

# ±1.19 ACRES AVAILABLE FOR SALE

SWC Signal Butte Road & Hampton Avenue | Mesa, AZ

**SPROUTS**  
FARMERS MARKET

**BR** baskin  
robbins  
**CINNAHOLIC**  
CINNAHOLIC

**Quick Quack**  
CAR WASH



±25,587 VPD

**LUMINA AT  
MOUNTAIN VISTA**  
±300 UNITS

HAMPTON AVENUE

**SITE**

**AMERICA FIRST**  
CREDIT UNION

**SAGE MESA**  
±189 UNITS

**THE ONE @  
SIGNAL BUTTE**  
±345 UNITS

**PLANNED  
EVERHOME SUITES**  
±135 ROOMS

**Raising Cane's**  
CHICKEN FINGERS

**WHATABURGER**

SIGNAL BUTTE ROAD

EXCLUSIVELY OFFERED BY:

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**FUTURE COMMERCIAL**



**CUSHMAN &  
WAKEFIELD**



# PROPERTY OVERVIEW

## Property Features

- **±1.19 acres available for sale**
- Located within a high-growth retail corridor surrounded by national, regional, and local tenants including Sprouts Farmers Market, McDonald’s, Raising Cane’s, EOS Fitness, Whataburger, Backyard Taco, First Watch, and more
- Adjacent to US Hwy 60 (±96,852 VPD)
- Less than 1 mile from Mountain Vista Medical Center, a 178-bed health service center providing a hospital, emergency care, imaging and broad range of medical condition services
- Less than one mile from Superstition Gateway (±495,506 SF), a dominant power center featuring national tenants including Walmart, AMC Theatres, LA Fitness, Kohl’s, and more

## Demographics: \*ESRI 2025

	1 MILE	3 MILES	5 MILES
<b>Population</b> 	8,880	96,844	212,605
<b>Average Household Income</b> 	\$110,388	\$102,025	\$108,168
<b>Daytime Population</b> 	8,302	78,111	171,702
<b>Households</b> 	3,153	38,879	84,392

## Property Summary

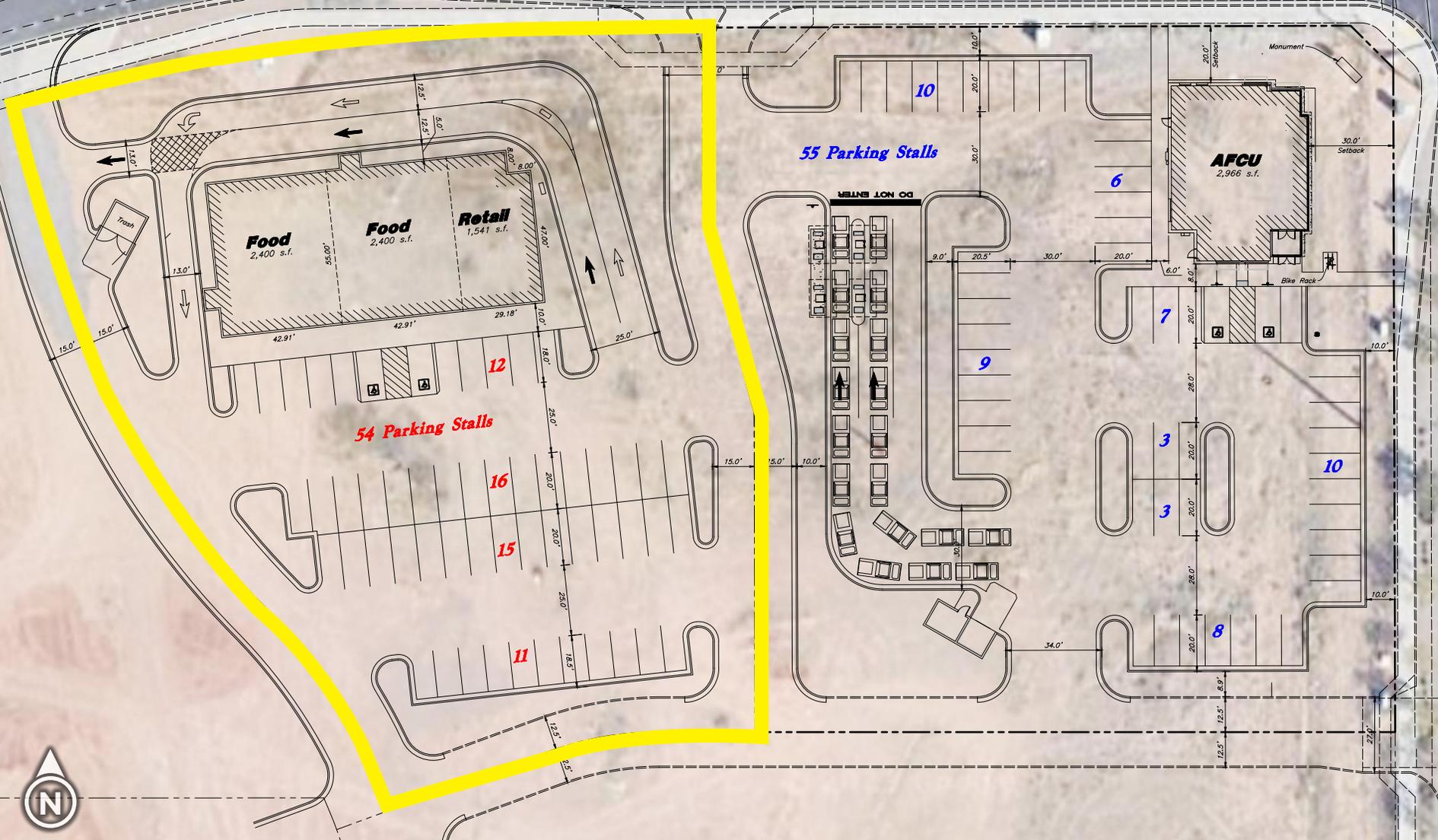
- **Price: Call Broker for Details**
- Location: SWC Signal Butte Rd & Hampton Ave., Mesa, AZ 85209
- Building Size: ±6,341 SF
- Lot Size: ±1.19 AC (±51,963 SF)
- Parking: 54 stalls
- Zoning: Light Commercial (LC) City of Mesa

