



RETAIL PROPERTY FOR LEASE

MESA GRAND

NEC Baseline Rd & Stapley Dr | Mesa, AZ 85204

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LOCATION DESCRIPTION

Discover the vibrant retail landscape around Mesa Grand, located in the thriving city of Mesa, AZ. This prime location offers a bustling retail environment with convenient access to major roadways and a steadily growing population. Situated just off the US 60 at Stapley Drive, the area provides a steady flow of potential customers and a high level of visibility for retailers. With a diverse mix of dining, shopping, and entertainment options, Mesa Grand is the perfect destination for retail and power center tenants looking to make a splash in this dynamic market.

PROPERTY HIGHLIGHTS

- Located right off US 60 Fwy with over 212,000 VPD
- Join AMC, Burlington, Walmart, PetSmart, Michaels & more
- Over 418,000 people within a 5-mile radius with Average Household Incomes over \$110,000 within a 1-mile radius
- Anchor, Restaurant & Shop Space Available
- Nearly 8M Visitors to the Shopping Center in the last 12 Months (Placer.ai)

AREA COTENANTS



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,598 - 33,948 SF	Lease Rate:	CONTACT FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION	PHOTOS/PLANS
SHOP A1	Available	1,605 SF	COFFEE SHOP WITH PATIO OPPORTUNITY	View Here
SHOP A2	HOUSE MODERN SUSHI	1,586 SF	-	-
SHOP A3	Available	5,257 SF	RESTAURANT/BREWERY WITH PATIO	View Here
SHOP A4	Available	1,598 SF	SANDWICH SHOP WITH PATIO OPPORTUNITY	View Here
SHOP A5	MY SALON SUITE	4,965 SF	-	-
SHOP B1	LENSCRAFTERS	2,954 SF	-	-
SHOP B2	ZERO DEGREES	1,434 SF	-	-
SHOP B3	ARIZONA NATIONAL GUARD	1,740 SF	-	-
SHOP B4	EDIBLE ARRANGEMENTS	1,993 SF	-	-
SHOP B5	FOREFATHER'S CHEESESTEAKS	2,205 SF	-	-
SHOP B6	THAI TIME KITCHEN	1,505 SF	-	-
SHOP B7	COLD STONE CREAMERY	1,280 SF	-	-
SHOP B8	AS YOU WISH	1,807 SF	-	-
SHOP C1	FLOUR POWER STUDIOS	2,000 SF	-	-
SHOP C2	GAMESTOP	1,807 SF	-	-

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SUITE	TENANT	SIZE	DESCRIPTION	PHOTOS/PLANS
SHOP C3	CONSUMER CELLULAR	4,225 SF	-	-
SHOP D1	FIRST WATCH	4,995 SF	-	-
SHOP D2	TACO SHOP	2,155 SF	-	-
SHOP D3	Available	2,238 SF	-	View Here
SHOP D4	AFFORDABLE DENTURES	4,000 SF	-	-
SHOP D5	AT&T	1,913 SF	-	-
SHOP D6-A	ANGRY COW MONGOLIAN GRILL & HOT POT	4,000 SF	-	-
SHOPS D6-B	HAPPY BEAUTY	3,009 SF	-	-
SHOP E1	DOLLAR TREE	12,000 SF	-	-
SHOP E2/E3	MARY LYNN MASSAGE & DAY SPA	2,691 SF	-	-
SHOP F1	CRUMBL	1,500 SF	-	-
SHOP F2	ROBEK'S	1,276 SF	-	-
SHOP F3	FANTASTIC SAMS	1,575 SF	-	-
SHOP F4	GALAXY NAILS & SPA	1,350 SF	-	-
SHOP F5-A	PACIFIC DENTAL SERVICES	6,330 SF	-	-
PAD 1	BACKYARD TACOS	8,000 SF	-	-
PAD 2	TEXAS ROADHOUSE	7,150 SF	-	-
PAD 3	CHARLESTON'S	6,800 SF	-	-
PAD 4	CHILI'S	5,547 SF	-	-
PAD 5	MELLOW MUSHROOM	7,200 SF	-	-

