

Sunland Springs  
Golf Course  
27 Holes

LA FITNESS  
AMC  
THEATRES

PET SMART  
ROSS  
DRESS FOR LESS  
five  
BEL'W  
Total Wine  
& MORE  
OLD NAVY  
DAISO  
JAPAN

Mesa Market  
Place Swap Meet

Walmart  
SUPERCENTER

Michael's  
ULTA  
BEAUTY

KOHL'S  
+ SEPHORA

Marshall's

Signal Butte Rd  
35,177 ADT

128,034 ADT  
60

SUBJECT

my  
PLACE  
HOTELS

COMMERCIAL PROPERTY FOR SALE OR LEASE

# W OF NWC SIGNAL BUTTE RD & US-60

MESA, ARIZONA 85209

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## W OF NWC SIGNAL BUTTE RD & US-60

### THE OPPORTUNITY

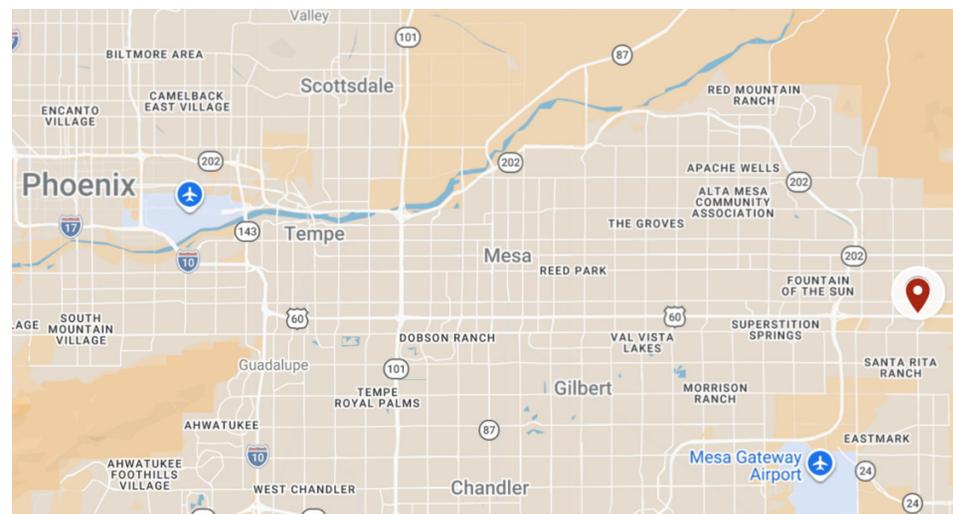
- **±5.9 AC** available for sale or lease
- City of Mesa **Limited Commercial (LC)** zoning – retail, office, hotel permitted  
\* Per, Table 11-6-2 Mesa Code Ordinance\*
- **Flexible** site plan offering opportunities for PADs, Drive-Thru, Fast Casual, and FSR users
- Strong **US-60 visibility** (±128,034 ADT)
- Located within the rapidly expanding Signal Butte retail corridor  
\*(Medina Station – Target opening Q4 2026)\*

### PROPERTY SUMMARY

- Commercial site located west of the NWC Signal Butte Rd & US-60
- Strong visibility and accessibility serving local residents and regional traffic
- Positioned within Mesa’s Red Mountain / East Mesa retail corridor
- Rectangular configuration maximizing frontage on US-60

