

# MONTE VISTA VILLAGE RETAIL SPACE FOR LEASE

SWC BASELINE ROAD & ELLSWORTH ROAD | MESA, AZ 85209

MANAGED BY AN AFFILIATE OF



**D** **DIVERSIFIED  
PARTNERS**

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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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## SITE PLAN



## Tenant Roster

SUITE	TENANT	SQ FT
1	Peter Piper Pizza	10,000
2	Baker Bros	6,000
3	Wendy's	3,200
5	Panda Express	2,385
6	Do-Nut Worry	1,680
7	Former Yogurt Shop	1,260
8	Modern Blend	1,260
9	One Stop Nutrition	1,400
10	Revive Skin Bar	1,400
11	TS Reflexology	1,400
12	Premier Nails & Spa	2,041
14	Janice Liao, DDS	2,356
15	Dr. Kelly's Vet	2,753
16	H & R Block	1,476
17	Pizza Hut/WingStreet	1,400
18	Leslie's Swimming Pool Supplies	1,400
19	Uncle Bears Grill & Bar	4,340

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## HIGHLIGHTS

- Last space remaining for Lease:  $\pm 1,260$  SF
- Strong neighborhood retail intersection with national grocer and fitness anchor coming soon
- 669 parking spaces in the center with a parking ratio of 14.5 per 1,000 SF
- GLA: 46,150 SF
- Less than .5 mile to either Loop 202 and US 60
- Join national retailers at the intersection: Albertson's, McDonald's, Starbucks, Wendy's, Panda Express, H&R Block, Subway, UPS, Pizza Hut, Leslie's Pool Supply, Taco Bell, Mathnasium and Wells Fargo



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## DEMOGRAPHICS 2023

Source: SITES USA, Inc.

### ESTIMATED POPULATION

11,940	101,088	237,088
1 MI	3 MI	5 MI

### ESTIMATED HOUSEHOLDS

4,859	39,711	92,204
1 MI	3 MI	5 MI

### AVERAGE HH INCOME

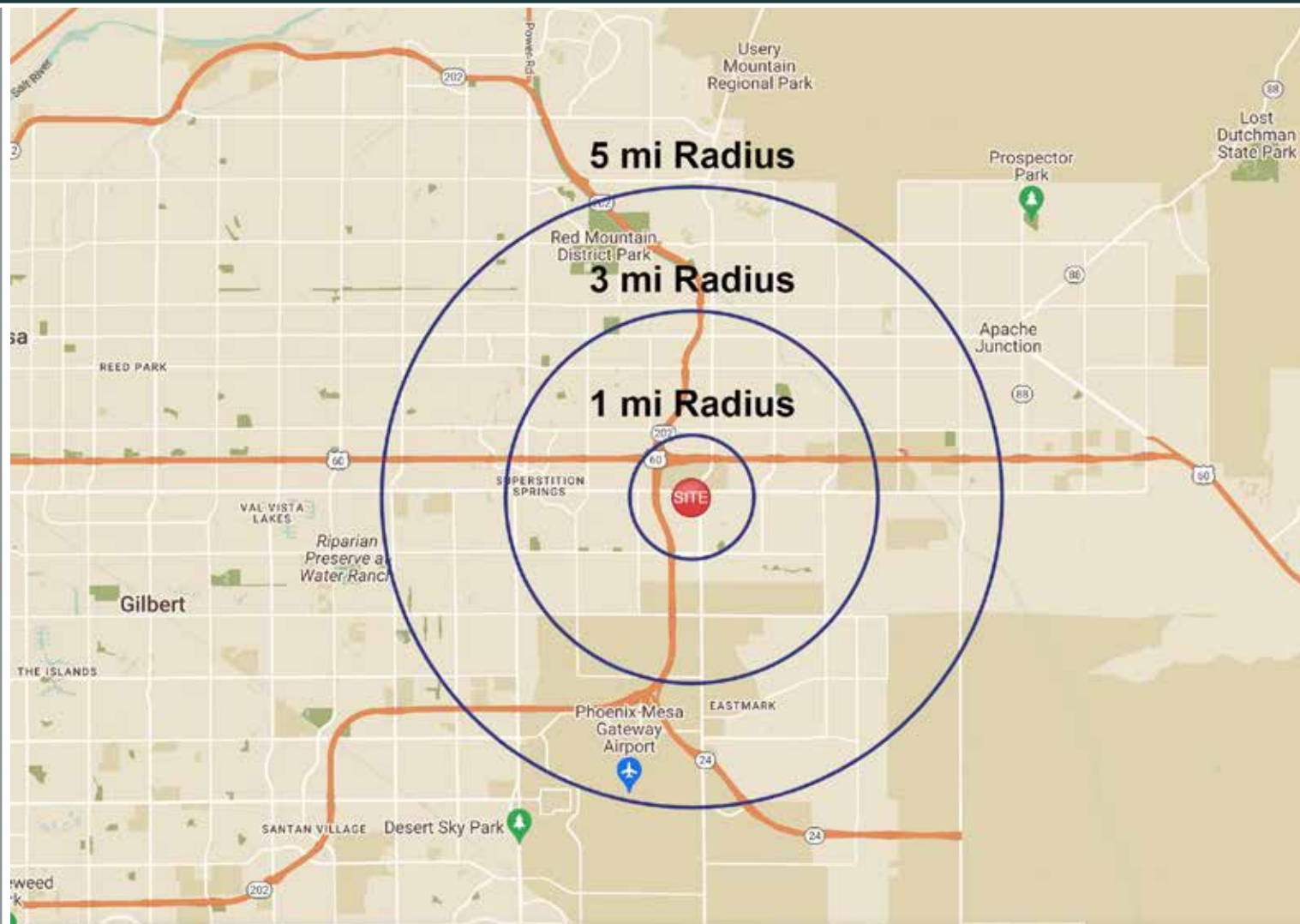
\$131,008	\$99,090	\$104,978
1 MI	3 MI	5 MI

### DAYTIME POPULATION

5,677	46,898	113,717
1 MI	3 MI	5 MI

## TRAFFIC COUNTS

E Baseline Rd	19,751 VPD
S Ellsworth Rd	20,467 VPD
Loop 202	111,929 VPD



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**SITE**

**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

**PLANNED MIXED USE/INDUSTRIAL**

**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**

**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

**MESA LEGACY SPORTS COMPLEX**  
NOW OPEN

- 320 AC
- 2 Stadiums
- 8 Baseball/Softball Fields
- 16 Indoor Basketball Courts
- 23 Soccer Fields
- 62 Volleyball Courts

**FUTURE SR-24 EXPANSION**  
Construction underway.  
Completion Date: August 2022  
Full Diamond Interchange at Signal Butte & Meridian Rd

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**KIMCO REALTY**

**REGIONAL DRAW SERVICING SOUTHEAST VALLEY**

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