



BOOTBARN AT MEDINA STATION

TARGET ANCHORED POWER CENTER

S SIGNAL BUTTE RD & E SOUTHERN AVE, MESA, AZ

BOOT BARN

 **SIMONCRE**

BROCHURE

* REPRESENTATIVE PHOTO

NO PARKING FIRE LANE

EXECUTIVE SUMMARY



±15,000

TOTAL SqFT



\$6,250,000

PURCHASE PRICE



2026

NEW CONSTRUCTION

*For CAP Rate & NOI Contact Broker

✓ Net Lease | Three, 5 Year Options ✓ 10-Year Lease | 2026 Construction

✓ Target Anchored Power Center ✓ Rental Increases To Hedge Against Inflation

Strong Demographics Backed by Affluent Growth

The surrounding trade area includes more than 220,000 residents within a five-mile radius, complemented by average household incomes exceeding \$103,000 within one mile providing a strong, affluent customer base that supports long-term retail performance.

Positioned in the Path of Major Residential Growth

Located within a rapidly expanding corridor, the site is adjacent to a proposed 473-acre master-planned community by Lennar Homes and more than 815 planned multifamily units, bringing a significant wave of new rooftops and long-term consumer demand directly to the trade area.

Premier Position at the US-60 & Signal Butte Interchange




Strategically located between the established Superstition Gateway center and a newly developed Sprouts-anchored shopping center, this high-visibility site benefits from strong traffic along US-60 and Signal Butte Road while serving one of Mesa's fastest growing retail corridors.



SUBJECT PROPERTY



LOCATION HIGHLIGHTS

-  **Strong Population Growth**
-  **Thriving Retail Environment**
-  **Infrastructure & Development Improvements**

