



**2ND-GEN
RESTAURANT
AVAILABLE**

**TURN-KEY DENTAL
SUITE AVAILABLE**

**AVAILABLE
3,007 SF 2ND GEN
RESTAURANT**

**AVAILABLE
3,524 SF
EXISTING GYM**

GREENFIELD GATEWAY

SWC of US 60 and Greenfield Rd
Mesa, Arizona

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◆ 2ND-GEN RESTAURANT SPACE AND TURN-KEY DENTAL SUITE!

Property Highlights

- Second generation restaurant end cap with patio, and existing crossfit gym, available at a prominent power center
- Anchored by **Walmart** , **E55 FITNESS**, and  offering strong daily traffic and visibility
- Prime location just off US 60 for easy customer access and broader regional draw
- High household income and population density in the immediate trade area

Traffic Counts

US 60	177,553 CPD
Greenfield Road	30,867 CPD

Total	44,305 CPD
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Demographics

	1 mi	3 mi	5 mi
Estimated Population	13,422	137,983	365,628
Estimated Households	5,579	56,349	141,144
Avg Household Income	\$120,722	\$115,731	\$118,285
Daytime Employees	7,513	36,267	102,972

Source: SitesUSA

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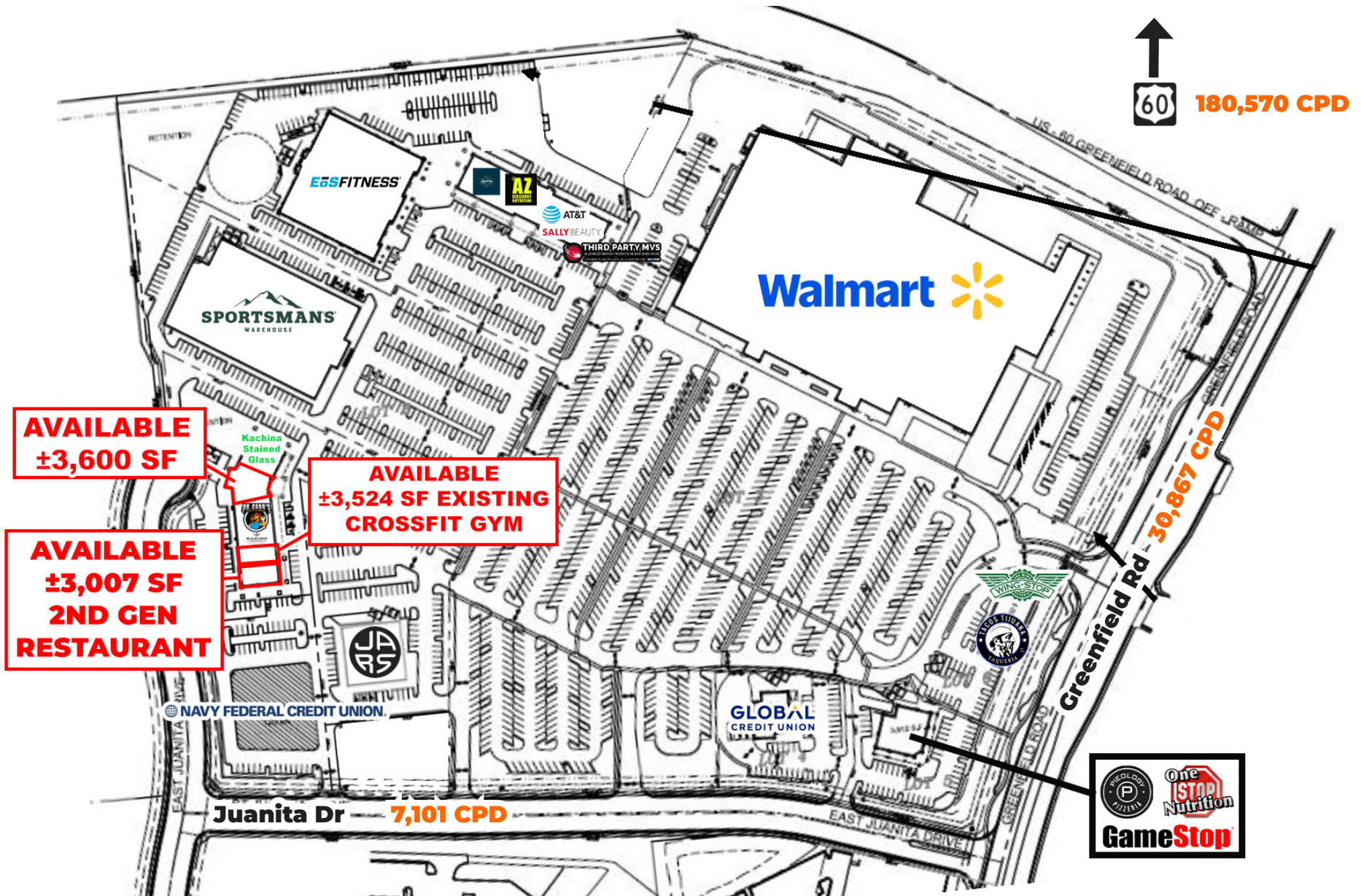
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SITE PLAN



