

# AUGUSTA RANCH SHOPS

2043 S ELLSWORTH RD, MESA, AZ 85209  
9265 E BASELINE RD, MESA, AZ 85209



## FOR LEASE

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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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# OFFERING DETAILS

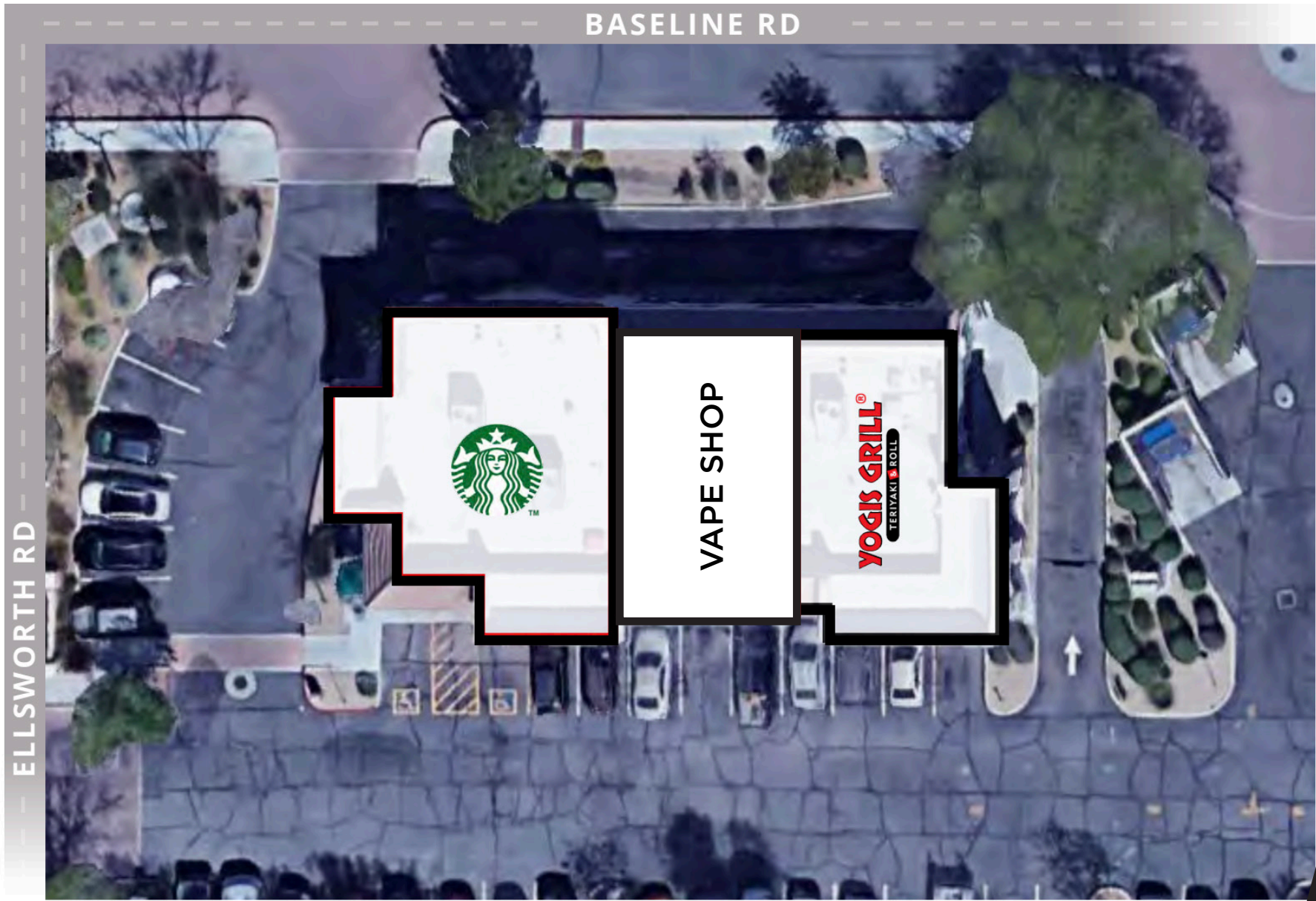
<b>LEASE RATE</b>	Call for Pricing
<b>AVAILABLE</b>	100% Leased Call for future availability
<b>TRAFFIC COUNTS</b>	Baseline Rd - 19,317 VPD Ellsworth Rd - 16,302 VPD