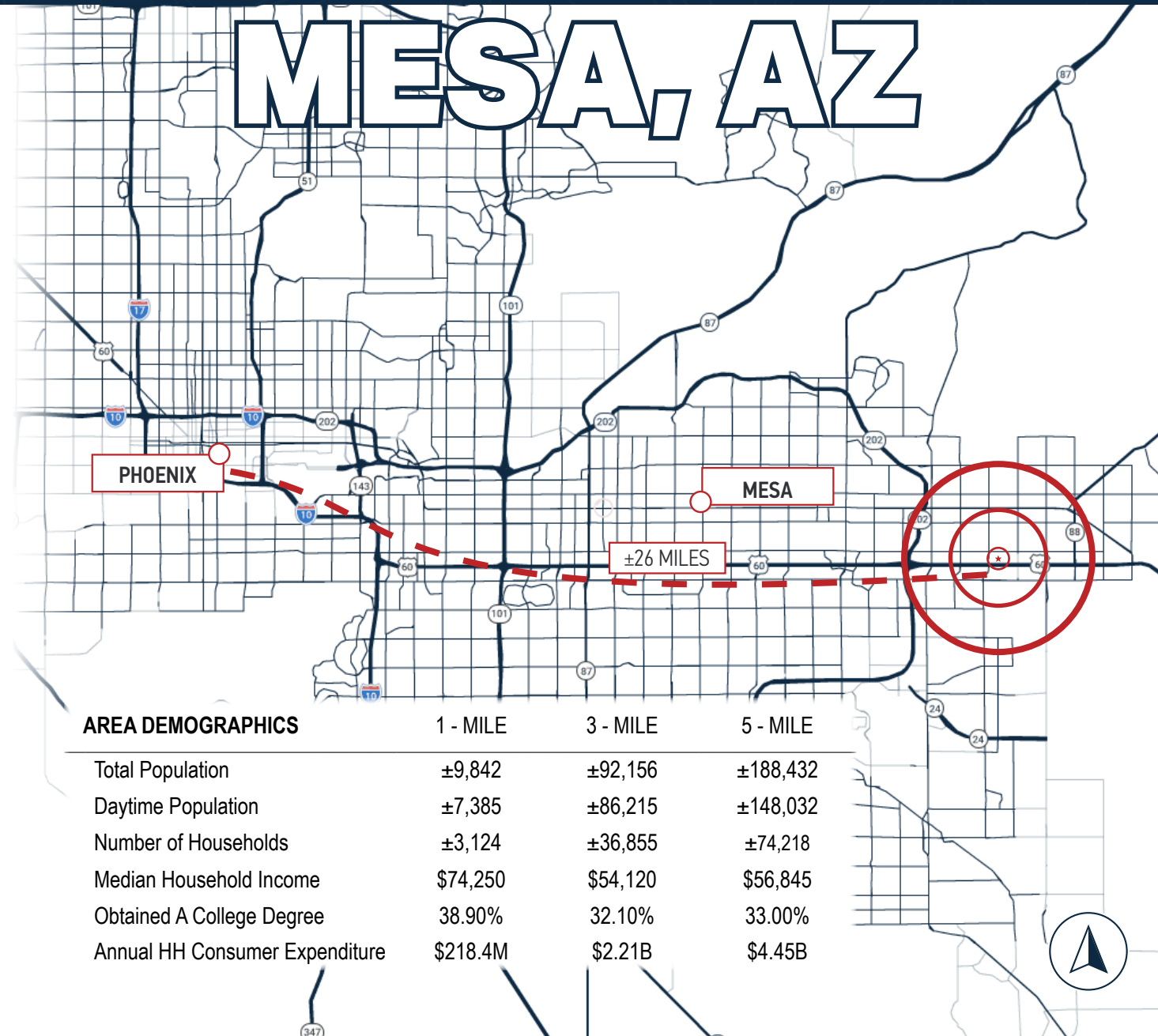
BOOT BARN®

“Uphold The Values of The West”

Of Locations ±459

Boot Barn Holdings, Inc. is the nation’s leading retailer of western and work-related footwear, apparel, and accessories, known for its strong niche positioning and loyal customer base. Founded in 1978, the company operates 459+ stores nationwide and continues to expand across high growth markets with 70+ proposed locations. Boot Barn generates \$1.7+ billion in annual revenue and is publicly traded on the New York Stock Exchange (NYSE: BOOT), providing institutional grade credibility. Its resilient product category, consistent demand, and growth strategy position it as a stable, high-performing retail tenant.

For more information visit [tenant website](#)



