

# Superstition GATEWAY

ALVAREZ & MARSAL  
CAPITAL REAL ESTATE

WESTERN  
RETAIL ADVISORS





## PROPERTY HIGHLIGHTS

Superstition Gateway Power Center is 97% leased and attracts nearly 700,000 visitors per month

Discover the vibrant city of Mesa, AZ, home to the Superstition Gateway Power Center. This thriving area offers a diverse mix of retail, entertainment, and dining options, making it the perfect location for your business to thrive. Nestled in the heart of Mesa, the area boasts a dynamic blend of national retailers and local treasures, ensuring a steady flow of traffic and potential customers. With its proximity to major highways and a strong residential community, the location presents an unparalleled opportunity for retail tenants to capitalize on the area's growing popularity. Join the bustling energy of Mesa and elevate your business at this prime destination.

- Limited Space Available in Mesa Power Center.
- Anchored by Walmart, Kohl's, Marshalls, Ross, Total Wine, PetSmart, Old Navy, AMC Theaters, LA Fitness & More.
- Conveniently located just off the US 60 with nearly 115K VPD.
- Superstition Gateway is the Shopping and Entertainment Destination that Serves the Explosive Residential Growth in East Mesa, Apache Junction and Gold Canyon.



Mesa named a top 10 Digital City in the U.S.  
- DIGITAL CITIES SURVEY, 2022



Mesa named a Top Five Government Employer in AZ  
- FORBES 2022



Mesa ranked 20th Best-Run City in the Nation  
- WALLETHUB, 2022



Mesa ranked 5th Safest Large City in the Nation  
- MONEYGEEK, 2022

mesaaz.gov

### A CITY ON THE RISE

	CURRENT (2024)	NEAR-TERM (2030)	MID-TERM (2040)	LONG-TERM (2050)
Total Population	567,327	589,900	624,200	645,500
Total Housing Units	253,255	263,017	274,135	285,254
Total Employment	196,171	237,500	277,300	308,900

Source: MAG and ESRI

### POPULATION

91,259 3 MILES	215,714 5 MILES	601,785 10 MILES
-------------------	--------------------	---------------------

### MEDIAN AGE

41.8 3 MILES	42.7 5 MILES	41.0 10 MILES
-----------------	-----------------	------------------

### MEDIAN HOUSEHOLD INCOME

\$80,078 3 MILES	\$81,160 5 MILES	\$93,583 10 MILES
---------------------	---------------------	----------------------

Source: ESRI



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



# AVAILABLE SPACES

SUITE	SIZE	
MAJ AB/AC/AD - W	7,222 SF	<i>Divisible</i>
PD103 - W	1,920 SF	
B107 - E	1,100 SF	<i>Dessert</i>
C106 - E	1,200 SF	
C101 - E	5,975 SF	<i>Restaurant</i>



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# HOUSING HIGHLIGHTS

With more than 37 residential developments in the pipeline, this will result in over 21,249 new single family homes.

Source: MAG

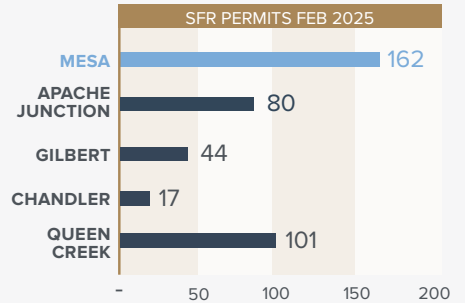
## HOUSING OPTIONS

<b>Executive Housing</b>	North Mesa	Up to \$4 Million*
<b>Entry Level Housing</b>	Dreamland Villa, Leisure World, 55+ Retirement Community	\$200,000* and up

