



FOR GROUND LEASE OR BUILD-TO-SUIT

CONCEPTUAL IMAGE

JOIN STARBUCKS!



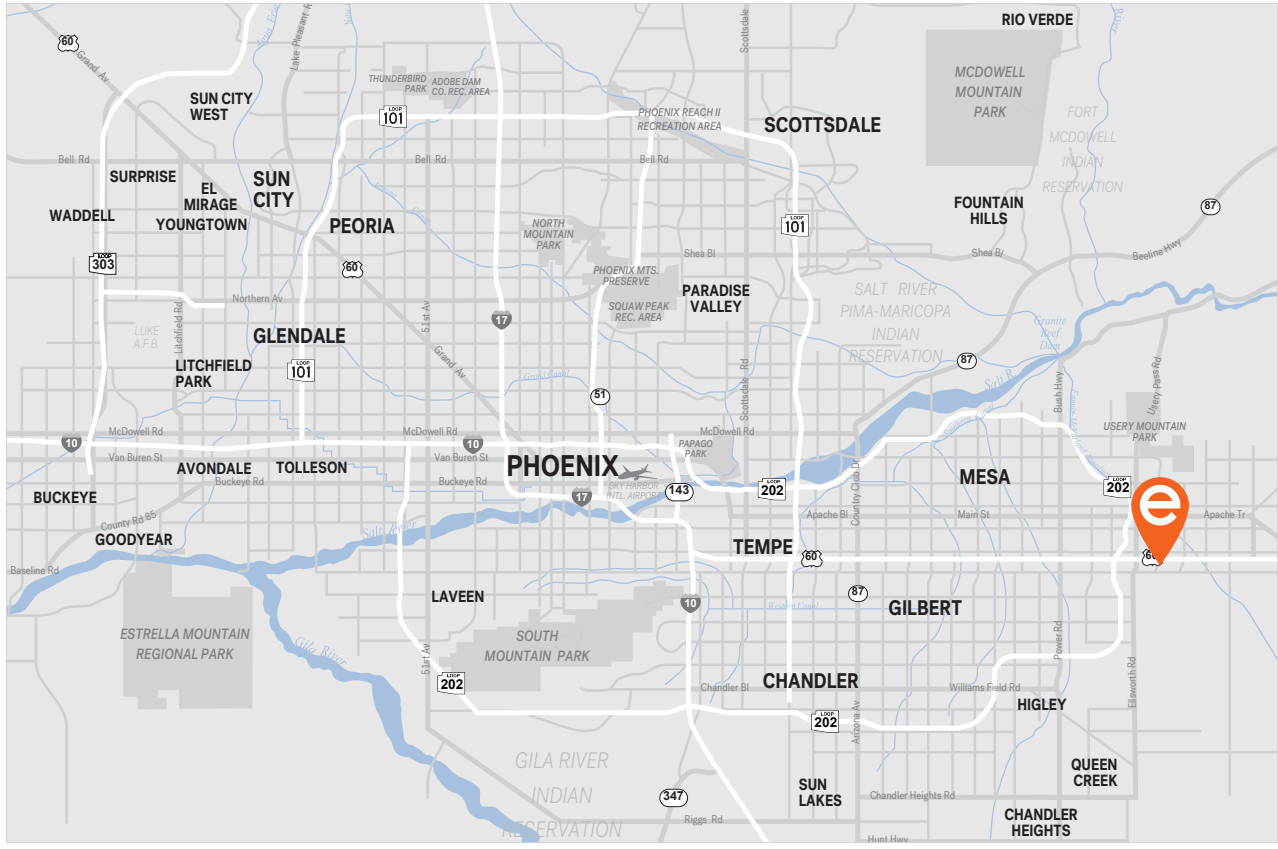
Crismon Baseline Pads & Shops

1803 S Crismon Rd, Mesa, AZ 85209

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Southwest Edge
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LOCATION

**1803 South Crismon Road,
Mesa, AZ 85209**



SIZE

**2 PADS Available
±3.08 ac**



ZONING

Commercial (LC, Mesa)



TRAFFIC COUNTS

14,827 CPD

Baseline Rd

20,503 CPD

Crismon Rd



2023 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	12,782	103,789	207,704
DAYTIME POPULATION	10,685	82,030	179,636
MED HH INCOME	\$84,513	\$59,262	\$58,256

