



New Retail Development

SIGNAL BUTTE & US 60, MESA AZ 85209

FOR LEASE



East Mesa Infill Opportunity with Freeway Access and Exposure

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Kidder Mathews



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VEHICLES PER DAY

21,170

SIGNAL BUTTE DRIVE

13,763

E HAMPTON AVE

93,392

HIGHWAY 60

17,590

SOUTHERN AVE

EXCELLENT exposure in high growth area

BETWEEN new Sprouts development and Superstition Gateway regional retail with over 990k SF

<1 MILE to Mountain Vista Medical Center

SKYLINE high school with over 2,700 students

DEMOGRAPHICS

2019	1 Mile	3 Miles	5 Miles
Population	9,509	98,061	197,731
Daytime Employment	4,353	15,440	43,406
Average HH Income	\$95,765	\$69,280	\$73,865
Pop Growth '19-'24	8.51%	9.54%	9.63%
Pop Growth '10-'19	20.61%	18.08%	23.12%

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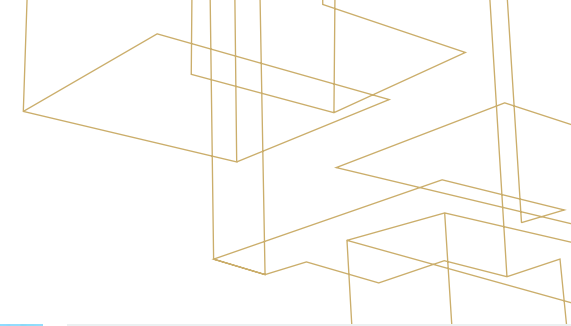
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GRAND VITA Bio City Development

Expansion Update

\$300MM project on 16 acres in Mesa is now expanding to over 26 acres with two 10-story towers, casitas and a medical research facility

700,000 SF of Independent and Assisted Living

Nursing School & Rehab Clinic

Luxury Tower & Condos

Medical Offices

Hotel

Underground Parking Available



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