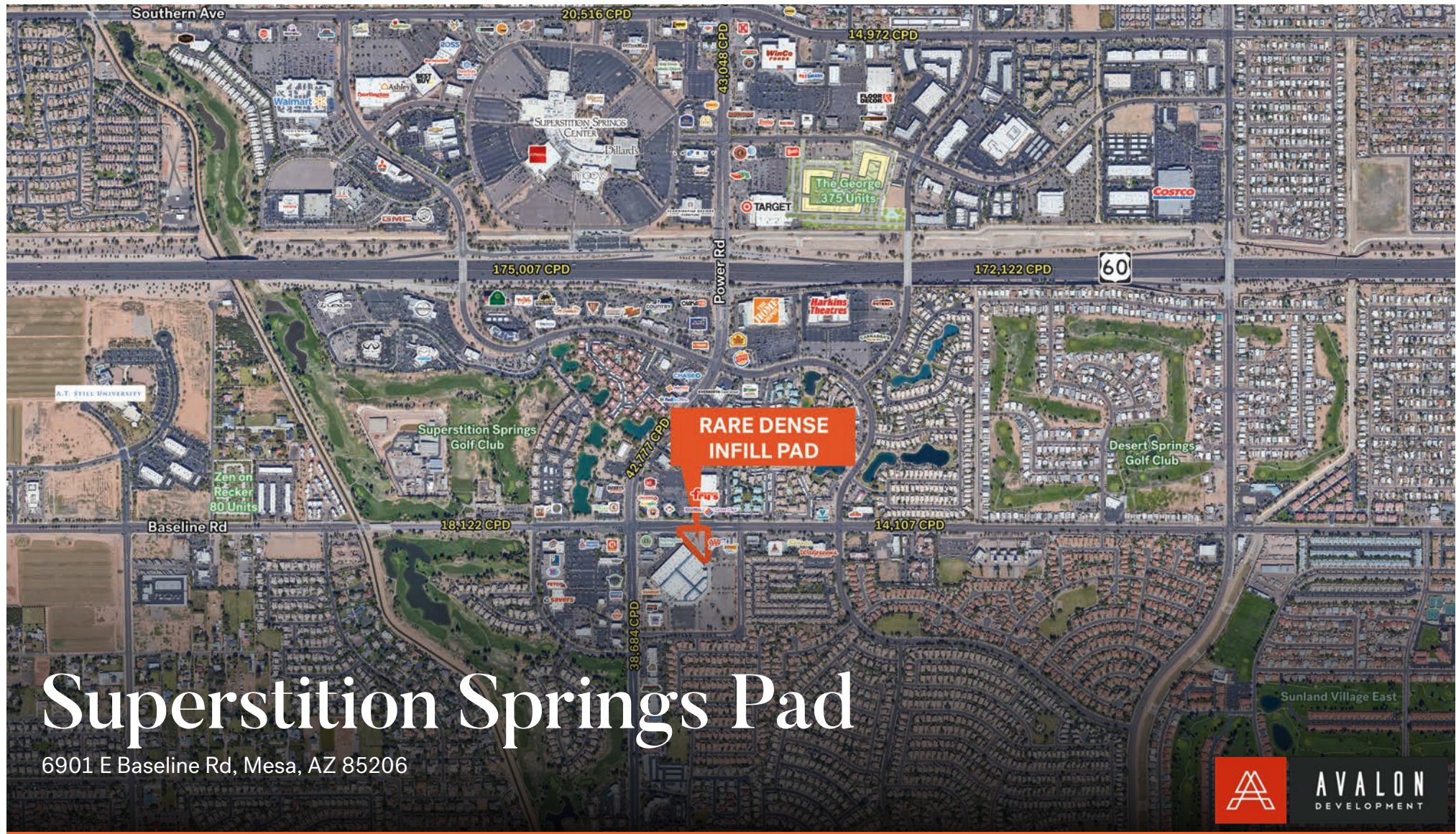




RARE DENSE INFILL PAD AT BUSY MESA INTERSECTION



Superstition Springs Pad

6901 E Baseline Rd, Mesa, AZ 85206



AVALON
DEVELOPMENT

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Southwest Edge
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LOCATION

