

±1.19 ACRES AVAILABLE FOR SALE

SWC Signal Butte Road & Hampton Avenue | Mesa, AZ

LUMINA AT
MOUNTAIN VISTA
±300 UNITS

SAGE MESA
±189 UNITS

THE ONE @
SIGNAL BUTTE
±345 UNITS

SITE

PLANNED
EVERHOME SUITES
±135 ROOMS

SPROUTS
FARMERS MARKET

BR baskin
robbins
CINNAHOLIC



CUSHMAN &
WAKEFIELD

±25,587 VPD

SIGNAL BUTTE ROAD

EXCLUSIVELY OFFERED BY:

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FUTURE COMMERCIAL



PROPERTY OVERVIEW

Property Features

- **±1.19 acres available for sale**
- Located within a high-growth retail corridor surrounded by national, regional, and local tenants including Sprouts Farmers Market, McDonald’s, Raising Cane’s, EOS Fitness, Whataburger, Backyard Taco, First Watch, and more
- Adjacent to US Hwy 60 (±96,852 VPD)
- Less than 1 mile from Mountain Vista Medical Center, a 178-bed health service center providing a hospital, emergency care, imaging and broad range of medical condition services
- Less than one mile from Superstition Gateway (±495,506 SF), a dominant power center featuring national tenants including Walmart, AMC Theatres, LA Fitness, Kohl’s, and more

Demographics: *ESRI 2025

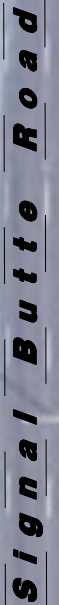
	1 MILE	3 MILES	5 MILES
Population 	8,880	96,844	212,605
Average Household Income 	\$110,388	\$102,025	\$108,168
Daytime Population 	8,302	78,111	171,702
Households 	3,153	38,879	84,392

Property Summary

- **Price: Call Broker for Details**
- Location: SWC Signal Butte Rd & Hampton Ave., Mesa, AZ 85209
- Building Size: ±6,341 SF
- Lot Size: ±1.19 AC
- Parking: 54 stalls

Traffic Counts: *COSTAR

NORTH ON SIGNAL BUTTE ROAD	±25,587 VPD
SOUTH ON SIGNAL BUTTE ROAD	±28,681 VPD
EAST ON U.S. HIGHWAY 60	±73,587 VPD
WEST ON U.S. HIGHWAY 60	±96,852 VPD





Walgreens Banner Urgent Care
Starbucks Burger King Dunkin' Donuts Sonic
SA'AD Dunkin' SONIC Culver's

HOBBY LOBBY IHOP Little Caesars Pizza
DOLLAR TREE GLOBAL CREDIT UNION
FIREHOUSE SUBS KNEADERS babb

TACO BELL MR BREWS
Taphouse

CABANA SOUTHERN ±250 UNITS

HAMPTON EAST ±143 UNITS

Firestone Popeyes in the box Jack Sherwin Williams
eegee's Dutch Bros

COYOTE LANDING ±291 UNITS

THE ASTER ±156 UNITS

SOUTHERN AVENUE

Mountain Vista MEDICAL CENTER
in Partnership With Physician Offices

SPROUTS FARMERS MARKET McDonald's at&t
Andy's BR baskin robbins CINNAHOLIC

SAGE MESA ±189 UNITS

SITE

EoS BASTARDO TACO 8R WHATABURGER
AMERICA FIRST Cane's FirstWatch

DICK'S SPORTING GOODS TARGET
BOOT BARN usbank
PACIFIC DENTAL SERVICES
FIVE GUYS ZUPAS HANDEL'S

MEDINA STATION

60

THE FALLS AT CRIMSON COMMONS ±240 UNITS

Bashas' Harris Bank ExtraSpace Storage DQ NOTHING BUT CAKES
Great Clips

SUPERSTITION GATEWAY

Walmart SUPERCENTER AMC Famous Footwear Starbucks
ROSS Michaels FIVE BELOW Tanera
Walgreens PETS MART OLD NAVY
KOHL'S Marshalls MATTRESS FIRM
nékter crumbl cookies GNC native grill wings verizon
DEL TACO IN-N-OUT BURGER COBBLESTONE AUTO SPA ULTA BEAUTY Jockey Mike's
KFC CHASE SUBWAY LA FITNESS Total Wine & MORE
STREET'S New York BUCKS

