

LAND FOR SALE

MOUNTAIN VISTA MARKETPLACE

W SWC SOUTHERN AVE & SIGNAL BUTTE RD
Mesa, Arizona 85027

RARE ±25,296 SF RETAIL PAD FOR SALE

Join Andy's Frozen Custard in this dynamic retail pocket of the East Valley.



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information.

The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 09/19/25

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COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected, COMPAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiac.com

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SITE



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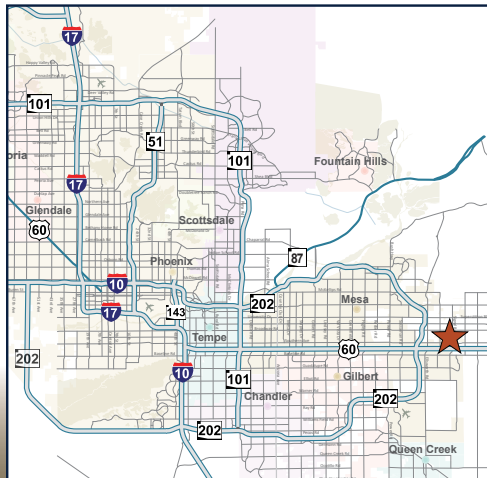
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PROPERTY DETAILS

- MOUNTAIN VISTA MARKETPLACE
- MIXED-USE COMMERCIAL/ RESIDENTIAL DEVELOPMENT
- LOT SIZE: +/-25,296 SF
- PARCEL#: 220-81-996B
- PROPERTY TAX 2024 - \$4,827
- FRONTAGE ON SOUTHERN AVE
- EXCELLENT FREEWAY ACCESS
- ZONING: LC, PAD
- **SALE PRICE: \$714,612**



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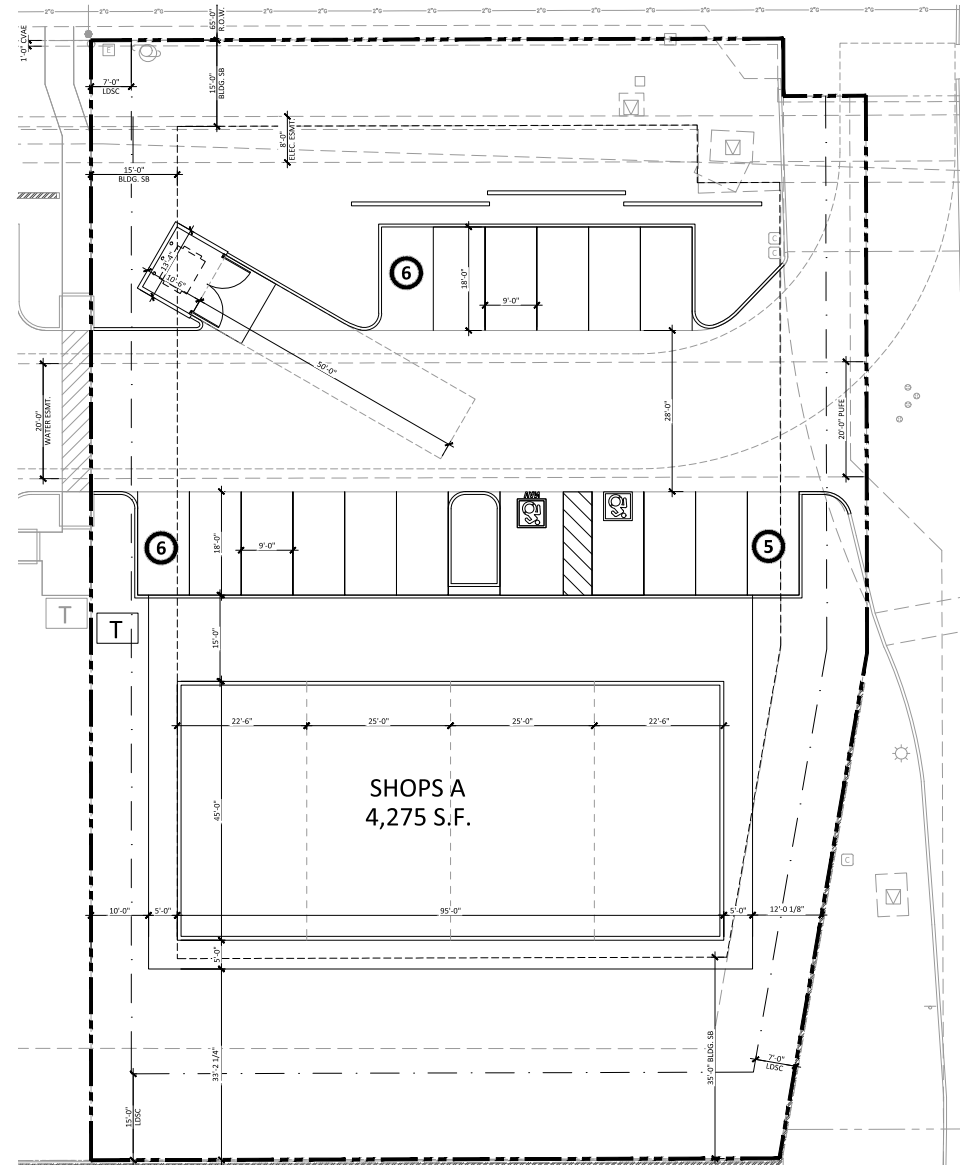
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CONCEPTUAL SITE PLAN #1