6901 E Baseline Rd
Mesa, AZ 85206



SIZE

±32,386 sf (land)
±.74 ac



ZONING

Commercial



TRAFFIC COUNTS

14,107 CPD

Baseline Rd

38,684 CPD

Power Rd



2022 DEMOGRAPHIC SNAPSHOT

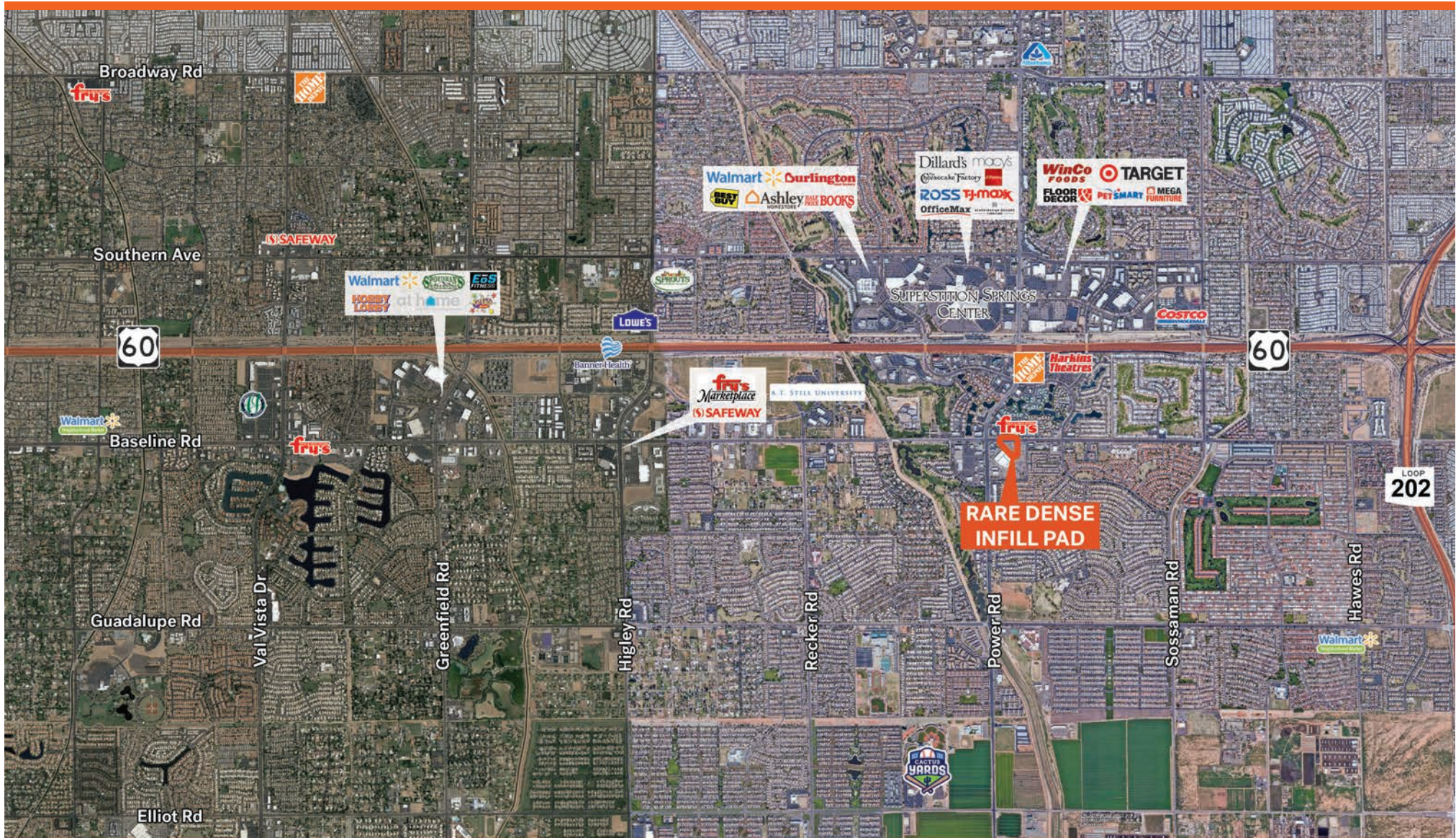
	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	12,728	100,038	296,304
DAYTIME POPULATION	15,552	110,396	274,790
MED HH INCOME	\$65,151	\$61,085	\$63,894