MASTER SITE PLAN

SOUTHERN AVE

MULTI-FAMILY
353 UNITS

MULTI-FAMILY
276 UNITS

SITE



**UNDER CONSTRUCTION
OPENING 10/2026**

**DICK'S
SPORTING GOODS**
TOTAL
(2-STORY)
SHOPS E
15,000 SF

NATIONAL
QSR USER

PAD C
5,509 SF

PAD E
3,000 SF

PAD D
7,024 SF

PAD G
5,600 SF

PAD F
5,500 SF

PAD H
5,500 SF

REGIONAL CREDIT
UNION

PAD A
8,500 SF
BANK

NATIONAL
QSR USER

AT LEASE
NATIONAL
CHICKEN QSR

PAD J
6,250 SF
DRIVE THRU

SHOPS D
7,300 SF

PAD I
4,476 SF
BANK

PAD M
3,350 SF
DRIVE THRU

SHOPS F
7,560 SF

GoodVets

PAD B
3,060 SF

SHOPS C
5,168 SF
W/ DRIVE THRU

CAVA

HANDEL'S
Zara Nail
MISSION BBQ

usbank

FIVE GUYS

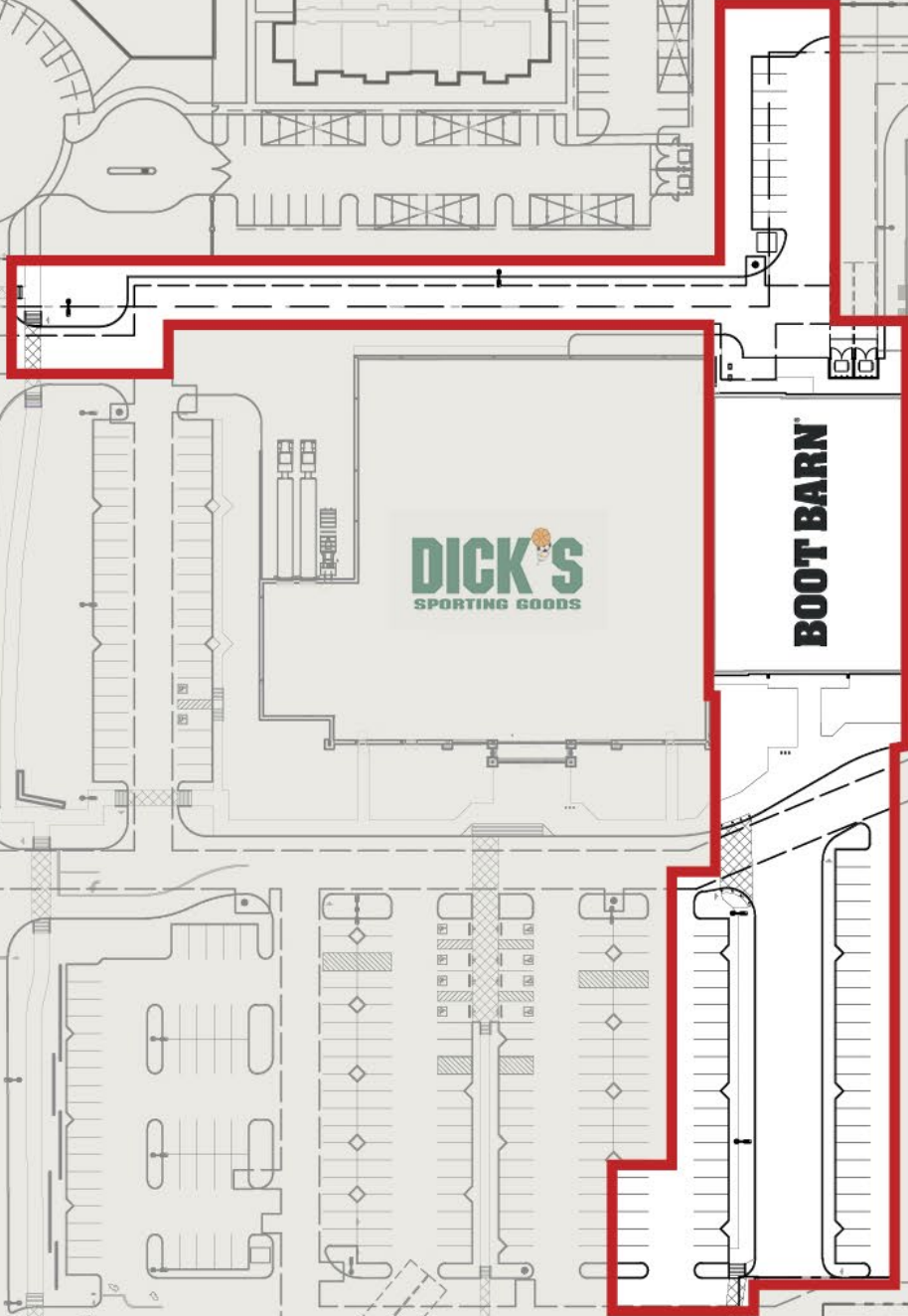
Asi Street Varsity

CAFE ZUPAS

SIMON CRE
Brochure

SIGNAL BUTTE RD

SUBJECT SITE PLAN





SUBJECT PROPERTY





Banner Health
BAYWOOD MEDICAL CENTER



FOUNTAIN OF THE SUN COUNTRY CLUB

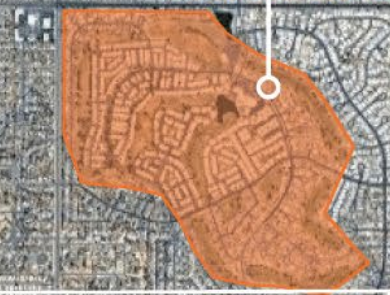
LOOP 202

± 93,746 VPD

SIGNAL BUTTE RD
± 31,448 VPD

SUPERSTITION SPRINGS CENTER

- JCPenney
- SEPHORA
- PACSUN
- TILLYS
- Foot Locker
- The Cheesecake Factory
- Dillard's
- macy's
- TJ-maxx
- HOLLISTER CALIFORNIA
- ULTA



