



MULTI-TENANT SHOPS AT MEDINA STATION

TARGET ANCHORED POWER CENTER

S SIGNAL BUTTE RD & E SOUTHERN AVE, MESA, AZ



TARGET

CAVA



EXECUTIVE SUMMARY



±8,105

TOTAL SQFT



\$8,164,500

PURCHASE PRICE



2026

NEW CONSTRUCTION

*For CAP Rate & NOI Contact Broker



Multi-Tenant Shops | Net Lease



10-Year Leases | 2026 Construction



Target Anchored Power Center



Rental Increases To Hedge Against Inflation

Strong Demographics Backed by Affluent Growth

The surrounding trade area includes more than 220,000 residents within a five-mile radius, complemented by average household incomes exceeding \$111,607 within one mile providing a strong, affluent customer base that supports long-term retail performance.

Positioned in the Path of Major Residential Growth

Located within a rapidly expanding corridor, the site is adjacent to a proposed 473-acre master-planned community by Lennar Homes and more than 815 planned multifamily units, bringing a significant wave of new rooftops and long-term consumer demand directly to the trade area.

Premier Position at the US-60 & Signal Butte Interchange

Strategically located between the established Superstition Gateway center and a newly developed Sprouts-anchored shopping center, this high-visibility site benefits from strong traffic along US-60 and Signal Butte Road while serving one of Mesa's fastest growing retail corridors.



SUBJECT PROPERTY

MASTER SITE PLAN

SOUTHERN AVE

MULTI-FAMILY
353 UNITS

MULTI-FAMILY
276 UNITS

BOOT BARN



UNDER CONSTRUCTION
OPENING 10/2026

DICK'S
SPORTING GOODS

MAJOR B
82,300 SF
TOTAL
(2-STORY)

