

Shops on Signal Butte

NEC Signal Butte Rd & Southern Ave | Mesa, Arizona

### **Property Highlights**

- Shop space available to compliment existing strong national and local tenants
- Center services Mountain Vista Medical Center, The District at Mountain Vista luxury apartment community, and dense surrounding residential homes
- Site provides great access and visibility to both Southern and Signal Butte
- Full interchange access from US-60
- 3-mile radius demographics show a current daytime population of approximately 85,725

## Nearby tenants:

























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## **Opportunity Highlights**

- NEC Signal Butte Road & Southern Avenue - convenient homebound side of major N/S arterial thoroughfare
- 1,150 SF available for retail, convenience, services, medical, and/or office uses
- Large monument signage opportunities available at the intersection
- Existing Shoppes at Parkwood Ranch and planned Mountain View Marketplace Mixed use development located on the NW and SW corners of the intersection will create a strong regional draw to the trade area

# 2020 Demographics Within 3 Miles



Current population **96.805** 



Number of households **37,813** 



Average household income **\$74.392** 



Daytime population

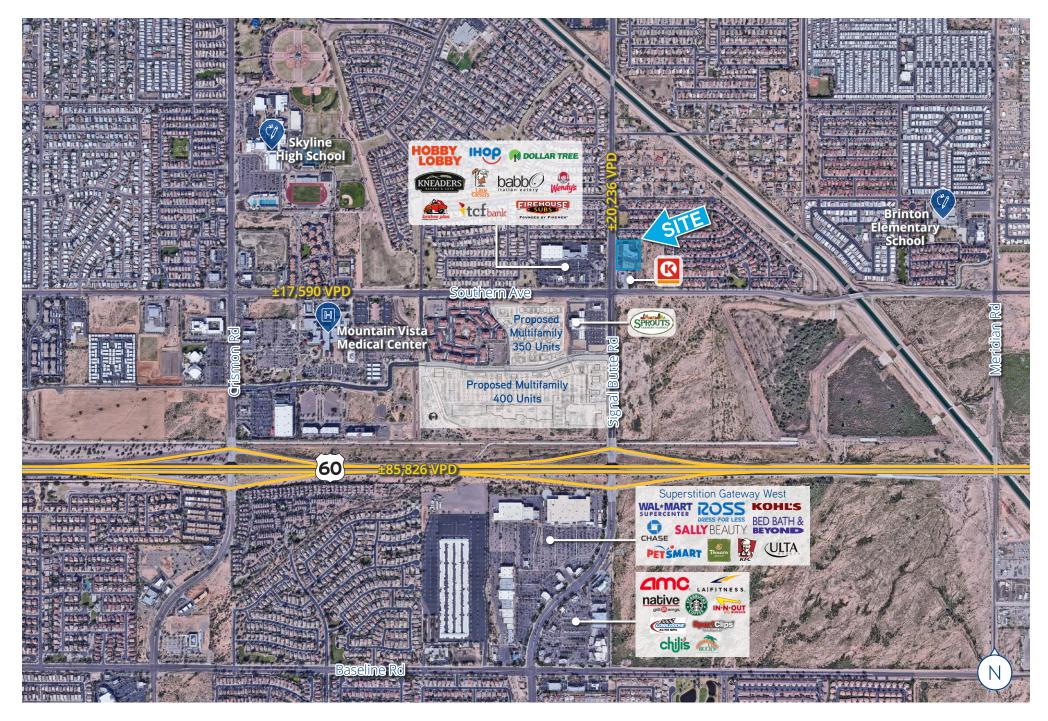








Suite	Tenant	Size (±)
101-104	Gental Dental	4,530
105	Careful Cleaners	1,378
106	Mr. Brew	3,026
108	Yogurt Kingdom	1,543
109	State Farm	1,250
	AVAILABLE	
110	Former insurance office, perfect for financial services	1,150
<b>110</b>	Former insurance office, perfect for financial	<b>1,150</b> 1,000
	Former insurance office, perfect for financial services	
111	Former insurance office, perfect for financial services  Edward Jones	1,000
111	Former insurance office, perfect for financial services  Edward Jones  Invincible Nail Spa	1,000



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