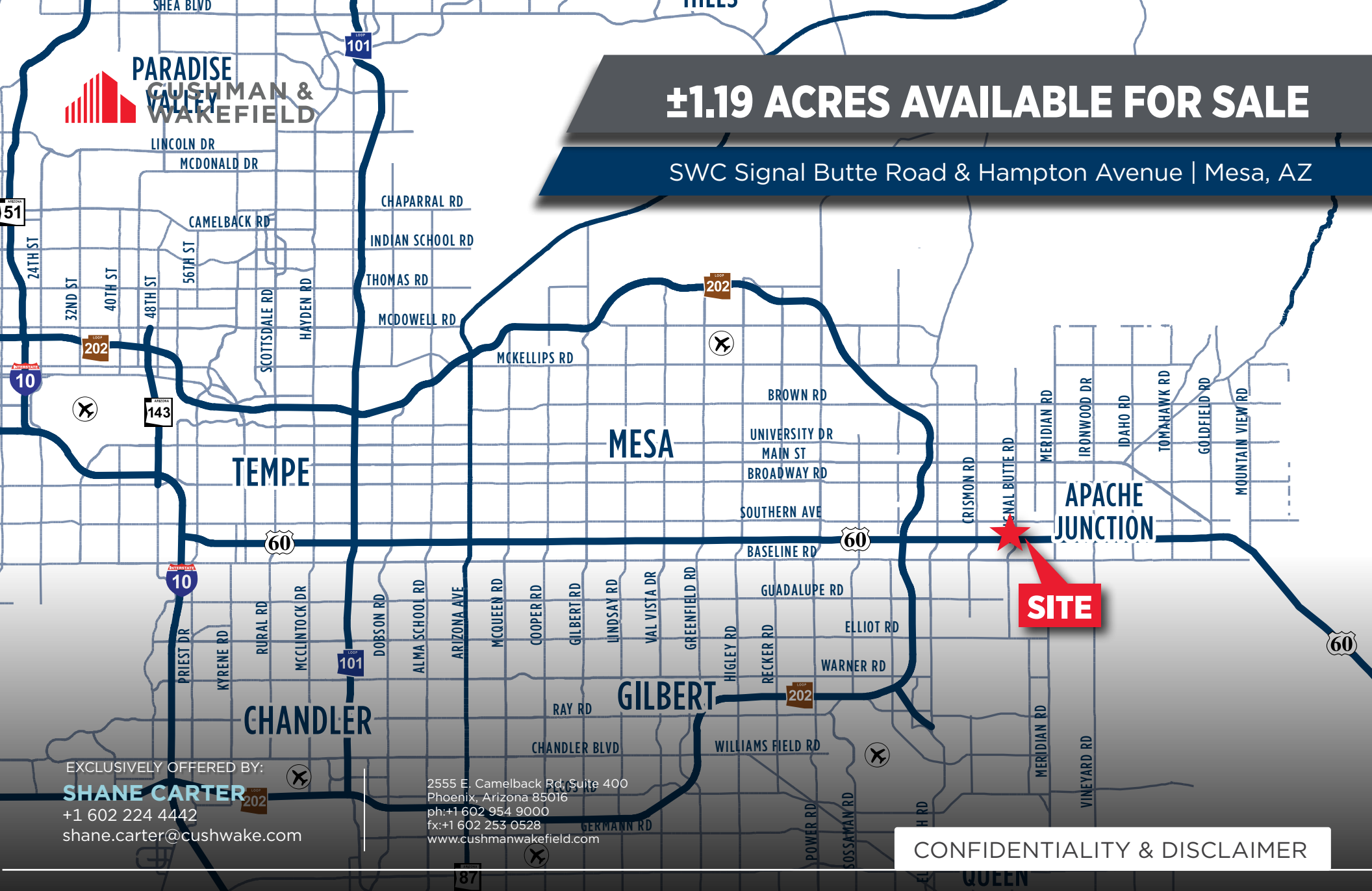
BASELINE ROAD





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