



W/SWC Southern Ave & Superstition Springs Blvd  
6005 E Southern Ave | Mesa, AZ



6,020 SF For Lease

**Alec Miller**

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2720 E Camelback Road

Suite 150

Phoenix, AZ 85016

[avisonyoung.com](http://avisonyoung.com)

### Availability

- Suite 105: 6,020 sf

### Lease Rate

- Contact Broker

### Lease Type

- Triple Net

### Year Built

- 2003

### Building Size

- 9,873 sf (1.65 acre lot)

### Highlights

- Shadow-anchored by Walmart Supercenter
- Second generation demisable restaurant space
- Less than 0.5-miles to Superstition Springs Center, a 1.2 million sf shopping mall with over 150 stores
- 1-mile off the US-60 Freeway
- 15 minutes to Mesa Community College
- 5-miles to Red Mountain High School (3,000 students)



## Demographics

1-Mile Radius



Population

**7,348**



Average Household Income

**\$71,844**



Daytime Employment

**5,916**

3-Mile Radius



Population

**116,879**



Average Household Income

**\$77,138**



Daytime Employment

**40,475**

5-Mile Radius



Population

**297,907**



Average Household Income

**\$86,212**



Daytime Employment

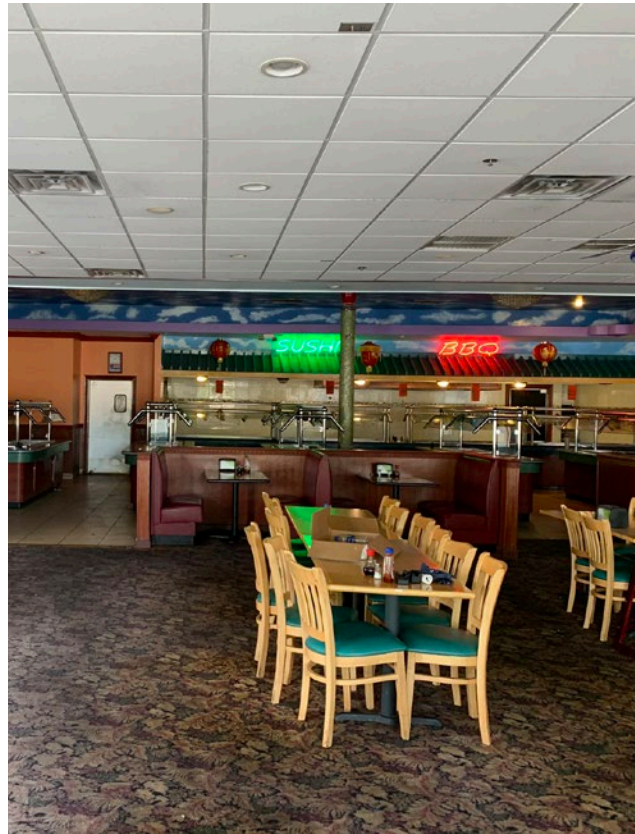
**74,603**

## Traffic Counts

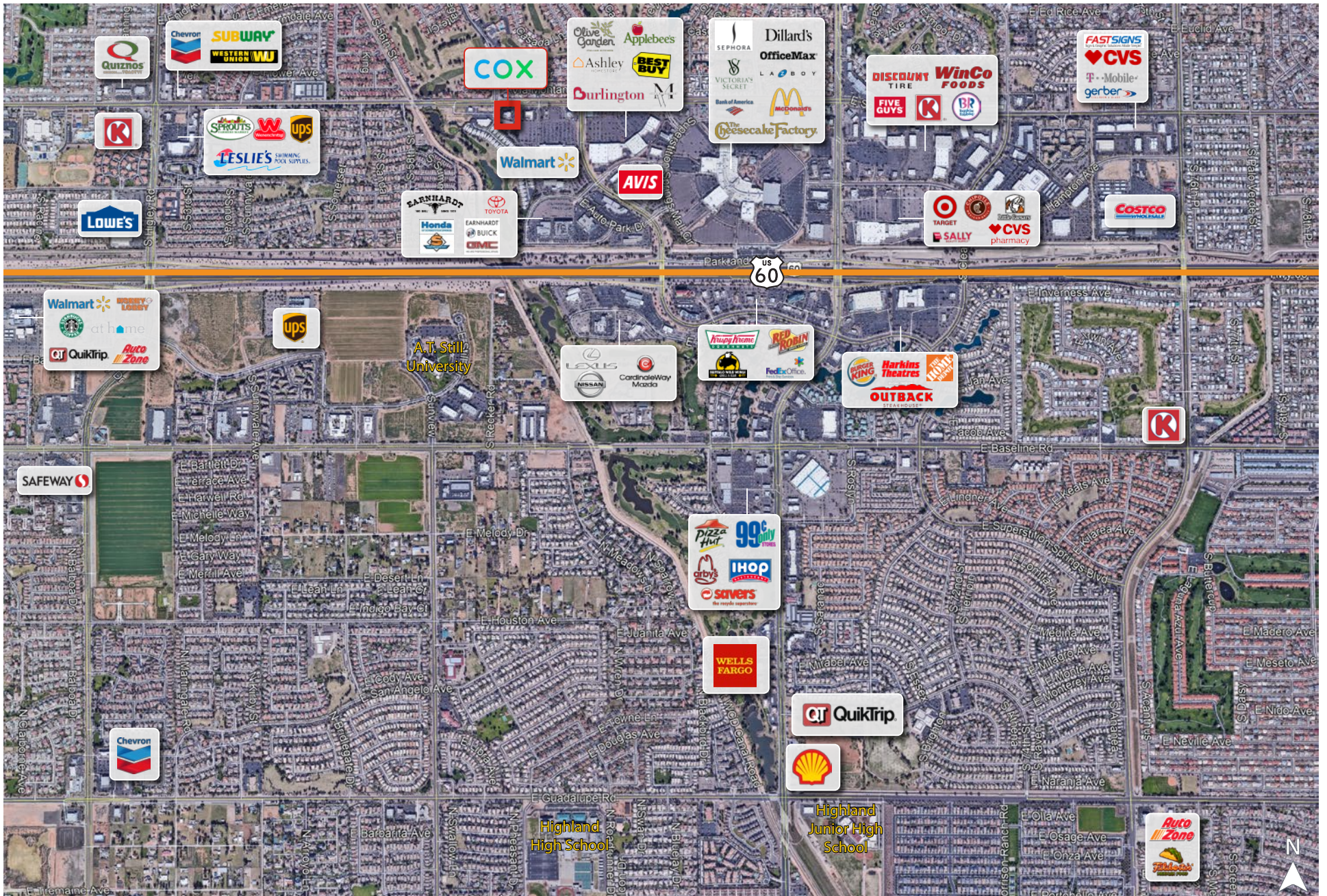
Southern Ave 19,842 CPD

US-60 Freeway 75,833 CPD









# Demographics | 1-Mile, 3-Mile & 5-Mile Radius

Lat/Lon: 33.3939/-111.6977

E Southern Ave & E Superstition Springs Blvd Mesa, AZ 85206			