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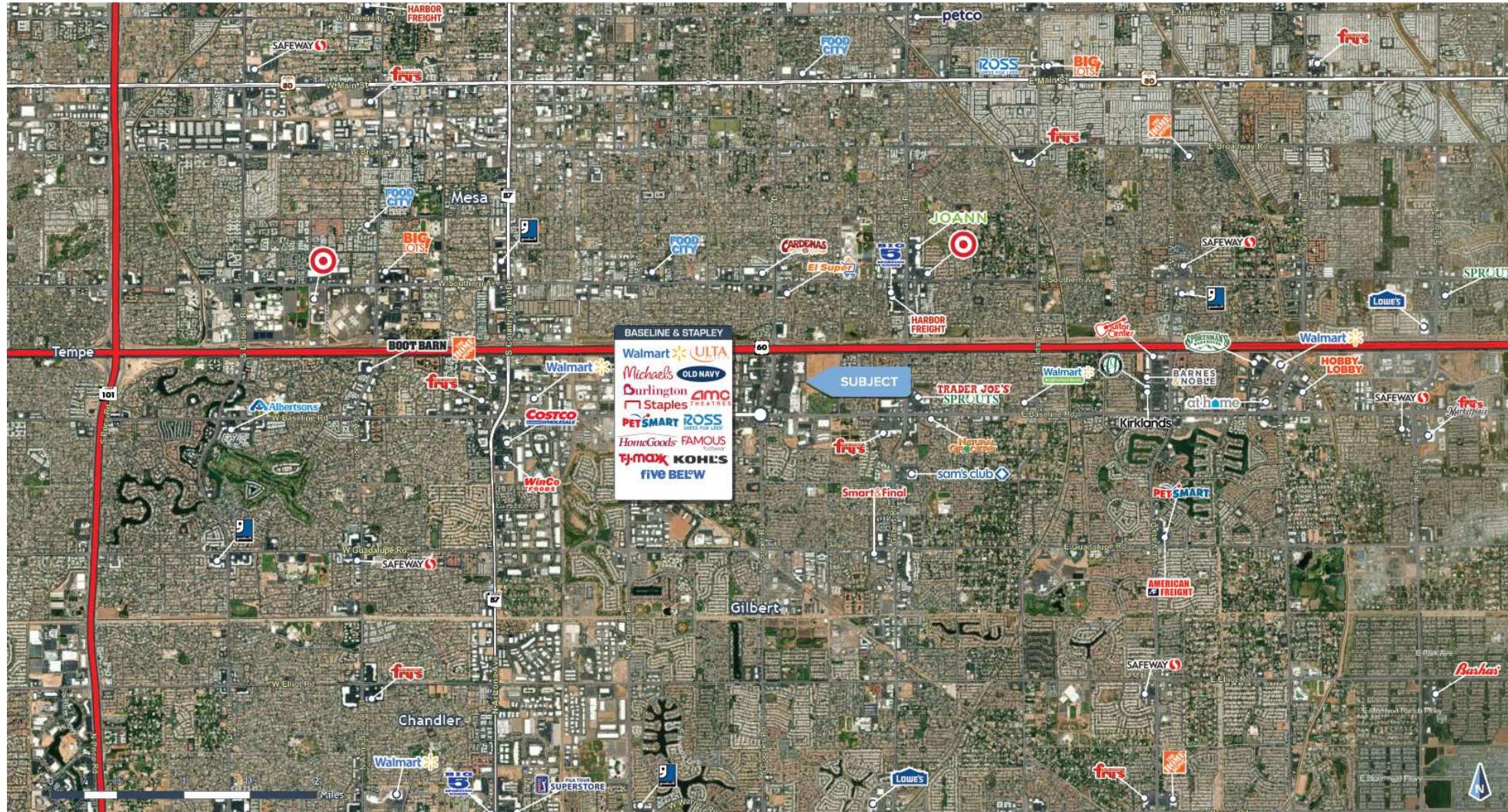
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SUITE	TENANT	SIZE	DESCRIPTION	PHOTOS/PLANS
LOT 7	PANERA BREAD	8,000 SF	-	-
SHOP G1	STARBUCKS	2,101 SF	-	-
SHOP G2	VISIONWORKS	2,544 SF	-	-
SHOP G3	CALIFORNIA FISH GRILL	2,800 SF	-	-
ANCHOR 1	WALMART SUPERCENTER	219,750 SF	-	-
ANCHOR 2	FAMOUS FOOTWEAR	5,000 SF	-	-
ANCHOR 3	BATH & BODY WORKS	2,484 SF	-	-
ANCHOR 4	PETSMART	26,352 SF	-	-
ANCHOR 5	BURLINGTON	23,530 SF	-	-
ANCHOR 6	MICHAELS STORES	22,784 SF	-	-
ANCHOR 7	Available	33,948 SF	-	View Here
ANCHOR 8	AMC THEATRES	94,744 SF	-	-