## Traffic Counts: \*COSTAR

NORTH ON SIGNAL BUTTE ROAD	±25,587 VPD
SOUTH ON SIGNAL BUTTE ROAD	±28,681 VPD
EAST ON U.S. HIGHWAY 60	±73,587 VPD
WEST ON U.S. HIGHWAY 60	±96,852 VPD

Hampton Avenue

Scale: 1" = 20'



**Walgreens** Banner Urgent Care  
 Starbucks BURGER KING  
 QT QuikTrip  
 HUNTERY HOWEY  
 SA'AD DUNKIN' SONIC

**HOBBY LOBBY** brakes plus  
 IHOP Little Caesars Pizza  
 FIREHOUSE SUBS KNEADERS  
 DOLLAR TREE GLOBAL CREDIT UNION  
 babb Italian Eatery

**TACO BELL** MR BREWS  
 Taphouse

**CABANA SOUTHERN** ±250 UNITS

**THE ASTER** ±156 UNITS

**COYOTE LANDING** ±291 UNITS

**HAMPTON EAST** ±143 UNITS

**Mountain Vista MEDICAL CENTER**  
 In Partnership With Physician Offices

**SPROUTS FARMERS MARKET** McDonald's at&t  
 Andy's BR baskin robbins CINNAHOLIC

**DICK'S SPORTING GOODS** TARGET  
 BOOT BARN usbank  
 FIVE GUYS ZUPAS HANDEL'S

**THE HOME DEPOT** Jack in the box SHERWIN WILLIAMS  
 Firestone eegee's

**SAGE MESA** ±189 UNITS

**SITE**

**EoS** BASTARDO TACO 8R WHATABURGER  
 AMERICA FIRST CREDIT UNION Cane's FirstWatch

**THE FALLS AT CRISMON COMMONS** ±240 UNITS

**Bashas'** Harris Bank ExtraSpace Storage  
 DQ NOTHING BUT CAKES SMOOTHIE KING

**Walmart SUPERCENTER** AMC Famous Footwear Starbucks  
 ROSS DRESS FOR LESS Michaels FIVE BELOW Tanera  
 Walgreens PETS MART OLD NAVY  
 KOHL'S Marshalls MATTRESS FIRM  
 nēkter crumbl cookies GNC native grill wings verizon  
 DEL TACO IN-N-OUT BURGER COBBLESTONE AUTO SPA ULTA  
 KFC CHASE SUBWAY LAIFITNESS Total Wine & MORE  
 Jersey Mike's STREETS OF NEW YORK BUCKS

