



FOR LEASE | RETAIL PAD

# SANTA FE SQUARE - RETAIL PAD

NE of Gilbert Road & Southern Ave, Mesa, AZ 85204

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## PROPERTY SUMMARY

Available SF: 3,500 SF Building Footprint

Lease Rate: Negotiable

Lease Type: Ground Lease

Zoning: LC - Limited Commercial

Cross Streets: Gilbert Rd & Southern Ave

## PROPERTY OVERVIEW

Retail PAD available at Santa Fe Square for ground lease that can accommodate a 1,500 - 3,500 SF building. Cross-parking is available adjacent to the PAD. Drive-thru may be possible for smaller building.

Santa Fe Square is a 367,741 SF Community Shopping Center, including a successful 110,000 SF Target. The property is nicely situated at the NE corner of Gilbert Rd and Southern Ave, with an average of 70,000 VPD.

## PROPERTY HIGHLIGHTS

- Potential Retail PAD can accommodate 1,500 - 3,500 SF building
- Cross-parking available adjacent to the PAD
- National Tenants: Target, The Shop Gym, Auto Zone and Burger King
- Building and monument signage available
- Established trade area with over 70,000 VPD
- Central East Valley location
- Easy Access to US 60

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## Santa Fe Square Ground Level



### LEGEND

- Unavailable
- Available

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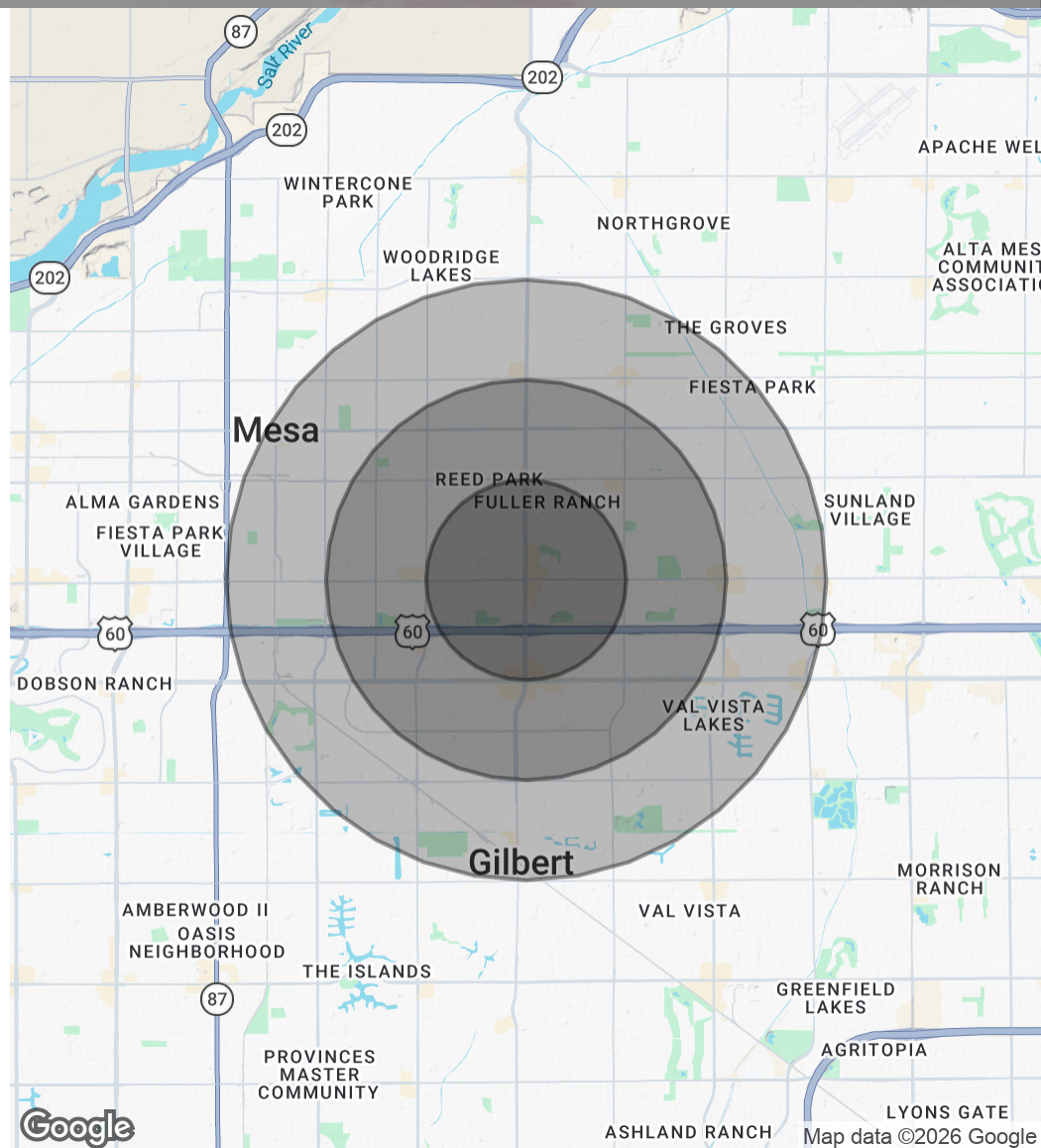
## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	21,264	84,696	158,518
Average Age	35	35	37
Average Age (Male)	34	35	36
Average Age (Female)	36	36	38

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	7,254	29,212	56,910
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$89,581	\$89,248	\$94,393
Average House Value	\$387,860	\$400,124	\$421,720

2020 American Community Survey (ACS)



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