SHOPS E
15,000 SF

SITE

AT LEASE
NATIONAL
CHICKEN QSR

NATIONAL
QSR USER

PAD J
6,250 SF
DRIVE THRU

CAVA

SHOPS C
5,168 SF
W/ DRIVE THRU

PAD B
3,060 SF

PAD A
8,500 SF
BANK

PAD D
7,024 SF

PAD E
3,000 SF

PAD C
5,509 SF

PAD H
5,500 SF

PAD L
4,476 SF
BANK

SHOPS D
7,300 SF

PAD M
3,350 SF
DRIVE THRU

SHOPS F
7,560 SF

AMERICA'S
BEST

BROOKLYN
BEDDING

PHSO
BARBERSHOP + BOUTIQUE

NATIONAL
QSR USER

COFFEE BEANS
CONFECTIONERY

BARBERSHOP
EST. 1978

PACIFIC
DENTAL SERVICES

REGIONAL CREDI
UNION

GoodVets

MY DR NWV

HANDEL'S
Zara Nail

MISSION BBQ

usbank

FIVE GUYS

As You Wish

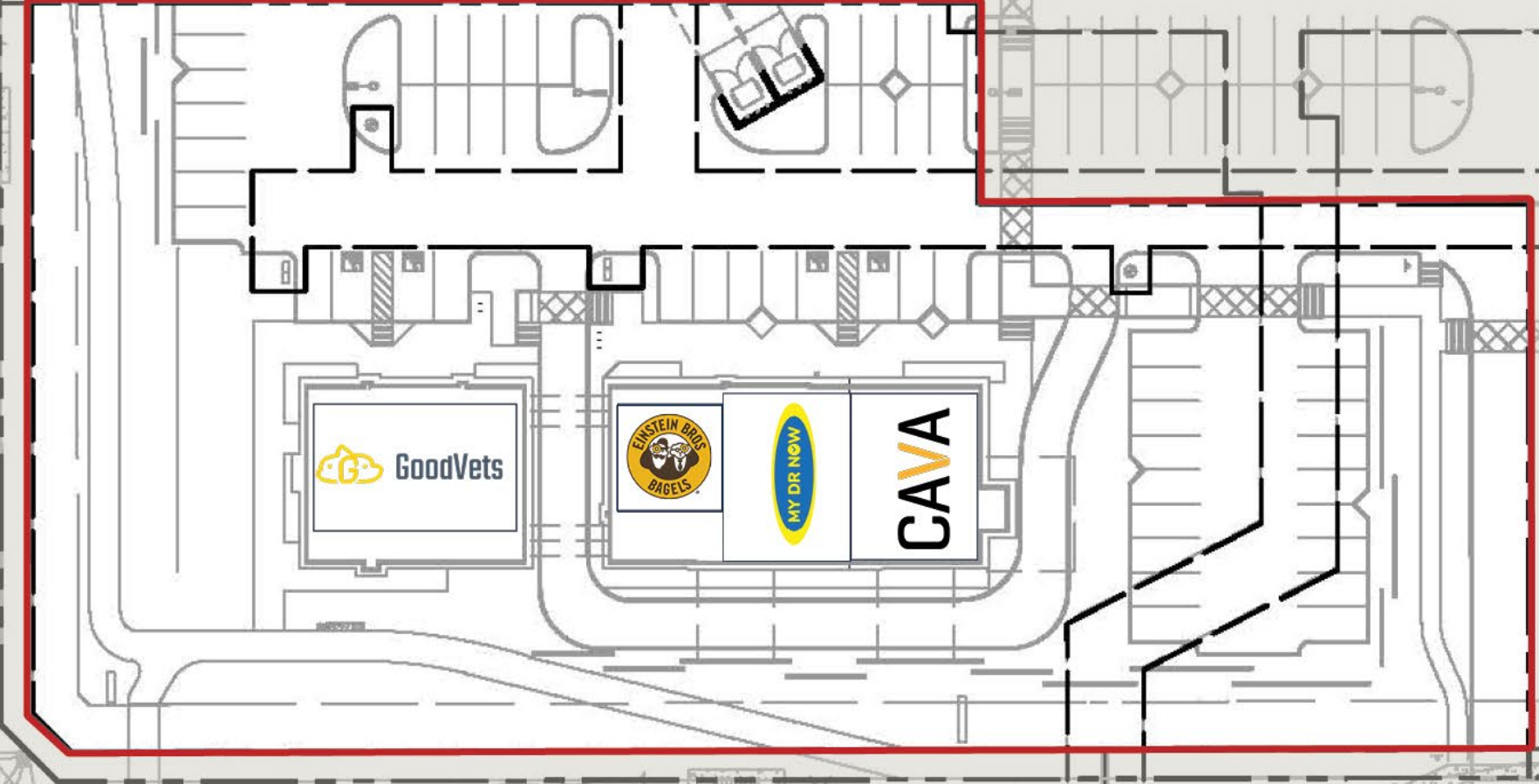
CAFE
ZUPAS

SIMON GRE

Brochure

SUBJECT SITE PLAN

SOUTHERN AVE



SIGNAL BUTTE RD





SUBJECT PROPERTY



LOCATION AERIAL



FIREHOUSE SUBS

Little Caesars

SIGNAL BUTTE RD
± 31,448 VPD

DOLLAR TREE

HOBBY LOBBY

Gentle Dental

SITE

MEDINA STATION

Hungry Howies

DUNKIN'

Walgreens

QT

SONIC

Wendy's

KNEADERS

IHOP



CHRIST'S CHURCH OF THE VALLEY

SUPER STAR CAR WASH

SAJAD AND GO

BURGER KING

Culver's

SPROUTS FARMERS MARKET

Andy's Frozen Custard

Quick Quack CAR WASH



Jack in the box

SHERWIN WILLIAMS

DUTCH BROS Caffe

POPEYES

Firestone

THE HOME DEPOT

CYCLEBAR

FirstWatch The Daytime Cafe

EoS FITNESS

Cane's

WHATABURGER

DICK'S SPORTING GOODS

BOOT BARN



US 60

± 93,455 VPD

US 60

BIG TIRES

OLD NAVY



Total Wine

Walmart Supercenter

CHARLEYS WHILLY STEAKS

necker JUICE BAR

SEPHORA

crumbl cookies

MOD

PANDA EXPRESS CHINESE KITCHEN

ROSS DRESS FOR LESS

FIVE BELOW

PET SMART

GNC LIVE WELL

ME

ULTA BEAUTY

Michaels

Panera BREAD

COLD STONE CREAMERY

FAMOUS footwear

MATTRESS FIRM

SALLY BEAUTY

verizon

STATE LAND AUCTION

Logos for: AMC, SUBWAY, PACIFIC DENTAL SERVICES, CHIPOTLE MEXICAN GRILL, STARBUCKS COFFEE, Village Inn, LA FITNESS, Shell, IN-N-OUT BURGER, Sport Clips, elements massage, T, Chevron

