

DESTINATION AT GATEWAY

NEW POWER CENTER DEVELOPMENT | RETAIL SPACE AVAILABLE FOR LEASE!

SIGNAL BUTTE & WILLIAMS FIELD RD | MESA, AZ

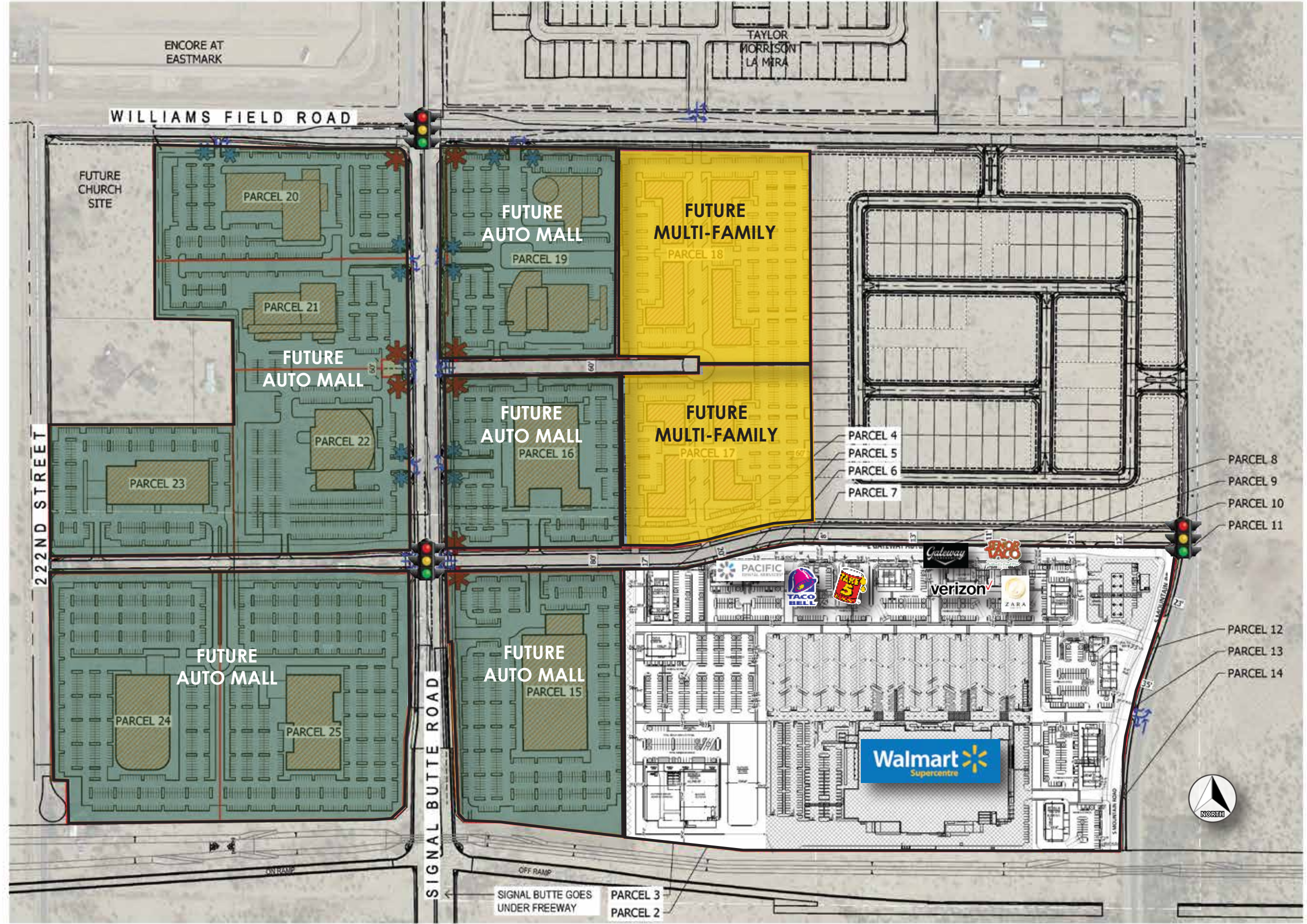


aerial | northwest view



Signal Butte Rd & SR-24
DESTINATION AT GATEWAY

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SITE DATA	
DESCRIPTION	ACREAGE
GROSS ACREAGE	163.59 AC.
NET ACREAGE	150.24 AC.
ROW/MISC.	21.29 AC.

PARCELS		
PARCEL NUMBER	ACREAGE	USE
PARCEL 1	17.54 AC.	LI PAD CUP
PARCEL 2	3.39 AC.	LI PAD CUP
PARCEL 3	2.96 AC.	GC PAD CUP
PARCEL 4	1.08 AC.	GC PAD CUP
PARCEL 5	1.84 AC.	GC PAD CUP
PARCEL 6	0.91 AC.	GC PAD CUP
PARCEL 7	2.00 AC.	GC PAD CUP
PARCEL 8	1.42 AC.	LI PAD CUP
PARCEL 9	1.69 AC.	LI PAD CUP
PARCEL 10	1.41 AC.	LI PAD CUP
PARCEL 11	1.55 AC.	LI PAD CUP
PARCEL 12	2.46 AC.	GC PAD CUP
PARCEL 13	1.71 AC.	GC PAD CUP
PARCEL 14	1.22 AC.	GC PAD CUP
PARCEL 15	11.57 AC.	GC PAD CUP
PARCEL 16	8.04 AC.	GC PAD CUP
PARCEL 17	8.63 AC.	GC PAD CUP
PARCEL 18	10.86 AC.	GC PAD CUP
PARCEL 19	9.60 AC.	GC PAD CUP
PARCEL 20	7.54 AC.	GC PAD CUP
PARCEL 21	6.30 AC.	GC PAD CUP
PARCEL 22	8.56 AC.	GC PAD CUP
PARCEL 23	6.43 AC.	GC PAD CUP
PARCEL 24	11.12 AC.	GC PAD CUP
PARCEL 25	12.47 AC.	GC PAD CUP
PARCEL TOTAL	142.30 AC.	

