



11,251 VPD

Guadalupe Rd

13,661 VPD



6,443 VPD

Sossaman Rd

CVS pharmacy

Ziggie's COFFEE

AutoZone

Accounting

Fishbein's

Martial Arts

Salon

Nail & Spa

SUBWAY

+/- 38,898 SF

SUBJECT

SUBJECT

2ND GENERATION RESTAURANT SPACE AVAILABLE!

SHOPS AT SOSSAMAN

SEC of Guadalupe Rd & Sossaman Rd
Mesa, Arizona

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◆ NEW ±38,898 SF PAD AND ±2,280 2ND GENERATION RESTAURANT SPACE

Property Highlights

- 2nd generation restaurant space available!
- PAD Available in Fully Leased Shopping Center
- 1.5 Miles from the Loop 202 & US-60
- Located nearby Gilbert's esteemed Morrison Ranch
- Household income exceeds \$121,000 nearby
- Nearby the Elliot Tech Corridor (Google, Facebook, Apple)

Demographics	1 mi	3 mi	5 mi
Estimated Population	13,533	88,329	275,560
Estimated Households	5,077	34,198	108,753
Med Household Income	\$130,096	\$122,132	\$122,035
Daytime Population	1,224	17,889	51,764

Source: SitesUSA

Nearby Tenants



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VELOCITY SITE PLAN



SUITE	TENANT NAME	SQ FT
A101	Lucy Accounting Services	1,998
A103	Shade Tree Golf	3,442
A106	Banner Physical Therapy	3,848
A108	Filibertos	2,340
A110	BDS Fitness	1,820
A112	East Valley Urgent Pet Care	2,665
B101	Orchid Nail Salon	1,300
B102	Hair Unlimited	1,300
B103	Combat Fitness	1,820
B104	AVAILABLE	2,080
B106	Empower Academy	4,040
B109	The Tumble Shack	2,112
B111	Crave Pizza	1,556
B112	State Farm	1,300
B113	Greenfield Lutheran Church	1,300
B114	Subway	1,230
HUT	Google Fiber HUT	

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TRADE AREA



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DEMOGRAPHICS



2024 POPULATION

1 MILE: 13,533
3 MILES: 88,329
5 MILES: 275,560



MEDIAN HOUSEHOLD INCOME

1 MILE: \$130,096
3 MILES: \$122,132
5 MILES: \$122,035



POPULATION GROWTH PROJECTION 2024 - 2029

1 MILE: 0.8%
3 MILES: 0.9%
5 MILES: 0.8%



TOTAL BUSINESSES

1 MILE: 206
3 MILES: 17,889
5 MILES: 51,764



2024 TOTAL HOUSEHOLDS

1 MILE: 5,077
3 MILES: 34,198
5 MILES: 108,753



NUMBER OF EMPLOYEES

1 MILE: 1,224
3 MILES: 17,889
5 MILES: 51,764



MEDIAN HOME VALUE

1 MILE: \$430,922
3 MILES: \$404,575
5 MILES: \$410,797

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