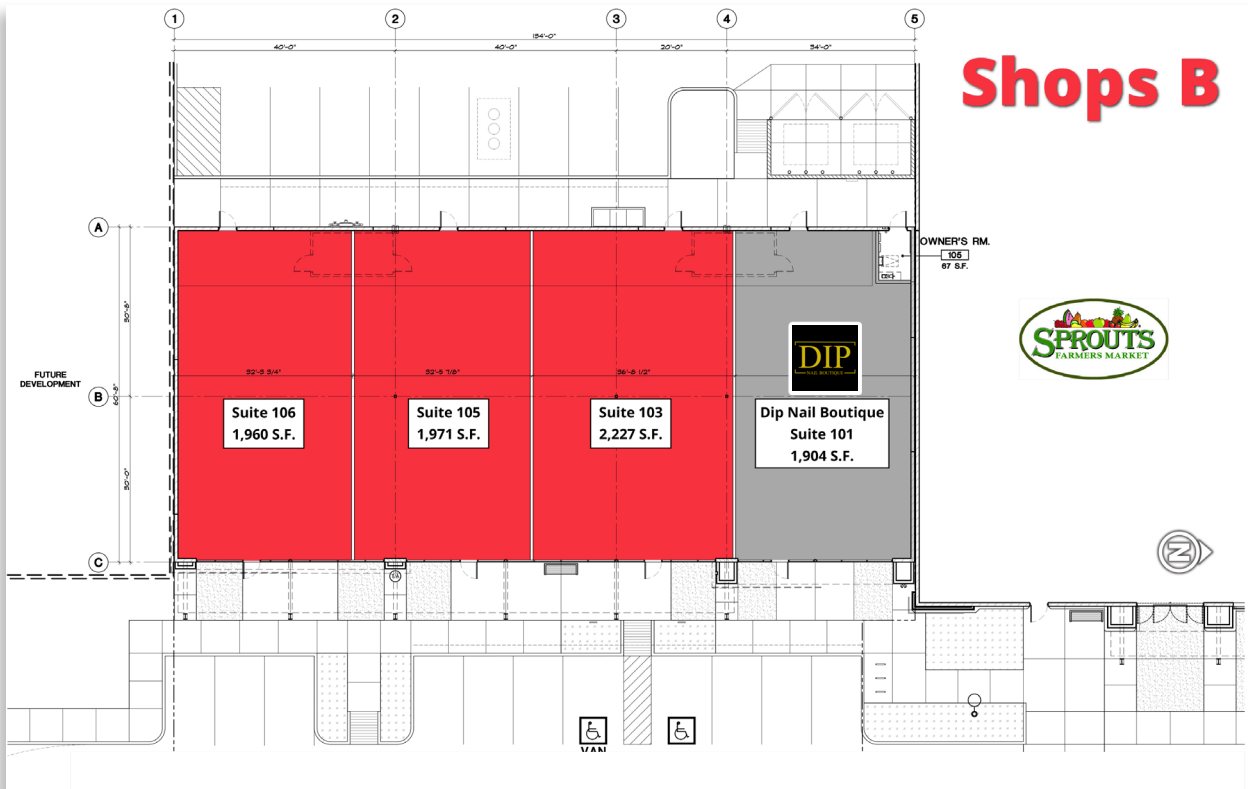
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Shops A



Shops B





Southern Avenue
17,590 VPD '20

Signal Butte Road
20,236 VPD '20

Southern Avenue
13,763 VPD '20

Signal Butte Road
25,476 VPD '20

UNDER CONSTRUCTION
Ascend at
Mountain
Vista
Apartments
300 Units

PAD
AVAILABLE

KEEP
IT
CUT

SPROUTS

Dip Nail

**Quick Quack
CAR WASH**

**UNDER
CONSTRUCTION**

**McDonald's
NOW OPEN**

Hampton Avenue

State
Trust
Land



Mountain Vista Marketplace

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PLANNED
GrandeVita BioCity
± 20 Acres
Mixed-Use Site
Residence Inn

PLANNED
Odyssey Medical Plaza

Mesa Market Place Swap Meet

