



# MESA RANCH PLAZA

Outstanding Retail Opportunity in Busy Community Center

NWC E. Southern Ave. & S. Stapley Dr. | Mesa, AZ

**CBRE**



# Site Plan



## Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2017 Total Population	20,152	162,397	417,025
2017 Total Hispanic Population	12,448	70,960	132,081
2017 Avg. Household Income	\$54,752	\$58,471	\$67,094

Source: CBRE Fast Report

## Traffic Counts

East Southern Ave.	20,014
South Stapley Dr.	35,628

Source: MPSI 2017



### Anchor Locations Available:

- ±7,000 SF
- ±12,000 – ±19,000 SF (can divide)

### Rare Drive-Thru Pad Available:

- ±3,600 SF



Suite	Tenant	+ SF
<b>M118</b>	<b>Available</b>	<b>19,000</b>
M114	dd's Discounts	24,000
M108	WSS Shoes	12,000
M104	Fallas Parades	26,800
<b>A106</b>	<b>Available</b>	<b>7,000</b>
A101	Aaron's	8,260
MA2	Los Altos Ranch Market	61,320
<b>B101</b>	<b>Available</b>	<b>1,088</b>
B102	Dentistry for Children	2,740
<b>B103</b>	<b>Available</b>	<b>1,307</b>
B105	Rapido Express Income Tax	1,285
B106	AALL Insurance	1,307

Suite	Tenant	+ SF
B108	Payless ShoeSource	3,950
B109	Tenant	1,571
C101-103	OB/GYN	3,046
C104	Beauty Salon	843
<b>C105</b>	<b>Available</b>	<b>1,610</b>
D101	T-Mobile	2,504
<b>D103</b>	<b>Available</b>	<b>1,307</b>
D104	Pizza Patron	1,307
<b>D105</b>	<b>Available</b>	<b>3,921</b>
<b>D108</b>	<b>Available</b>	<b>1,307</b>
<b>D109</b>	<b>Available</b>	<b>1,720</b>
<b>Pad A</b>	<b>Available</b>	<b>3,600</b>



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