LAND FOR SALE

PROPOSED USE: COMMERCIAL

SITE DATA		
PARCEL NUMBERS		220-81-996B
EXISTING ZONING		LC (LIMITED COMMERCIAL)
SITE AREA		0.581 ACRES (±25,296 SF)
BUILDING AREA:		
SHOPS A:		±4,275 SF
Total Building Area		±4,275 SF
Total Site Coverage		16.90%
PARKING REQUIREMENT		
GENERAL RETAIL:		1 SPACE PER 375 SF
TOTAL REQUIRED PARKING:		14 SPACES
TOTAL PROVIDED PARKING:		17 SPACES
ADA PARKING REQUIREMENTS		
REQUIRED PARKING:		1 SPACE
PROVIDED PARKING:		2 SPACES



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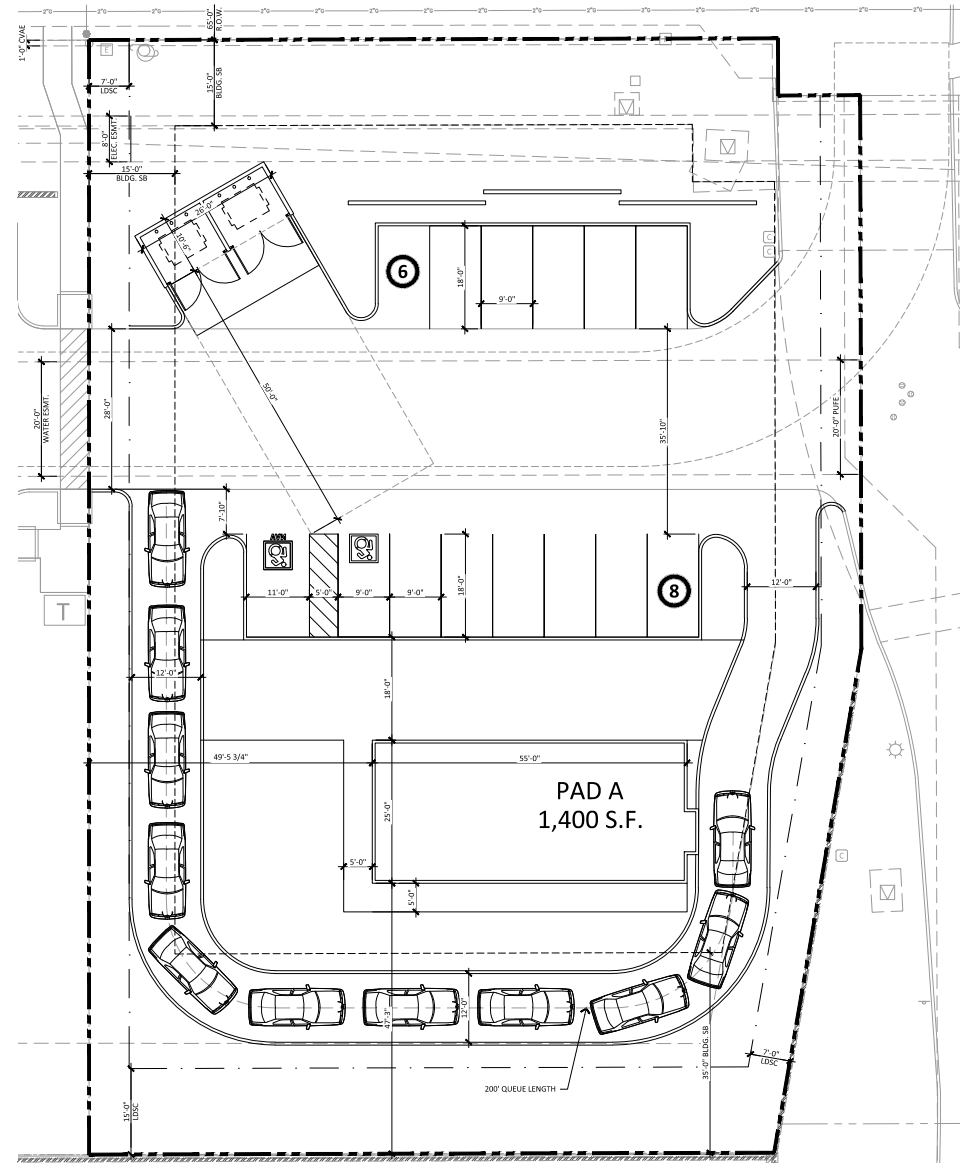
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CONCEPTUAL SITE PLAN #2