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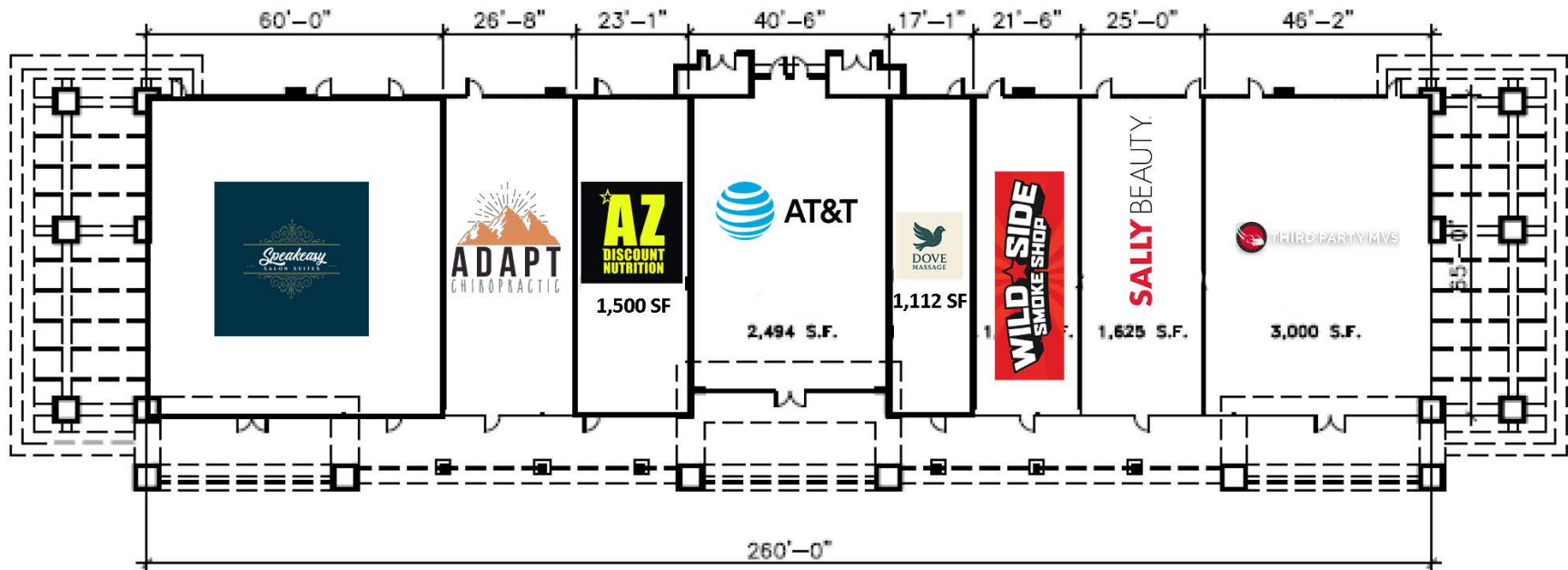
SUITE	TENANT	SF
A111	AVAILABLE (2nd Gen Restaurant)	±3,007
A110	AVAILABLE (Crossfit Gym)	±3,524
A107	Razors Barber Shop	±1,300
A105	Dr Carr's Pet Repair	±1,587
A104	AVAILABLE (Former Dental)	±3,600
A102	Zander's Creations	±1,639
A101	Kachina Stained Glass	±1,287

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SUITE	TENANT	SF
B112	Speakeasy Salon Suites	±3,900
B109	Adapt Chiropractic	±1,734
B108	Discount Nutrition	±1,500
B107	AT&T	±2,494
B105	Dove Massage	±1,112
B104	Wild Side Smoke Shop	±1,400
B103	Sally Beauty Supply	±1,525
B101	MVD Registration	±3,000



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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE		1 MILE	3 MILES	5 MILES
	2025 TOTAL POPULATION	13,422	137,983	365,628
	2025 TOTAL HOUSEHOLDS	5,579	56,349	141,144
	MEDIAN HOUSEHOLD INCOME	\$120,722	\$115,731	\$118,285
	2025 MEDIAN HOME VALUE	\$464,095	\$373,295	\$412,321
	2025 TOTAL EMPLOYEES	7,513	36,267	102,972
	2025 TOTAL BUSINESSES	1,313	6,319	15,728



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