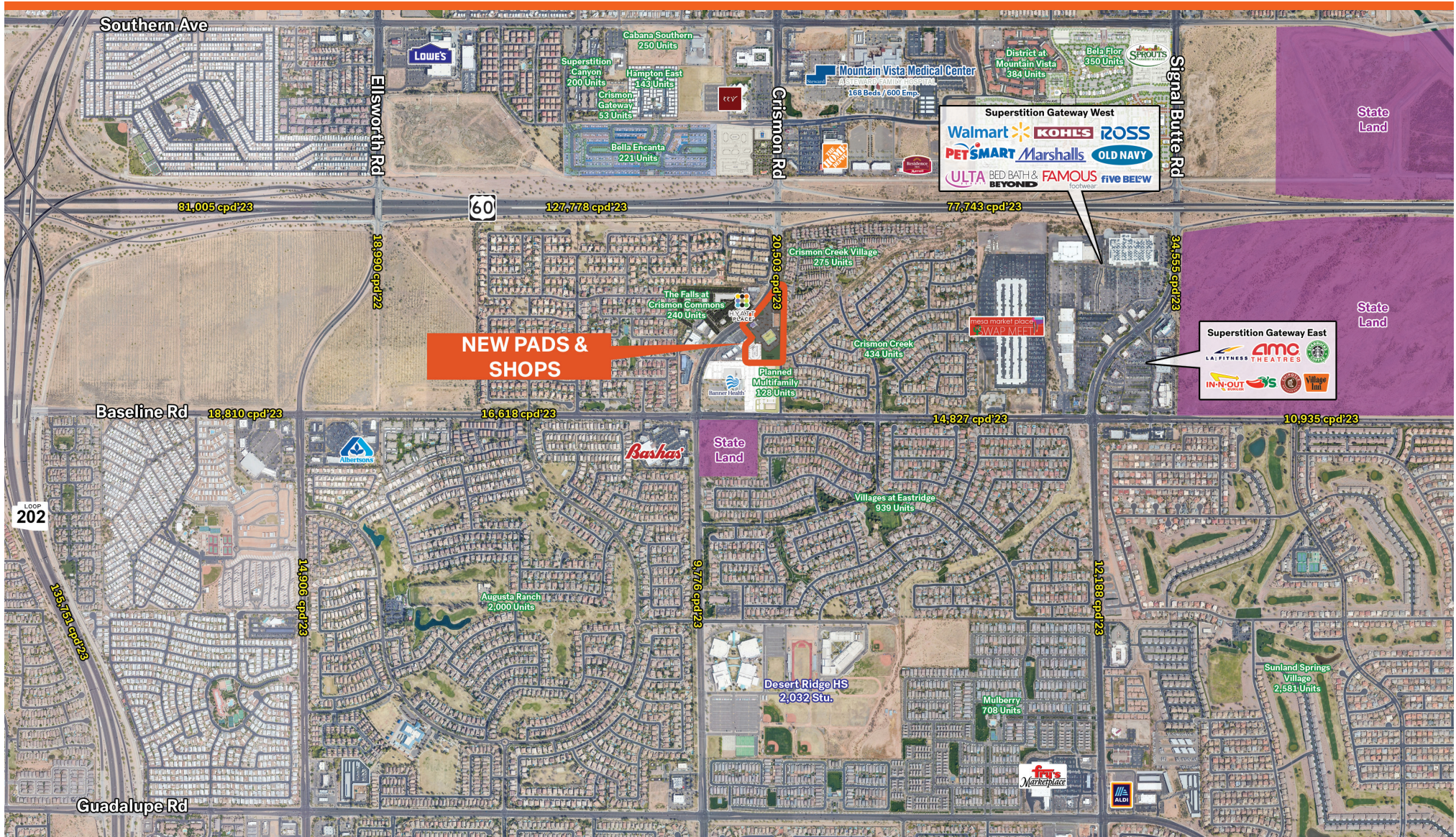
AREA RETAILERS

Bashas', Banner Health, Creme de la Creme, Black Rock Coffee Bar, Smoothie King, Overland Storage, Kinderbugs Preschool, BMO Harris Bank, By the Bucket, Dairy Queen, Filiberto's, Radius Fitness, Big O Tires, Great Clips

PROPERTY INFORMATION

- Minutes from Banner Baywood Hospital, Banner Higley Hospital and just north of Banner Healthcare, a 10.5 acre medical campus
- Great visibility from Crismon Rd
- Within 1-mile of 2 high schools (Skyline High School and Desert Ridge High School)
- Adjacent to Candlewood Hotel (108 units), Atwell Suites (95 units), and Crimson Commons Apartments (240 units)







ATWELL SUITES - A new upper-midscale, all-suites hotel brand that brings inspiration to every journey. Opens 2025.



BANNER HEALTH - Phase II expansion of successful Banner Medical Center currently under construction.



FALLS AT CRISMON COMMONS - 240 multifamily units opening in 2025. Phase II starts construction soon.



EXTRA SPACE STORAGE - Recently opened self storage center.