TOTAL		
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SYMBOL LEGEND

- TRAFFIC SIGNAL
- FULL MOVEMENT
- RIGHT IN / RIGHT OUT
- MAJOR MONUMENT
- MINOR MONUMENT
- ADOT R.O.W.
- COMMERCIAL
- AUTO DEALERSHIP
- PARCEL BOUNDARY

**DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

Join:



retail space available for lease
conceptual master plan



retail space available for lease

conceptual retail plan

property summary

LOCATION:	Signal Butte Road & SR-24 Mesa, Arizona
GROSS ACRES:	163.59
AVAILABLE:	23.64 AC

LOCATION HIGHLIGHTS

- ▶ Over 40 acres of commercial development - BTS & GL
- ▶ Adjacent to Gateway Auto Mall - planned auto mall development
- ▶ Located south of Eastmark, a mixed-use master planned community, ranked #1 in Arizona and top in the nation!
- ▶ Brand new SR-24 Interchange exit at Signal Butte
- ▶ Over 10,000 new residences within a 5-mile radius
- ▶ Commercial zoning, City of Mesa
- ▶ Nearby industrial centers such as Apple, Facebook, Intel, CyrusOne and more!

conceptual rendering



New Power Center Development

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.



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auto mall | conceptual rendering



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Dillard's JCPenney
Burlington Ave
WinCo
ROSS
Walmart

SUPERSTITION
SPRINGS CENTER
Target
Costco

Walmart
Kohl's
Michael's
BED BATH & BEYOND
Old Navy
PetSmart
Bashas'

SUPERSTITION
GATEWAY

Google
Data Center
Phase 1 - July, 2025
Completion Date - July, 2029
187 AC

MESA ELLIOT
NW
66.57 AC Vacant Land
Zoning: LC, PEP

CyrusOne
5-BLDG Computing
Facility ± 68 AC
Under Construction

DIGITAL REALTY
1M SF - 56 AC
Colocation Data Center
Campus

RagingWire
Data Center Campus
102 AC

Mortenson
Data Center Campus
65.4 AC

E202-PLANNED
77 AC Industrial Park
± 1.1M SF
2 Building Design

HAWES CROSSING
City of Mesa voted in favor
of ± 1,100 AC development
plan that will include:
- Housing - Mixed-use
- Commercial - Retail
- Office

Dignity Health
3-Story General Hospital
64 Beds

MESA RAY
58.97 AC Vacant Land
Located within Mesa 2040
General Plan

Apple
1.2M SF
Command Center
150 Emp.

FUTURE
RESIDENTIAL

Bashas'
MORRISON
RANCH
5,246 UNITS

COMBINED
RESIDENTIAL
1,846 UNITS

MORRISON RANCH
PLANNED
RESIDENTIAL
INDUSTRIAL

CANNON
BEACH

HIGLEY PARK
611 UNITS

GILBERT GATEWAY
TOWNE CENTER

51,439 VPD

RAY ROAD
COMMERCE CENTER
2,000 Future Emp.

MESA HAWES
159.3 AC Vacant Land
Zoning: LC, PEP
Mixed Use

ARIZONA STATE
UNIVERSITY
POLYTECHNIC
CAMPUS
± 4,800 STUDENTS
ENROLLED

PHOENIX-MESA GATEWAY AIRPORT
- Provides 10,000+ jobs, bringing in \$1.3 billion annually
- 700-AC plot of Land, Mixed-Use, Industrial, Commercial & Residential
GATEWAY EAST - FUTURE DEVELOPMENT
- ± 400 AC of Land designated for development
SKYBRIDGE ARIZONA (In Construction)
- ± 350 AC | 3.5M SF Mixed-use Space Available
- Estimated to create 17,000 direct jobs | 7,000 jobs onsite



EASTMARK
17,000 UNITS

FUTURE SR-24 EXPANSION
Construction underway.
Completion Date: August 2022
Full Diamond Interchange at
Signal Butte & Meridian Rd

CADENCE GATEWAY
1,200 UNITS

LEGACY PARK
MIXED-USE
DEVELOPMENT

LEGACY SPORTS
COMPLEX,
BELL BANK PARK
• 320 AC
• 2 Stadiums
• 8 Baseball/Softball Fields
• 16 Indoor Basketball Courts
• 23 Soccer Fields
• 62 Volleyball Courts

SHEA
HOMES

SUBJECT
PROPERTY

REGIONAL DRAW SERVICING SOUTHEAST VALLEY



FOR LEASING INFORMATION, PLEASE CONTACT:



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