



RETAIL PROPERTY FOR LEASE

# VAL VISTA CROSSING

3617 E Southern Ave Mesa, AZ 85206



**JASON FESSINGER**  
602.368.1090  
jfessinger@w-retail.com

**KALEN RICKARD**  
602.931.4492  
krickard@w-retail.com

**JAKE MCCLAUGHRY**  
602.368.1088  
jmclaughry@w-retail.com

**JULIE GREEN**  
602.710.1786  
jgreen@w-retail.com

**WESTERN RETAIL ADVISORS**  
2555 E Camelback Rd, Suite 200  
Phoenix, AZ 85016  
602.778.3747 | w-retail.com

# VAL VISTA CROSSING

3617 E Southern Ave Mesa, AZ 85206



## LOCATION DESCRIPTION

SEC Val Vista Dr & Southern Ave

## PROPERTY HIGHLIGHTS

- Space from 1,245 SF Available
- Two Pad Opportunities - Landlord open to ground leases or build to suits and a new vibrancy to the center
- Easy access to Interstate 60 one-half mile South
- New 198 luxury apartments just completed down the block from the property

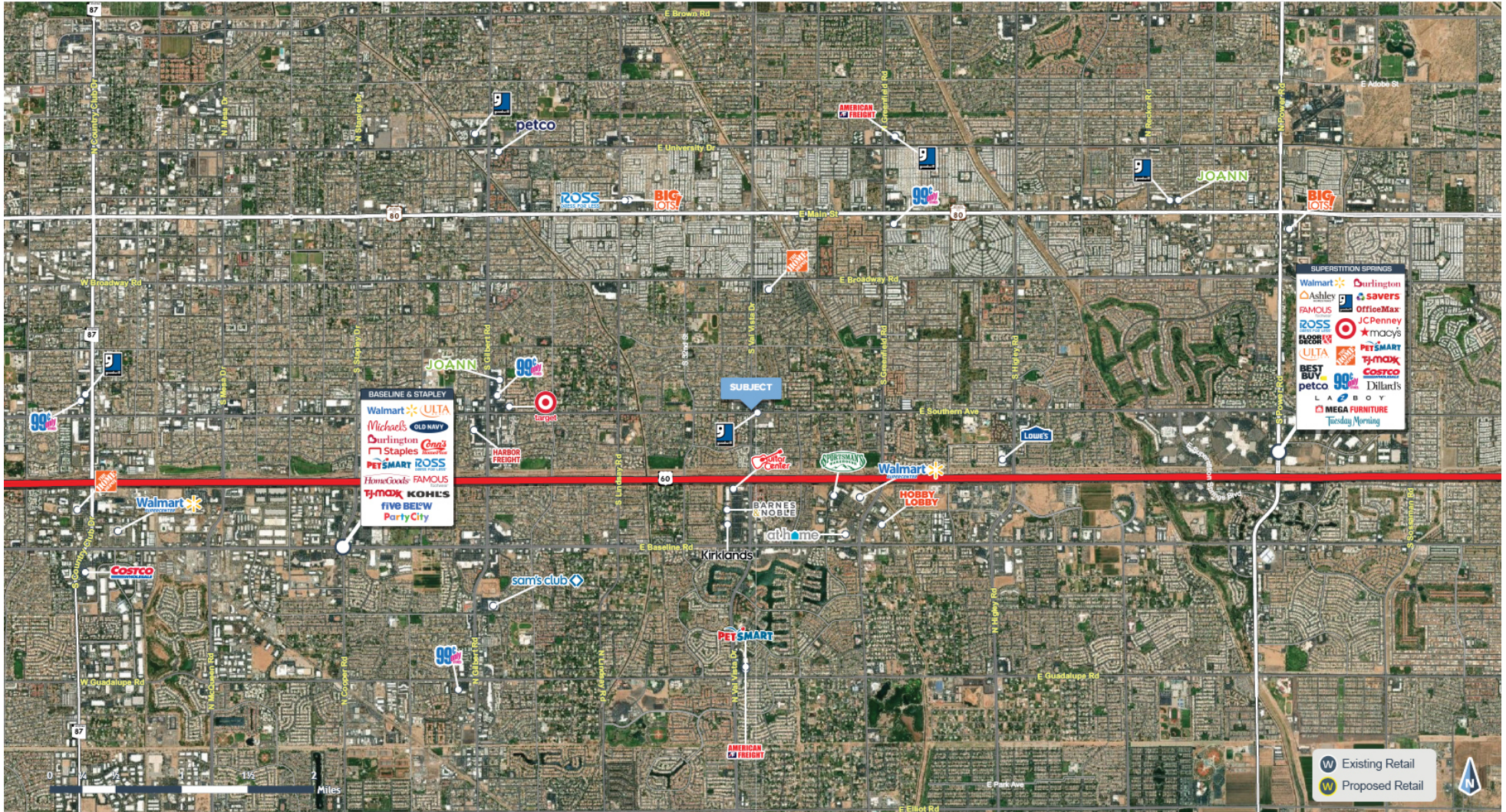
## AREA CO-TENANTS



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# VAL VISTA CROSSING

3617 E Southern Ave Mesa, AZ 85206



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# VAL VISTA CROSSING

3617 E Southern Ave Mesa, AZ 85206



*The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.*

# VAL VISTA CROSSING

SEC Val Vista Dr & Southern Ave, Mesa, AZ



## LEGEND

Available

Unavailable

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# VAL VISTA CROSSING

SEC Val Vista Dr &amp; Southern Ave, Mesa, AZ

## LEASE INFORMATION

Lease Type:	CALL; NNN	Lease Term:	Negotiable
Total Space:	1,245 - 19,960 SF	Lease Rate:	CALL FOR PRICING