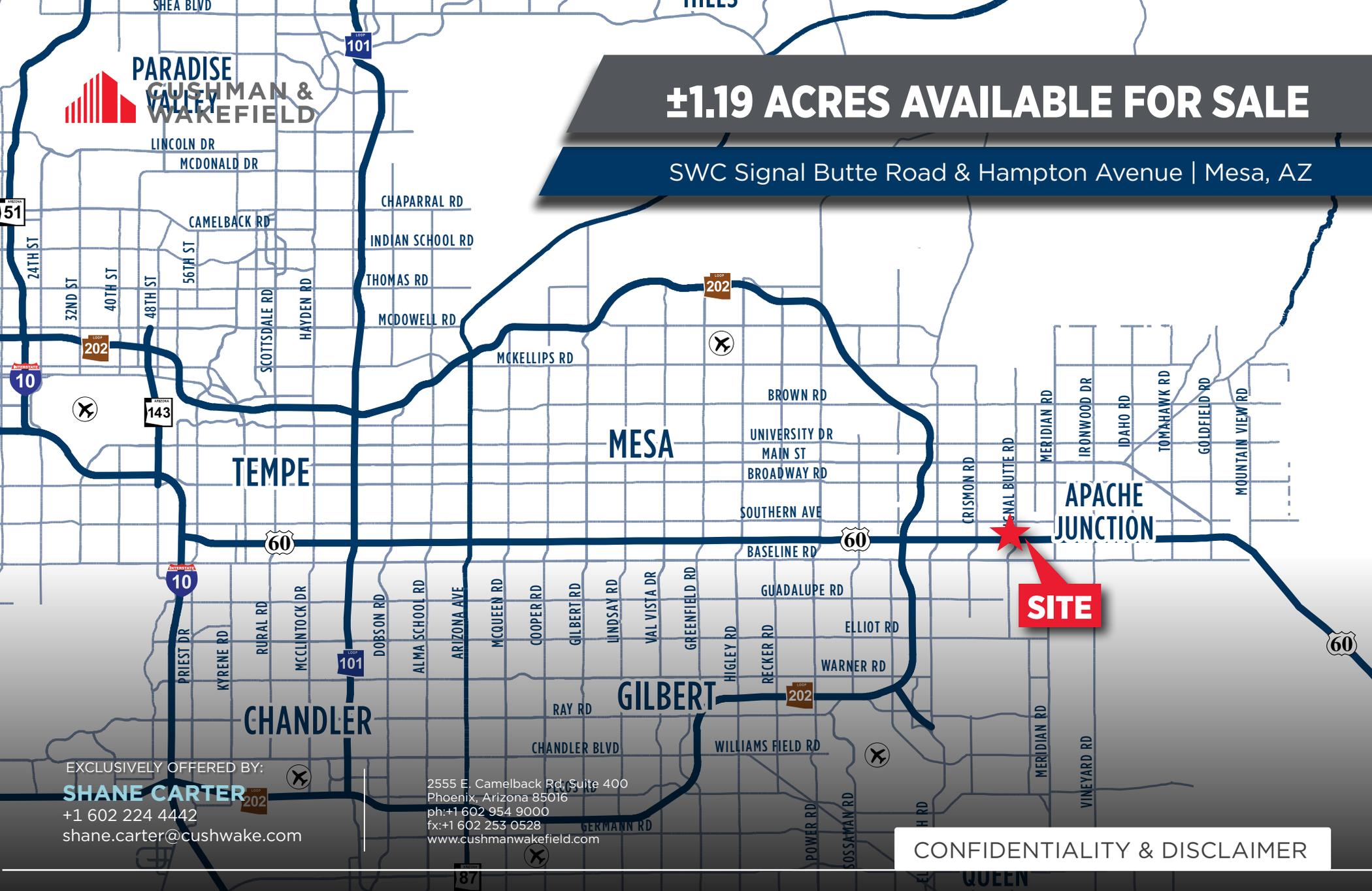
**BASELINE ROAD**





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