## HIGHLIGHTS

- Last space available with great monument and building signage
- Grocery anchored shopping center with local and national tenants
- Easy access to the US 60 and Loop 202 San Tan Freeway
- High incomes and density with new and established employment and housing
- Synergy and traffic draw from Chase, McDonald's, Valero, Taco Bell, and Starbucks

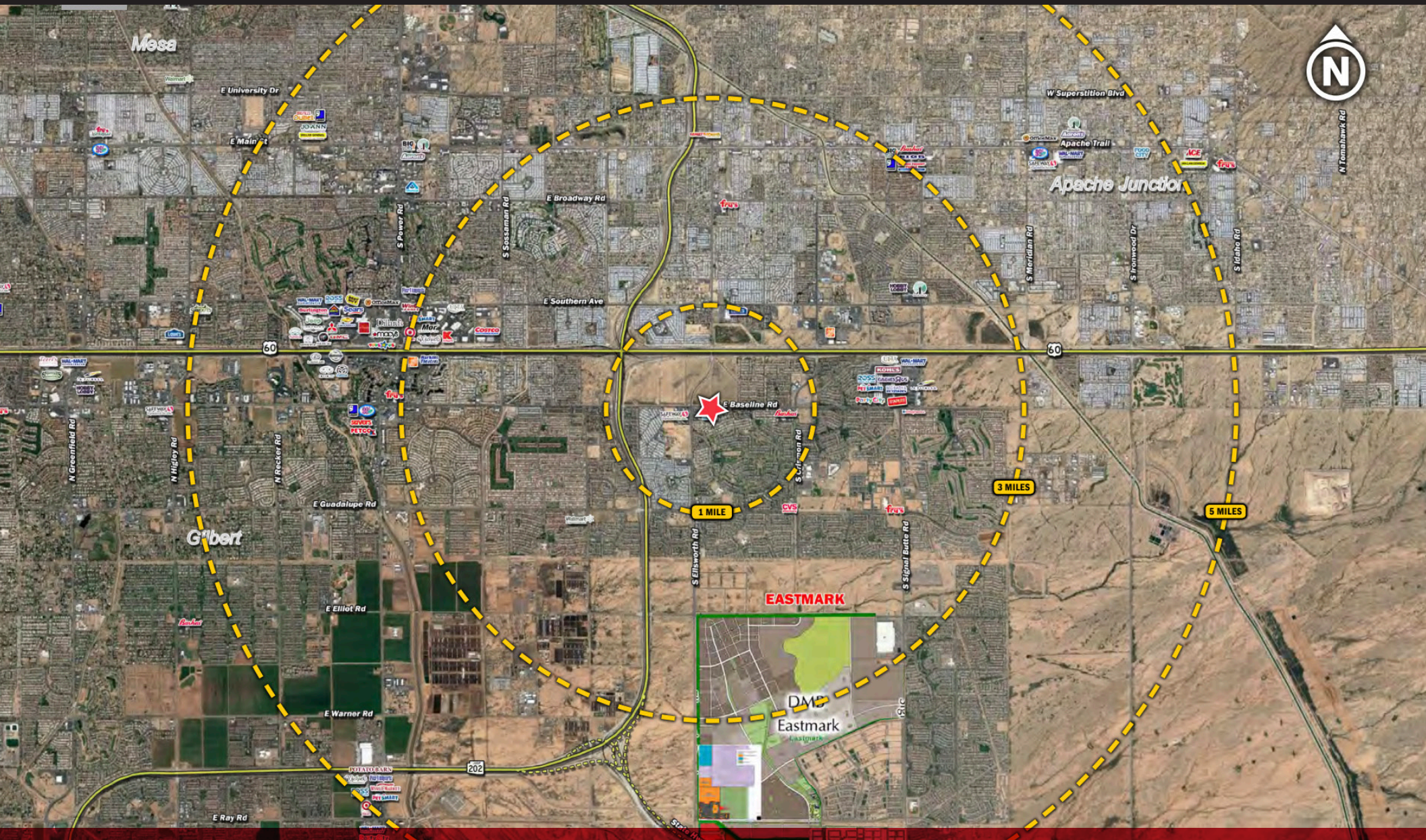


