

DESTINATION AT GATEWAY

NEW POWER CENTER DEVELOPMENT | RETAIL SPACE AVAILABLE FOR LEASE!
SIGNAL BUTTE & WILLIAMS FIELD RD | MESA, AZ



aerial | northwest view



Signal Butte Rd & SR-24
DESTINATION AT GATEWAY

EMMA BARRECA Cell: (610) 469-4000 | emma@dpcrc.com
WALT BROWN, JR. Cell: (480) 797-7221 | walt@dpcrc.com

retail | conceptual rendering



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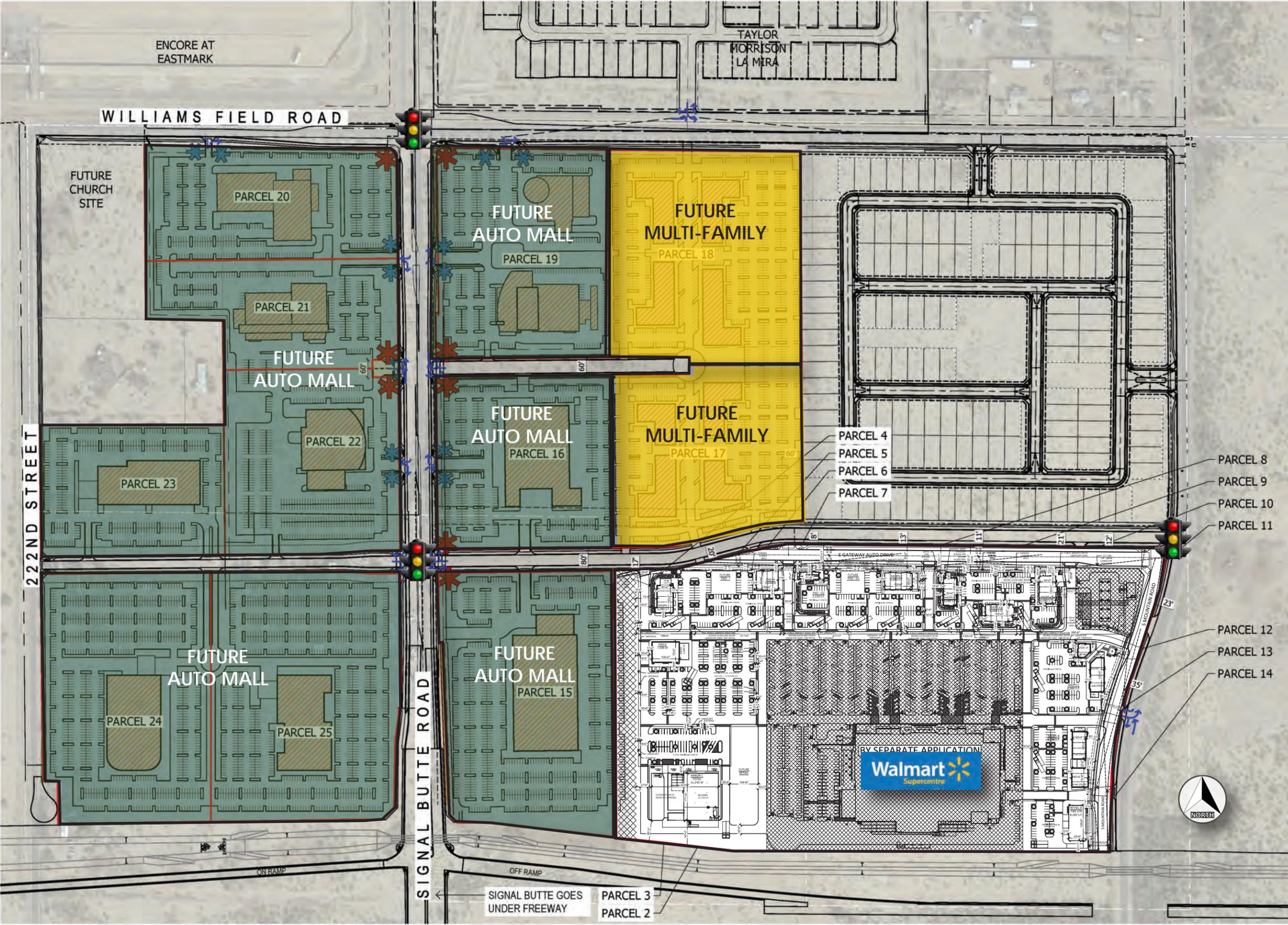
ENCORE AT EASTMARK

TAYLOR MORRISON LA MIRA

SITE DATA	
DESCRIPTION	ACREAGE
GROSS ACREAGE	163.59 AC.
NET ACREAGE	150.24 AC.
ROW/MISC.	21.29 AC.