Source: \*Zillow - 4.23.25

## PERMITS BY CITY

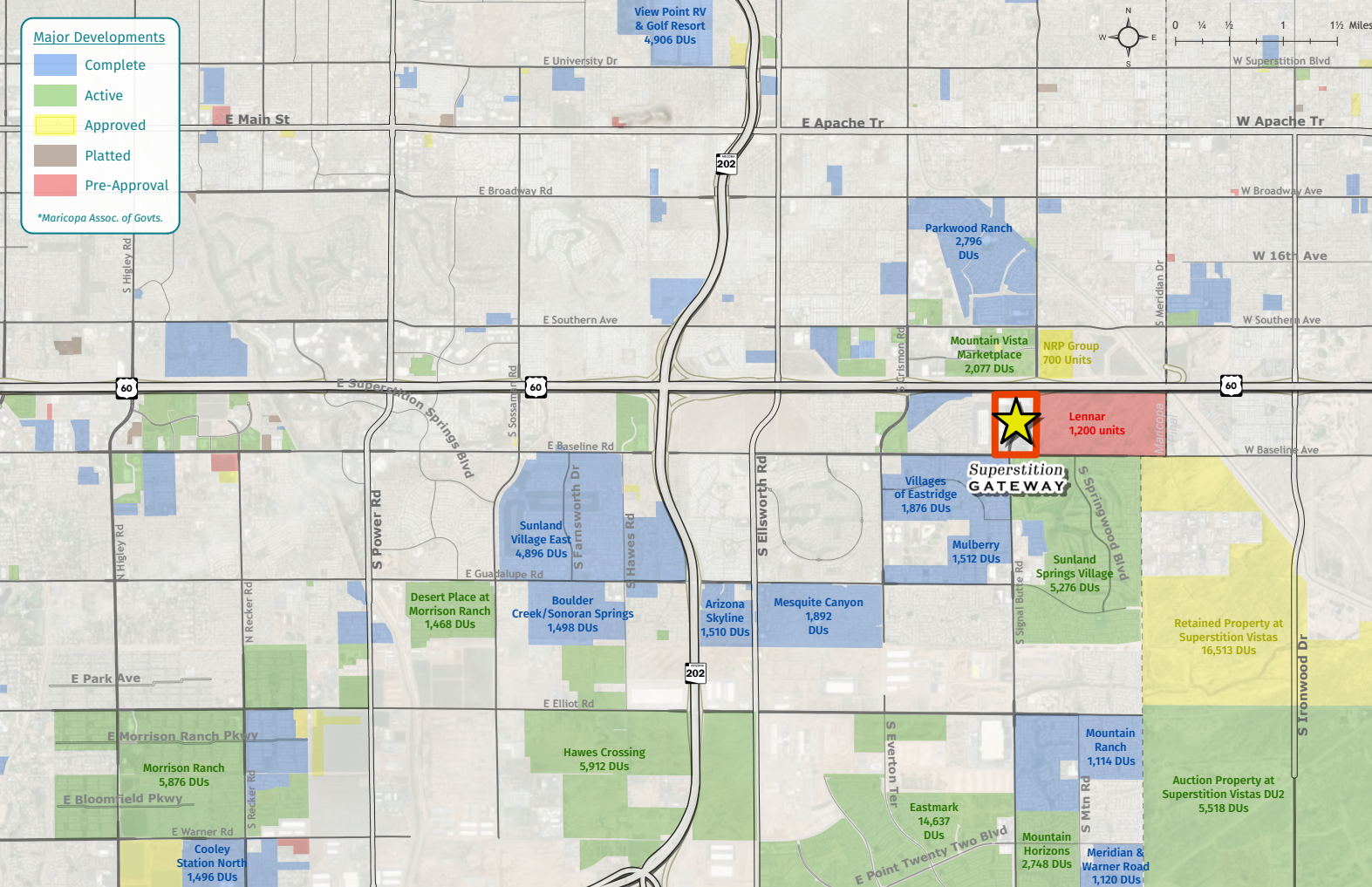
Source: City of Goodyear



**Major Developments**

- Complete
- Active
- Approved
- Platted
- Pre-Approval

\*Maricopa Assoc. of Govts.



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.





The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

# We'd Love to Partner With You

## WRA TEAM

### NEIL BOARD

602.778.3781

nboard@w-retail.com

### BRYAN LEDBETTER

602.332.3742

bledbetter@w-retail.com

### KATIE WEEKS

602.368.1372

kweeks@w-retail.com



2555 E Camelback Rd, Suite 200 | Phoenix AZ, 85016

602.778.3747 | [w-retail.com](http://w-retail.com)