PNC

Walgreens

Jersey Mike's SUBS



Banner Health
BAYWOOD MEDICAL
CENTER

FOUNTAIN OF THE SUN
COUNTRY CLUB

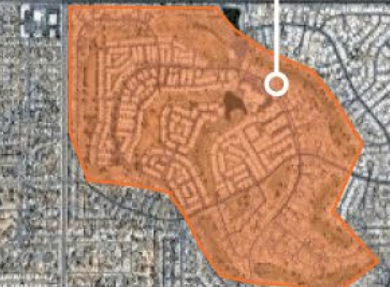
LOOP
202

± 93,746 VPD

SIGNAL BUTTE RD
± 31,448 VPD

SUPERSTITION SPRINGS CENTER

- JCPenney
- SEPHORA
- PACSUN
- TILLYS
- Foot Locker
- The Cheesecake Factory
- Dillard's
- macy's
- TJ-maxx
- HOLLISTER CALIFORNIA
- ULTA



- SUPER STAR CAR WASH
- SAJAD AND GO
- Firestone
- THE HOME DEPOT
- Cane's CHICKEN FRIEDS
- SPROUTS FARMERS MARKET
- Quick Quack CAR WASH
- McDonald's
- EoS FITNESS
- FirstWatch The Daytime Cafe
- CYCLEBAR
- WHATABURGER
- BLACK ROCK COFFEE
- Culver's
- BURGER KING
- Jack in the box
- Andy's Frozen Custard
- POPEYES



- PETSMART
- WinCo FOODS
- STARBUCKS COFFEE

US
60

± 93,455 VPD

US
60

LOOP
202

- NISSAN
- INFINITI
- LEXUS
- MAZDA

- Krispy Kreme DOUGHNUTS
- BJ's RESTAURANT BREWHOUSE
- Red Robin GOURMET BURGERS AND BEERS
- P.F. CHANG'S

AUGUSTA RANCH
GOLF CLUB

- OLD NAVY
- Walmart Supercenter
- SEPHORA
- KOHL'S
- ROSS DRESS FOR LESS
- GNC LIVE WELL
- Panera BREAD
- MATTRESS FIRM
- Total Wine
- KFC
- CHARLEY'S PHILLY STEAKS
- néctar JUICE BAR
- MOD
- crumbl cookies
- five BELOW
- PETSMART
- ULTA
- ME
- SALLY BEAUTY
- AMC
- CHIPOTLE MEXICAN BOWL
- PANDA EXPRESS CHINESE KITCHEN
- STARBUCKS COFFEE
- MOD
- crumbl cookies
- five BELOW
- PETSMART
- ULTA
- ME
- SALLY BEAUTY
- verizon
- IN-N-OUT BURGER
- Village Inn



SUPERSTITION SPRINGS
ELEMENTARY SCHOOL



AUGUSTA RANCH
ELEMENTARY SCHOOL



DESERT RIDGE
HIGH SCHOOL

RESIDENTIAL GROWTH



- EXISTING RESIDENTIAL
 - FUTURE RESIDENTIAL
- 1 - SINGLE FAMILY (90 UNITS)
 - 2 - MULTI-FAMILY (47 UNITS)
 - 3 - SINGLE FAMILY (37 UNITS)
 - 4 - MULTI-FAMILY (33 UNITS)
 - 5 - HAMPTON TOWNHOMES (31 UNITS)
 - 6 - SOLTERRA AT MERIDIAN (326 UNITS)
 - 7 - THE LINCOLN (128 UNITS)
 - 8 - MOUNTAIN VISTA (256 UNITS)
 - 9 - THE ONE AT MOUNTAIN VISTA (345 UNITS)
 - 10 - MILLENIUM SUPERSTITION SPRINGS (394 UNITS)
 - 11 - ZEN ON RECKER (76 UNITS)
 - 12 - PARK NORTH (78 UNITS)
 - 13 - HAWES CROSSING VILLAGE 1 (355 UNITS)
 - 14 - HAWES CROSSING VILLAGE 1 PHASE 2 (106 UNITS)
 - 15 - HAWES CROSSING MIXED USE PHASE 1 (419 UNITS)
 - 16 - HAWES CROSSING VILLAGE 2 (600 UNITS)
 - 17 - HAVEN AT HAWES (250 UNITS)
 - 18 - HAWES CROSSING VILLAGE 6 (267 UNITS)
 - 19 - HAWES CROSSING VILLAGE 5 (282 UNITS)
 - 20 - HAWES CROSSING VILLAGE 4 (260 UNITS)
 - 21 - PARK PLACE AT GALLERY PARK (305 UNITS)
 - 22 - SILVER VALLEY APARTMENTS (302 UNITS)
 - 23 - LA MIRA (344 UNITS)
 - 24 - AVALON CROSSING (650 UNITS)
 - 25 - DESTINATION AT GATEWAY WEST (145 UNITS)
 - 26 - DESTINATION AT GATEWAY EAST (278 UNITS)