PARCELS		
PARCEL NUMBER	ACREAGE	USE
PARCEL 1	17.54 AC.	LI PAD CUP
PARCEL 2	3.39 AC.	LI PAD CUP
PARCEL 3	2.96 AC.	GC PAD CUP
PARCEL 4	1.08 AC.	GC PAD CUP
PARCEL 5	1.84 AC.	GC PAD CUP
PARCEL 6	0.91 AC.	GC PAD CUP
PARCEL 7	2.00 AC.	GC PAD CUP
PARCEL 8	1.42 AC.	LI PAD CUP
PARCEL 9	1.69 AC.	LI PAD CUP
PARCEL 10	1.41 AC.	LI PAD CUP
PARCEL 11	1.55 AC.	LI PAD CUP
PARCEL 12	2.46 AC.	GC PAD CUP
PARCEL 13	1.71 AC.	GC PAD CUP
PARCEL 14	1.22 AC.	GC PAD CUP
PARCEL 15	11.57 AC.	GC PAD CUP
PARCEL 16	8.04 AC.	GC PAD CUP
PARCEL 17	8.63 AC.	GC PAD CUP
PARCEL 18	10.86 AC.	GC PAD CUP
PARCEL 19	9.60 AC.	GC PAD CUP
PARCEL 20	7.54 AC.	GC PAD CUP
PARCEL 21	6.30 AC.	GC PAD CUP
PARCEL 22	8.56 AC.	GC PAD CUP
PARCEL 23	6.43 AC.	GC PAD CUP
PARCEL 24	11.12 AC.	GC PAD CUP
PARCEL 25	12.47 AC.	GC PAD CUP
PARCEL TOTAL	142.30 AC.	

TOTAL		
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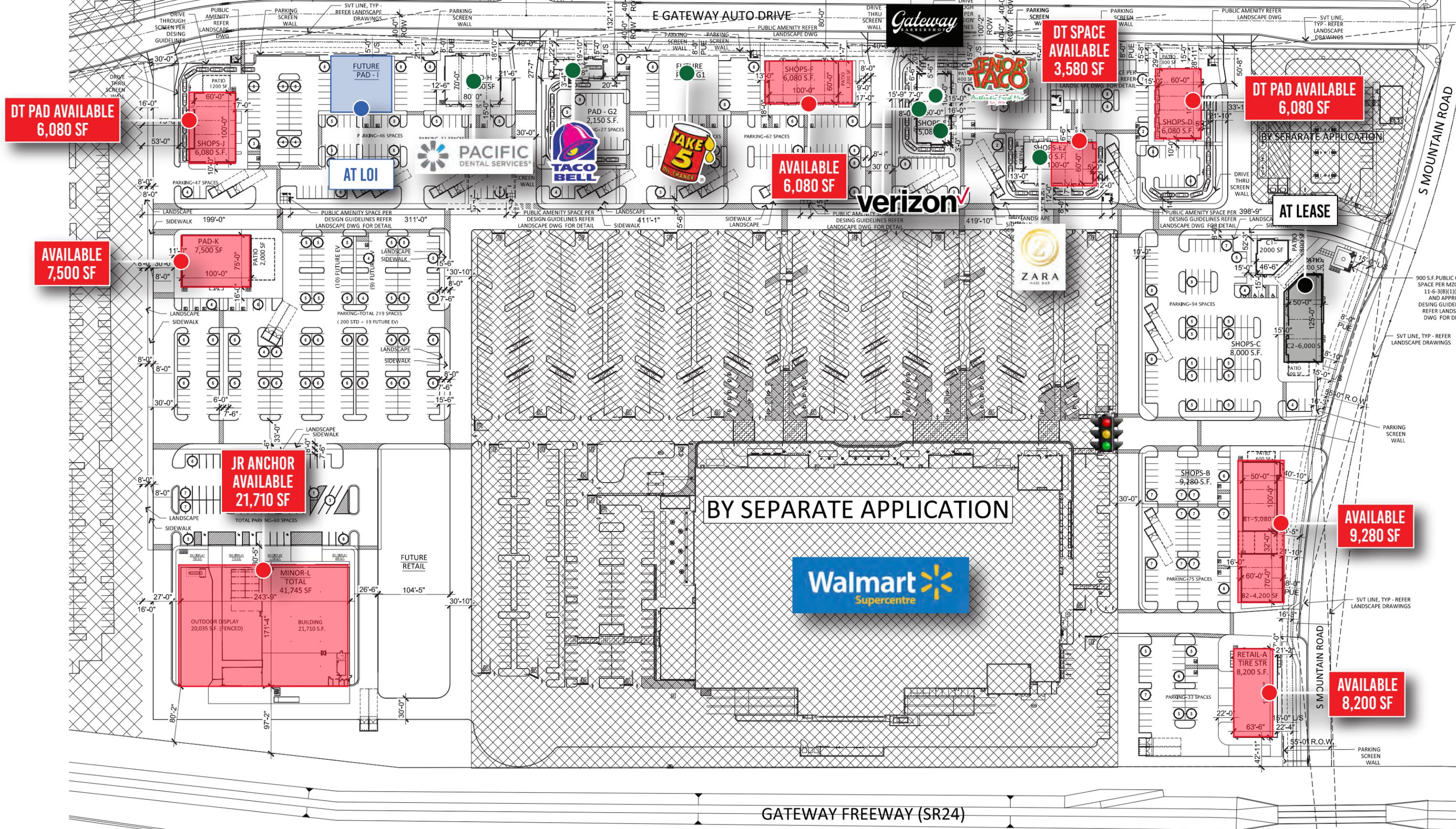