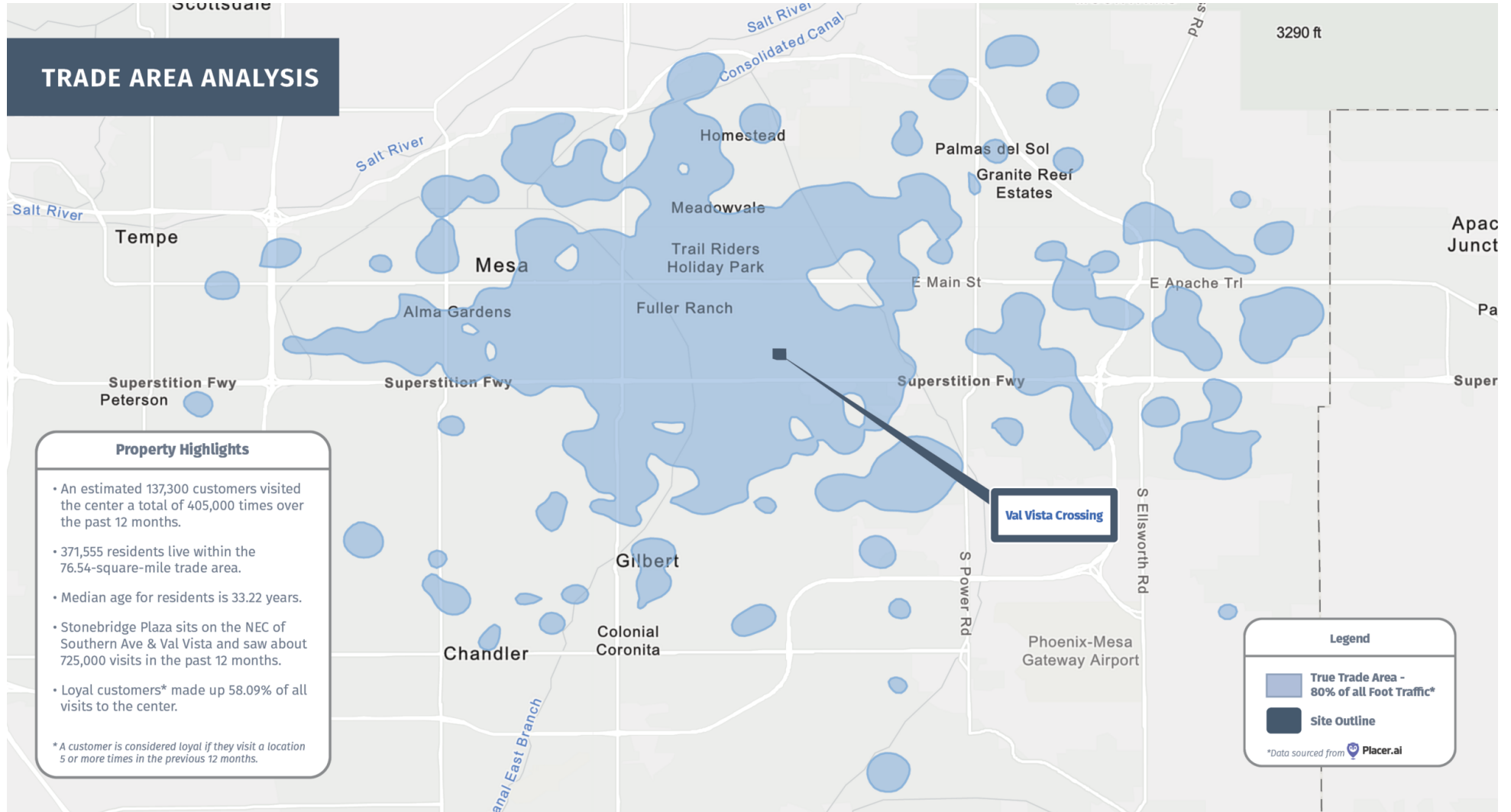
## AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
PAD	16,227 SF	CALL	CALL FOR PRICING	-
PAD	19,960 SF	CALL	CALL FOR PRICING	-
IMPACT DANCE	8,156 SF	NNN	-	-
REGUS	0 SF	NNN	-	-
3701-4	1,628 SF	NNN	CALL FOR PRICING	-
COUSINS MAINE LOBSTER	1,322 SF	NNN	-	-
APSK MARTIAL ARTS	2,676 SF	NNN	-	-
GOODWILL	34,591 SF	NNN	-	-
NEW LIFE CHRISTIAN CHURCH	6,122 SF	NNN	-	-
PERMANENT RECORD INK	1,240 SF	NNN	-	-
NAILS	1,240 SF	NNN	-	-
FRIENDS IN STYLE	1,240 SF	NNN	-	-
GREEK RESTAURANT	2,480 SF	NNN	-	-
ARIZONA CONTRACTOR HOUSE	2,302 SF	NNN	-	-
A1	1,245 SF	NNN	CALL FOR PRICING	-

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# VAL VISTA CROSSING

3617 E Southern Ave Mesa, AZ 85206



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# VAL VISTA CROSSING

3617 E Southern Ave Mesa, AZ 85206



## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	16,281	142,429	361,281
Median Age	34.4	37.6	36.7



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$81,319	\$67,588	\$73,313
Average	\$100,307	\$92,232	\$100,212



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	707	3,968	10,682
Employees	6,297	37,050	130,117
Daytime Population	15,827	122,794	345,457



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	42%	40%	43%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	64.40%	63.92%	64.20%
Services	13.94%	15.61%	15.69%
Blue Collar	21.68%	20.45%	20.13%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	5,904	55,442	133,057
Median Home Value	\$81,319	\$67,588	\$73,313

\* 2022 Demographic data derived from ESRI

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.