- PETSMART
- WinCo FOODS
- STARBUCKS COFFEE

- SUPER STAR CAR WASH
- SAJAD AND GO
- Firestone
- THE HOME DEPOT
- Cane's CHICKEN FINGERES
- SPROUTS FARMERS MARKET
- Quick Quack CAR WASH
- McDonald's
- EoS FITNESS
- FirstWatch The Daytime Cafe
- CYCLEBAR
- WHATABURGER
- BRICKER COFFEE
- Culver's
- BURGER KING
- Jack in the box
- Andy's Frozen Custard
- POPEYES



SITE

US 60

± 93,455 VPD

US 60

- Krispy Kreme DOUGHNUTS
- BJ's
- Red Robin GOURMET BURGERS & BEERS
- RESTAURANT BREWHOUSE
- P.F. CHANG'S



AUGUSTA RANCH GOLF CLUB

- NISSAN
- INFINITI
- LEXUS
- MAZDA



SUPERSTITION SPRINGS ELEMENTARY SCHOOL

LOOP 202



AUGUSTA RANCH ELEMENTARY SCHOOL



DESERT RIDGE HIGH SCHOOL

- OLD NAVY
- Walmart Supercenter
- SEPHORA
- KOHL'S
- ROSS DRESS FOR LESS
- GNC LIVE WELL
- Panera BREAD
- MATTRESS FIRM
- KFC
- CHARLEYS BUBBLY STEAKS
- crumbl cookies
- five BELOW
- ME
- COLD STONE CREAMERY
- SALLY BEAUTY
- Total Wine
- amc
- nékter
- MOD
- PANDA EXPRESS CHINESE KITCHEN
- STARBUCKS COFFEE
- Chipotle MEXICAN GRILL
- PETSMART
- ULTA
- Michael's
- Marshall's
- FAMOUS footwear
- verizon
- Chipotle MEXICAN GRILL
- STARBUCKS COFFEE
- Chipotle MEXICAN GRILL
- IN-N-OUT BURGER
- Village Inn

RESIDENTIAL GROWTH



- EXISTING RESIDENTIAL**
- FUTURE RESIDENTIAL**
- 1 - SINGLE FAMILY (90 UNITS)
 - 2 - MULTI-FAMILY (47 UNITS)
 - 3 - SINGLE FAMILY (37 UNITS)
 - 4 - MUTLI-FAMILY (33 UNITS)
 - 5 - HAMPTON TOWNHOMES (31 UNITS)
 - 6 - SOLTERRA AT MERIDIAN (326 UNITS)
 - 7 - THE LINCOLN (128 UNITS)
 - 8 - MOUNTAIN VISTA (256 UNITS)
 - 9 - THE ONE AT MOUNTAIN VISTA (345 UNITS)
 - 10 - MILLENIUM SUPERSTITION SPRINGS (394 UNITS)
 - 11 - ZEN ON RECKER (76 UNITS)
 - 12 - PARK NORTH (78 UNITS)
 - 13 - HAWES CROSSING VILLAGE 1 (355 UNITS)
 - 14 - HAWES CROSSING VILLAGE 1 PHASE 2 (106 UNITS)
 - 15 - HAWES CROSSING MIXED USE PHASE 1 (419 UNITS)
 - 16 - HAWES CROSSING VILLAGE 2 (600 UNITS)
 - 17 - HAVEN AT HAWES (250 UNITS)
 - 18 - HAWES CROSSING VILLAGE 6 (267 UNITS)
 - 19 - HAWES CROSSING VILLAGE 5 (282 UNITS)
 - 20 - HAWES CROSSING VILLAGE 4 (260 UNITS)
 - 21 - PARK PLACE AT GALLERY PARK (305 UNITS)
 - 22 - SILVER VALLEY APARTMENTS (302 UNITS)
 - 23 - LA MIRA (344 UNITS)
 - 24 - AVALON CROSSING (650 UNITS)
 - 25 - DESTINATION AT GATEWAY WEST (145 UNITS)
 - 26 - DESTINATION AT GATEWAY EAST (278 UNITS)



EXCLUSIVELY LISTED BY:



15

YEARS

24

STATES

775+

LEASE DEALS

305+

PROJECTS

\$1.42B+

TOTAL VALUE

DESIGNATED BROKER | Joshua Simon | 480.588.2999 | js@simoncre.com
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