TENANT PROFILE



"Hooray for Gourmet"

Of Locations ±700

Einstein Bros.® Bagels is a nationally recognized fast-casual breakfast and lunch concept known for its fresh-baked bagels, sandwiches, and coffee offerings. Founded in 1995, the brand operates 700+ locations nationwide, serving a loyal customer base with strong morning and midday traffic. Einstein Bros. is part of Panera Brands, one of the largest fast casual restaurant platforms in the U.S., providing significant operational scale and brand support. With its high frequency visit model and established presence in the breakfast segment, Einstein Bros. Bagels is a dependable, traffic-generating tenant with consistent daily demand.

For more information visit [tenant website](#)



"You'll know it when you eat it"

Of Locations ±367

CAVA is a fast-casual Mediterranean dining brand known for its customizable, flavor-forward bowls, pitas, and salads. Founded in 2006, CAVA operates 367+ locations across the U.S. and has built a loyal following through its fresh, healthy offerings and modern, tech-enabled ordering experience. The company generates over \$1 billion in annual systemwide sales and is recognized for rapid unit growth and strong off-premise sales. With its high-frequency traffic model, health-focused menu, and expanding footprint, CAVA is a durable, traffic-driving tenant with strong co-tenancy appeal.

For more information visit [tenant website](#)



"Same Day. Every Day"

Of Locations ±58

My Dr Now is a rapidly growing healthcare provider specializing in accessible, same-day primary care services with a focus on convenience and affordability. Founded in Arizona, the company operates a network of clinics throughout the Phoenix metro, offering extended hours and walk-in availability to meet strong patient demand. Known for its patient-first approach and efficient care model, My Dr Now generates consistent daily traffic across its locations. As an essential-service medical tenant, it provides stable occupancy and long-term durability within retail and neighborhood centers.

For more information visit [tenant website](#)



"Take a different Path with GoodVets"

Of Locations ±83

GoodVets is a rapidly expanding veterinary healthcare platform focused on providing premium, full-service care for companion animals. Founded in 2016, the company operates 83+ clinics across multiple U.S. markets and plans to expand, reflecting strong growth momentum. GoodVets partners with entrepreneurial veterinarians through a co-ownership model, ensuring high-quality care and consistent patient traffic. Its essential-service offering, scalable platform, and strategic investment backing make GoodVets a stable, community-focused tenant with long-term durability.

For more information visit [tenant website](#)

LOCATION HIGHLIGHTS



Strong Population Growth

Mesa is part of the Phoenix-Mesa metro, one of the fastest-growing regions in the U.S., with a diverse population exceeding 520,000 residents. This growth fuels demand for housing, services, and retail, creating a resilient consumer base.