AREA RETAILERS

Fry's Food & Drug, 99 Cent Only Stores, Home Depot, Harkins Theaters, Starbucks, AAA, Petco, Savers, Goodwill, Washington Federal, Sonic, IHOP, Evernorth Care, Jack In The Box, Dunkin, Big O Tires, Arby's, Red Robin, BJ's Brewhouse, PF Changs, Outback Steakhouse

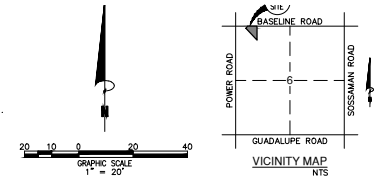
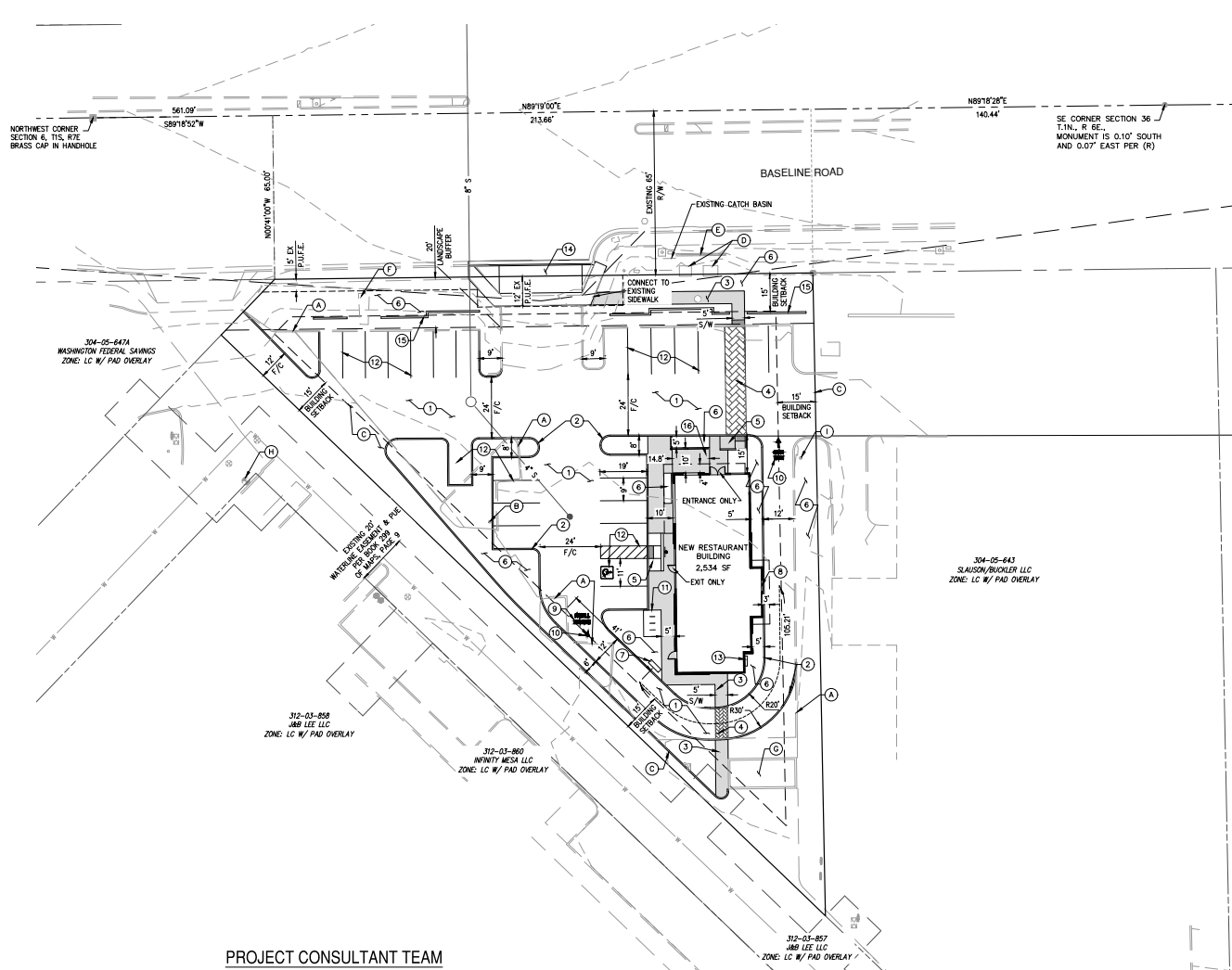
PROPERTY INFORMATION