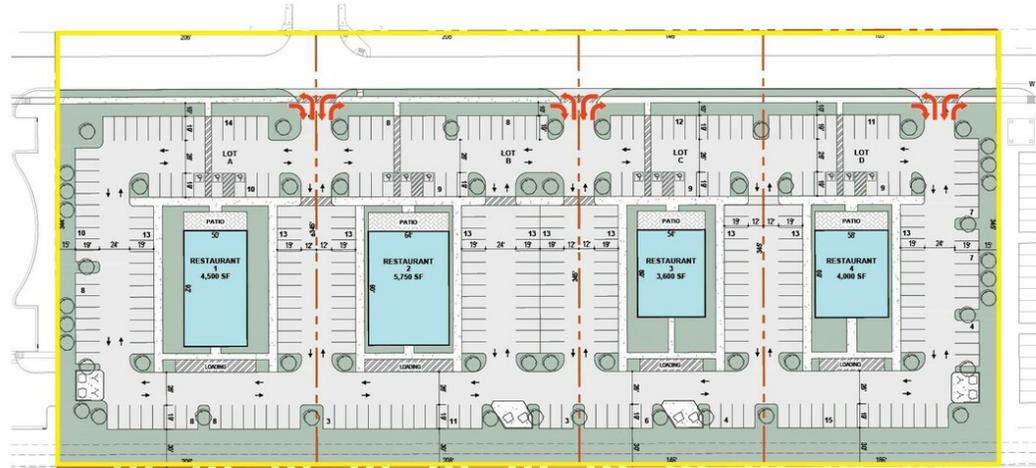
### SUBMARKET SUMMARY

- Red Mountain / Mesa retail submarket totals **~30.4M SF** of retail inventory
- Current retail vacancy approximately **7.7%** across the submarket
- Mesa is Arizona’s second-largest city with a population exceeding **500,000** residents
- Limited new retail supply **~495K SF** in the development pipeline representing **~1.6%** of total submarket inventory
- Continued investment activity with **~\$255M** in retail property sales over the past 12 months
- \*Source: CoStar Q1 2026 Retail Submarket Report\*