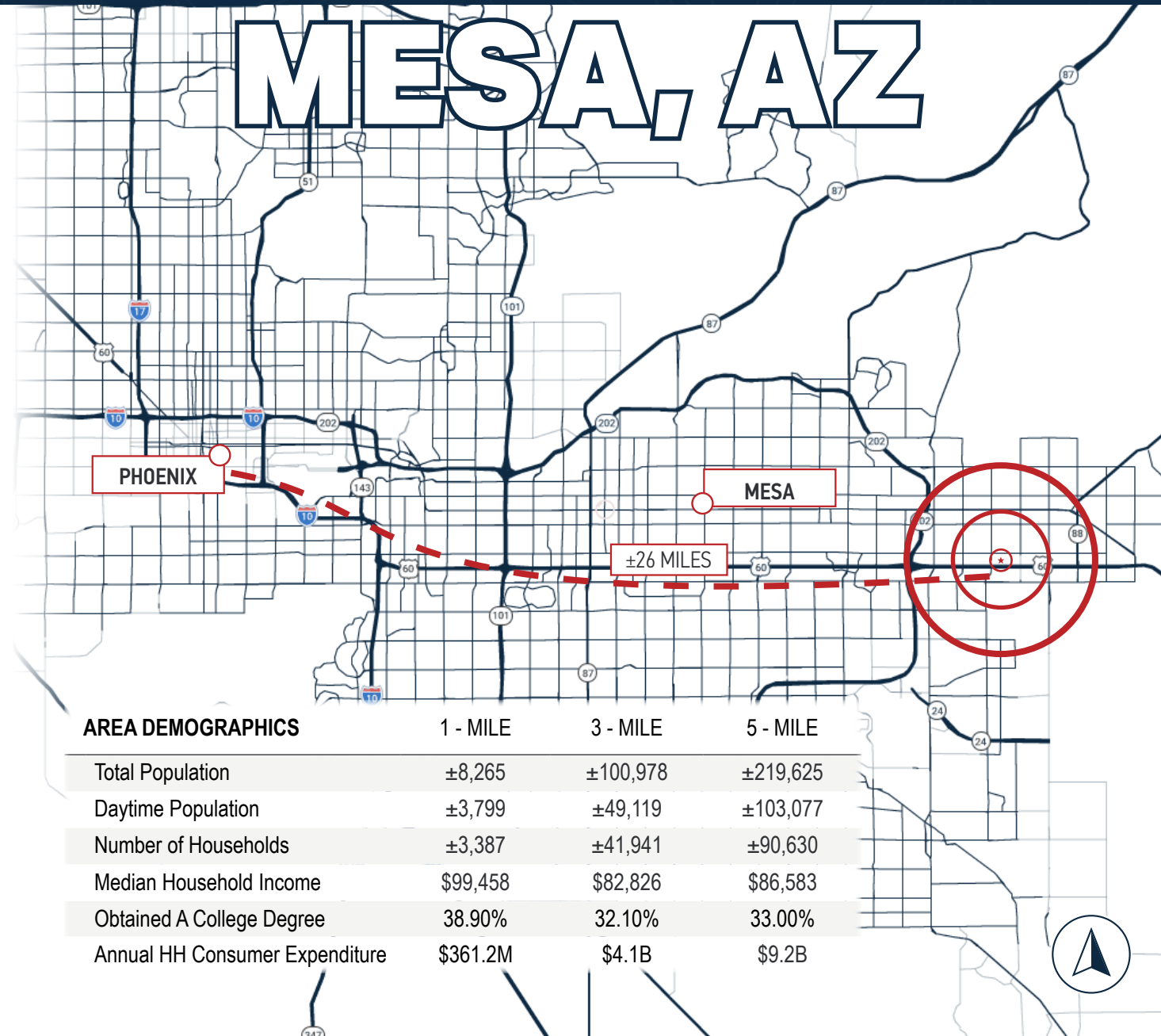
Thriving Retail Environment

Mesa offers high-traffic retail corridors and strong household spending that consistently support tenant performance. Popular shopping destinations and local hubs generate both daytime and evening foot traffic, creating consistent revenue streams.



Infrastructure & Development

Mesa continues to see significant public and private investment in roads, transportation, and mixed-use developments, improving accessibility and livability. These ongoing improvements attract new residents, businesses, and national tenants, strengthening the city's overall market competitiveness.



AREA DEMOGRAPHICS	1 - MILE	3 - MILE	5 - MILE
Total Population	±8,265	±100,978	±219,625
Daytime Population	±3,799	±49,119	±103,077
Number of Households	±3,387	±41,941	±90,630
Median Household Income	\$99,458	\$82,826	\$86,583
Obtained A College Degree	38.90%	32.10%	33.00%
Annual HH Consumer Expenditure	\$361.2M	\$4.1B	\$9.2B

EXCLUSIVELY LISTED BY:



15

YEARS

24

STATES

775+

LEASE DEALS

305+

PROJECTS

\$1.42B+

TOTAL VALUE

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