- Rare pad opportunity within dense retail nexus
- Located within the Superstition Springs Mall trade area
- Over 274,000 in daytime population within 5 miles
- Less than 1 mile to heavily trafficked US 60 (±175,000 CPD)









- KEYNOTES**
- 1 ASPHALT PAVING
 - 2 SINGLE CURB
 - 3 SIDEWALK (WIDTH AS NOTED)
 - 4 DECORATIVE STAMPED CONCRETE PEDESTRIAN CROSSING
 - 5 PEDESTRIAN RAMP
 - 6 LANDSCAPING (TYP), SEE LANDSCAPE PLAN
 - 7 MENU ORDER BOARD, SEE BUILDING PLANS
 - 8 ORDER PICKUP WINDOW, SEE BUILDING PLANS
 - 9 DRIVE THROUGH PAVEMENT MARKING
 - 10 DIRECTIONAL ARROW PAVEMENT MARKING (TYP)
 - 11 BICYCLE RACK, SEE ARCHITECT'S PLAN
 - 12 PROVIDE PARKING STRIPING AND ADA SIGNAGE PER CITY STANDARDS
 - 13 SERVICE ENTRANCE SECTION (SES)
 - 14 DRIVEWAY PER MESA STANDARD DETAIL M-42
 - 15 SCREEN WALL, SEE PRELIMINARY LANDSCAPE PLAN
 - 16 OUTDOOR EATING AREA
 - A REMOVE EXISTING CURB
 - B EXISTING LIGHT POLE TO BE RELOCATED
 - C REMOVE EXISTING PAVEMENT
 - D EXISTING ELECTRIC TRANSFORMER BOX TO REMAIN
 - E EXISTING 8" RETAINING WALL WITH RAILING
 - F EXISTING MONUMENT SIGN TO REMAIN
 - G EXISTING REFUSE ENCLOSURE TO REMAIN
 - H EXISTING FIRE HYDRANT TO REMAIN
 - I EXISTING LIGHT POLE TO REMAIN

- PROPOSED LEGEND**
- PROPOSED BUILDING
 - PROPERTY LINE
 - STD 6" CONCRETE CURB
 - SIDEWALK
 - FIRE HYDRANT

PROJECT INFORMATION

PROJECT: DRIVE-THROUGH RESTAURANT
 LOCATION: 6901 E BASELINE ROAD, MESA, AZ 85209
 APN: 312-03-854
 ZONING: LIMITED COMMERCIAL W/ PAD OVERLAY
 GROSS AREA: 0.74 AC / 32,386 SF
 NET AREA: 0.74 AC / 32,386 SF
 MINIMUM SETBACKS:
 - FRONT: 15'
 - INTERIOR SIDE: 15'
 - REAR: 15'
 LOT COVERAGE (NET): 68.6%
 LANDSCAPE COVERAGE: 28.7%
 BUILDING HEIGHT:
 - ALLOWED: 30'
 - PROVIDED: 20'8"
 BUILDING CONSTRUCTION TYPE: V-B
 HOURS OF OPERATION: 10:30 AM TO 10:00 PM
 OCCUPANCY TYPE: A-2
 PARKING SUMMARY:
 - REQUIRED = 1 SPACE PER 100 SF OF INDOOR AREA & 1 SPACE PER 200 SF OF OUTDOOR SEATING
 = 2,359 INDOOR SF / 100 SF = 24 VEHICLE SPACES +
 148 SF OUTDOOR SEATING / 200 SF = 1 SPACE
 25 TOTAL VEHICLE SPACES REQUIRED AND 3 BICYCLE SPACES
 - PROVIDED = 25 VEHICLE SPACES AND 6 BICYCLE SPACES