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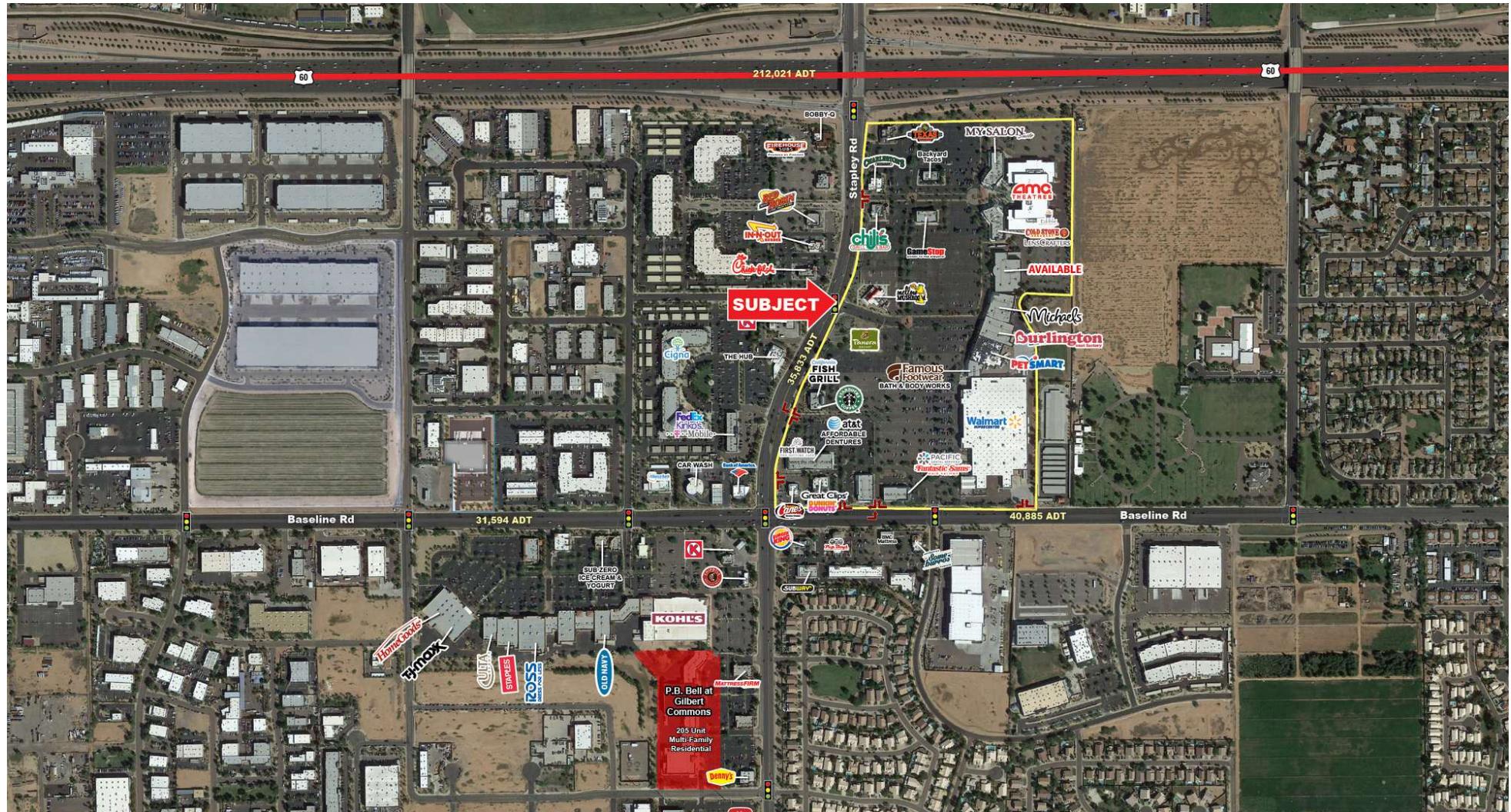


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POPULATION			HOUSEHOLD INCOME			DAYTIME WORKFORCE		
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES	
Area Total	9,858	147,677	418,576	Median	\$84,667	\$68,782	\$71,967	Total Businesses
Median Age	32.7	32.7	34.9	Average	\$110,715	\$96,295	\$97,387	Employees
EDUCATION			EMPLOYMENT			HOUSEHOLD STATISTICS		
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES	
Percentage with Degrees	24.2%	20.6%	22.3%	White Collar Occupation	62.4%	59.3%	64.0%	Households
				Services	15.2%	18.5%	16.7%	Median Home Value
				Blue Collar	22.4%	22.2%	19.3%	

*2023 Demographic data derived from ESRI