LAND FOR SALE

PROPOSED USE: DRIVE THRU RESTAURANT

SITE DATA		
PARCEL NUMBERS		220-81-996B
EXISTING ZONING		LC (LIMITED COMMERCIAL)
SITE AREA		0.581 ACRES (±25,296 SF)
BUILDING AREA:		
SHOPS A:		±1,400 SF
Total Building Area		±1,400 SF
Total Site Coverage		5.53%
PARKING REQUIREMENT		
DRIVE THRU RESTAURANT:		1 SPACE PER 100 INTERIOR SF
TOTAL REQUIRED PARKING:		14 SPACES
TOTAL PROVIDED PARKING:		14 SPACES
ADA PARKING REQUIREMENTS		
REQUIRED PARKING:		1 SPACE
PROVIDED PARKING:		2 SPACES



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MOUNTAIN VISTA

Mountain Vista mixed-use development is an exceptional venture featuring an impressive expanse of over 130,000 square feet dedicated to commercial spaces. Highlighting this dynamic locale is a visionary blueprint for a 4-story Hotel that promises unrivaled experiences, complemented by the thoughtfully planned DHI Communities MF Development boasting 300 units.

Nestled in close proximity to the Sprouts shopping center, this development enjoys the constant flow of a vibrant community, attracting an average of over 38,000 visitors each month. Situated just across from The Shoppes at Parkwood Ranch, a busy hub anchored by Hobby Lobby, this destination witnesses a steady footfall of more than 63,000 visits per month.

Medina Station is now under construction featuring anchor tenants: Target, Dicks Sporting Goods, Boot Barn, and other retail businesses and restaurants.

Bolstered by a thriving trade, this location bustles with an estimated population of 95,085 individuals residing within a 3-mile radius. Anticipating growth at a rate of 0.2% by the year 2028, the opportunities are boundless within this flourishing environment.



2024 Population
2029 Population

1-MILE	3-MILES	5-MILES
9,969	95,453	196,432
9,969	101,139	215,028



2024 Households
2029 Households

1-MILE	3-MILES	5-MILES
3,566	40,451	84,353
3,887	45,595	95,504



Avg HH Income
Median HH Income

1-MILE	3-MILES	5-MILES
\$93,529	\$80,318	\$87,738
\$75,776	\$63,236	\$69,482



Total Businesses
Total Employees

1-MILE	3-MILES	5-MILES
555	2,170	4,384
3,217	16,230	34,748

* Source, Esri, CoStar 2025

VEHICLES PER DAY
34,356
SIGNAL BUTTE RD

38,000
E HAMPTON AVE

93,392
US HIGHWAY 60

17,590
SOUTHERN AVE

* Source, AZDOT

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