PROJECT CONSULTANT TEAM

OWNER
 AVALON 2055 LLC
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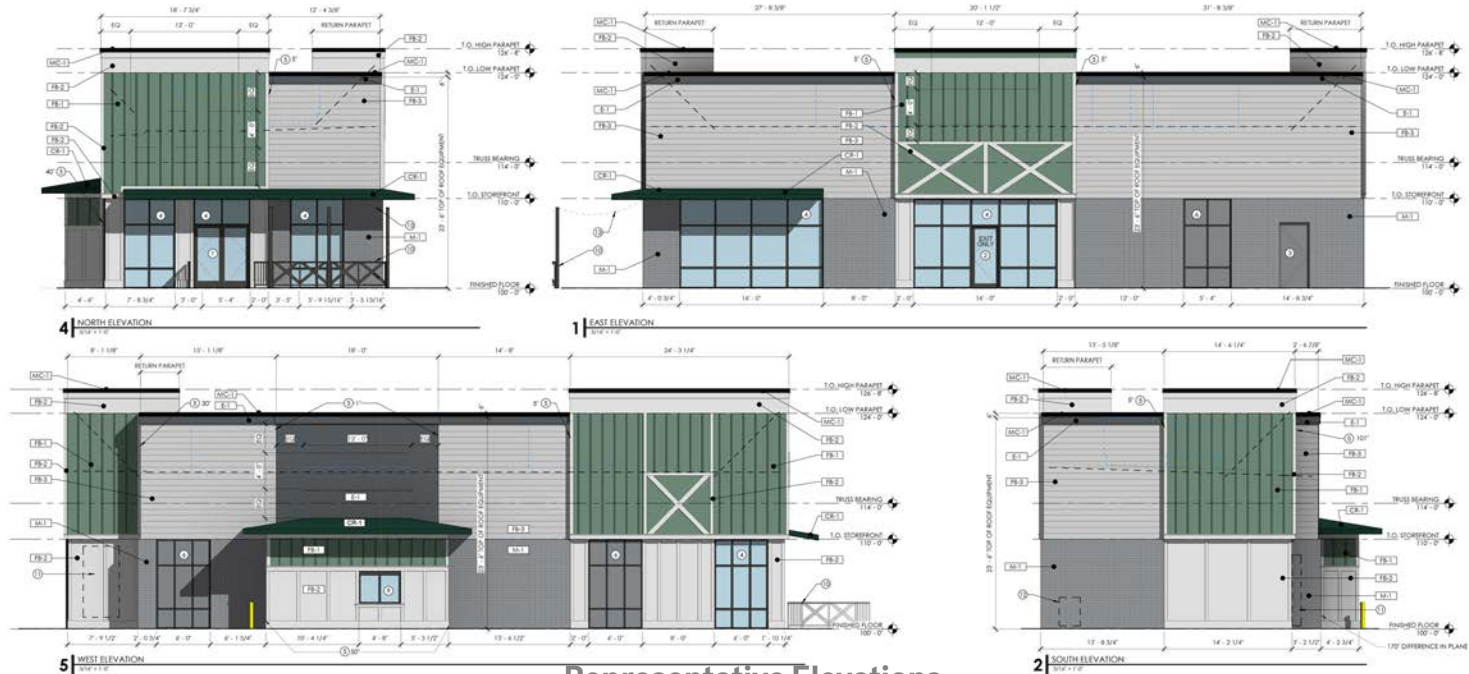
LANDSCAPE ARCHITECT
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 PHONE: 480.540.7556
 EMAIL: BRIAN@EVERGREENDESIGNGROUP.COM

Representative Site Plan

Bowman

312-03-854
 MO' BETTAH'S
 6901 E BASELINE ROAD

PROJECT NUMBER	
PLAN STATUS	
DATE	DESCRIPTION
DAB	DAB
DESIGN	DRAWN
MOB	CHK
WORK	SCALE: 1" = 20'
DATE	JOB No. 07062-21-001
DATE	7/20/2023



Representative Elevations