# SITE PLAN



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# AERIAL OVERVIEW



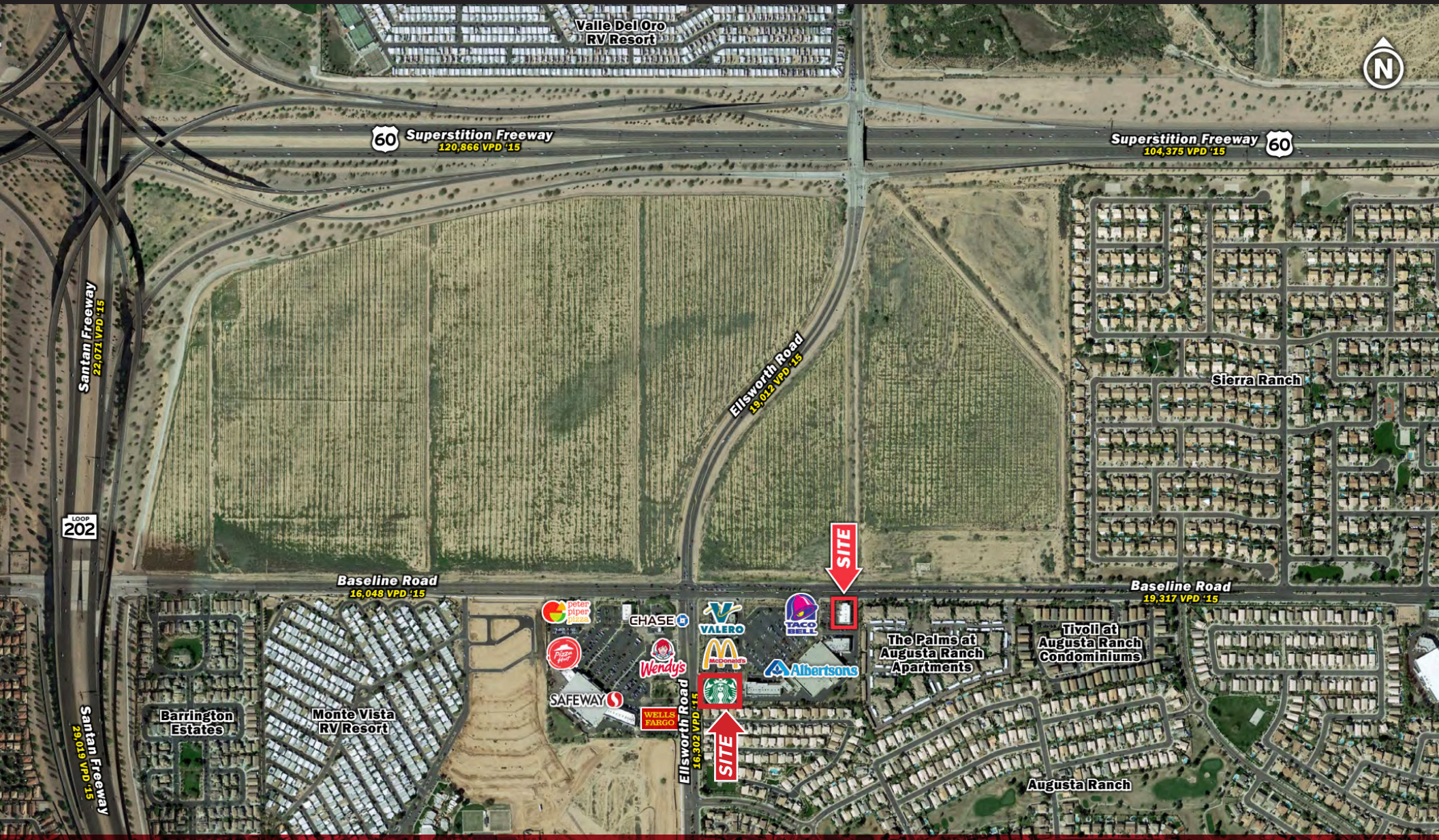
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# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2021</b>	11,026	100,036	228,622
<b>2026</b>	11,584	107,117	247,009



## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
<b>2021</b>	\$92,974	\$83,250	\$84,832

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