



## For Lease 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  
**85,725**







Shop Space For Lease  
\$25 PSF + NNN



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
<b>110</b>	<b>AVAILABLE</b> <i>Former insurance office, perfect for financial services</i>	<b>1,150</b>
111	Edward Jones	1,000
112	Invincible Nail Spa	1,200
113	Vantage Salon	1,598
PAD	Taco Bell	37,864





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