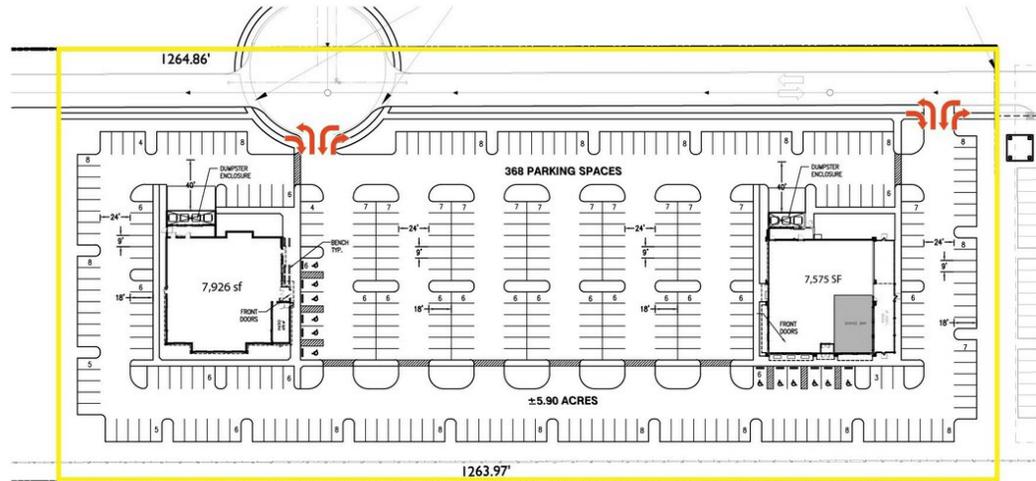


# W OF NWC SIGNAL BUTTE RD & US-60

OPTION 1



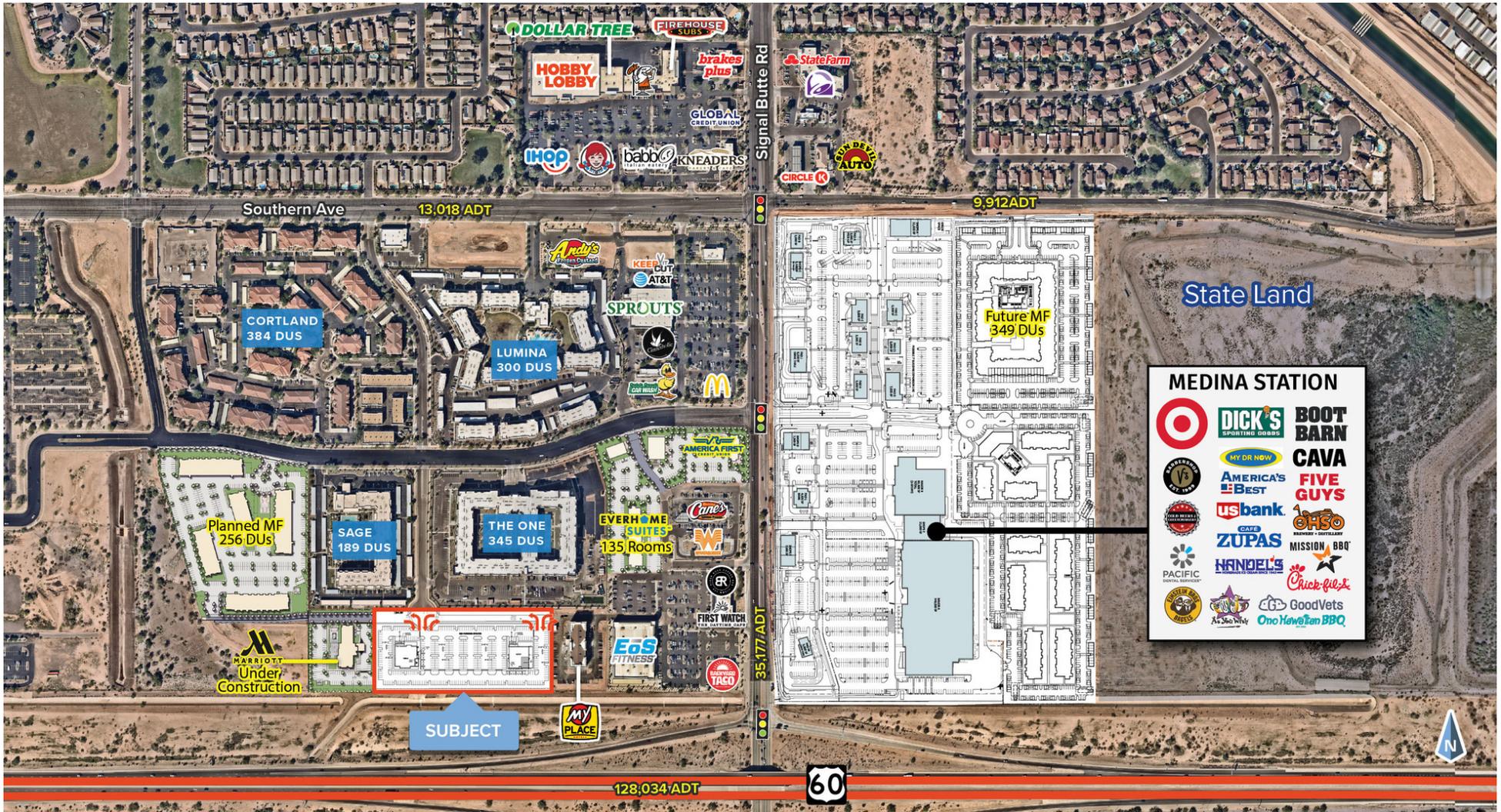
OPTION 2



# W OF NWC SIGNAL BUTTE RD & US-60



# W OF NWC SIGNAL BUTTE RD & US-60



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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	1,596	13,526	33,142
Median Age	66.6	65.7	61.9



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$155,236	\$157,158	\$168,968
Average	\$209,647	\$216,624	\$227,860



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	305	872	1,283
Employees	2,673	8,408	11,894
Daytime Population	3,174	10,664	16,725



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	70.6%	73%	71.3%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	74.8%	78.5%	80.7%
Services	13.9%	12.7%	10.1%
Blue Collar	11.2%	8.9%	9.2%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	841	6,619	14,918
Median Home Value	\$1,005,535	\$957,453	\$917,644

\* 2025 Demographic data derived from ESRI

# We'd Love to Partner With You

## YOUR WRA TEAM

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