JOIN CO-TENANTS:

Join:



retail space available for lease
conceptual master plan



Join:



retail space available for lease
conceptual retail plan

property summary

LOCATION: Signal Butte Road & SR-24
Mesa, Arizona

GROSS ACRES: 163.59

AVAILABLE: 23.64 AC

LOCATION HIGHLIGHTS

- ▶ Over 40 acres of commercial development - BTS & GL
- ▶ Adjacent to Gateway Auto Mall - planned auto mall development
- ▶ Located south of Eastmark, a mixed-use master planned community, ranked #1 in Arizona and top in the nation!
- ▶ Brand new SR-24 Interchange exit at Signal Butte
- ▶ Over 10,000 new residences within a 5-mile radius
- ▶ Commercial zoning, City of Mesa
- ▶ Nearby industrial centers such as Apple, Facebook, Intel, CyrusOne and more!

conceptual renderings



New Power Center Development

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.



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auto mall | conceptual rendering



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REGIONAL DRAW SERVICING SOUTHEAST VALLEY



Google
Data Center
Phase 1 - July, 2025
Completion Date - July, 2029
187 AC

MESA ELLIOT NW
66.57 AC Vacant Land
Zoning: LC, PEP

CyrusOne
5-BLDG Computing Facility ±68 AC
Under Construction

DIGITAL REALTY
1M SF - 56 AC
Colocation Data Center Campus

RagingWire
Data Center Campus
102 AC

Mortenson
Data Center Campus
65.4 AC

E202-PLANNED
77 AC Industrial Park
± 1.1M SF
2 Building Design

HAWES CROSSING
City of Mesa voted in favor of ± 1,100 AC development plan that will include:
- Housing - Mixed-use
- Commercial - Retail
- Office

Dignity Health
3-Story General Hospital
64 Beds

Apple
1.2M SF
Command Center
150 Emp.

MESA RAY
58.97 AC Vacant Land
Located within Mesa 2040
General Plan

71,841 VPD

RAY ROAD COMMERCE CENTER
2,000 Future Emp.

MESA HAWES
159.3 AC Vacant Land
Zoning: LC, PEP
Mixed Use

ARIZONA STATE UNIVERSITY POLYTECHNIC CAMPUS
± 4,800 STUDENTS ENROLLED

PHOENIX-MESA GATEWAY AIRPORT
- Provides 10,000+ jobs, bringing in \$1.3 billion annually
- 700-AC plot of Land, Mixed-Use, Industrial, Commercial & Residential
GATEWAY EAST - FUTURE DEVELOPMENT
- ± 400 AC of Land designated for development
SKYBRIDGE ARIZONA (In Construction)
- ± 350 AC | 3.5M SF Mixed-use Space Available
- Estimated to create 17,000 direct jobs | 7,000 jobs onsite



CADENCE GATEWAY
1,200 UNITS

10,010 VPD

SHEA HOMES

LEGACY SPORTS COMPLEX, BELLBANK PARK
• 320 AC
• 2 Stadiums
• 8 Baseball/Softball Fields
• 16 Indoor Basketball Courts
• 23 Soccer Fields
• 62 Volleyball Courts

SUBJECT PROPERTY

108,846 VPD

101,324 VPD

48,727 VPD

9,538 VPD

17,170 VPD

41,341 VPD

REGIONAL DRAW SERVICING SOUTHEAST VALLEY



FOR LEASING INFORMATION, PLEASE CONTACT:



7339 E. McDonald Drive
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcre.com



EMMA BARRECA
Cell: 610.469.4000
emma@dpcre.com



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