	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2020)	7,348	116,879	297,907
Projected Population (2025)	7,938	127,105	323,688
Census Population (2010)	6,586	103,639	262,892
Census Population (2000)	6,398	89,314	221,766
Projected Annual Growth (2020 to 2025)	590 1.6%	10,226 1.7%	25,780 1.7%
Historical Annual Growth (2010 to 2020)	762 1.2%	13,240 1.3%	35,015 1.3%
Historical Annual Growth (2000 to 2010)	188 0.3%	14,325 1.6%	41,126 1.9%
Estimated Population Density (2020)	2,340 psm	4,134 psm	3,795 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Estimated Households (2020)	3,713	50,549	118,602
Projected Households (2025)	3,844	52,882	124,080
Census Households (2010)	3,253	44,633	104,135
Census Households (2000)	3,238	37,199	85,292
Estimated Households with Children (2020)	489 13.2%	11,831 23.4%	34,383 29.0%
Estimated Average Household Size (2020)	1.98	2.29	2.50
<b>Average Household Income</b>			
Estimated Average Household Income (2020)	\$71,844	\$77,138	\$86,212
Projected Average Household Income (2025)	\$80,376	\$86,269	\$96,715
Estimated Average Family Income (2020)	\$82,749	\$95,599	\$103,473
<b>Median Household Income</b>			
Estimated Median Household Income (2020)	\$57,664	\$62,192	\$69,184
Projected Median Household Income (2025)	\$67,687	\$72,952	\$80,848
Estimated Median Family Income (2020)	\$72,154	\$77,437	\$83,899
<b>Per Capita Income</b>			
Estimated Per Capita Income (2020)	\$36,333	\$33,438	\$34,378
Projected Per Capita Income (2025)	\$38,947	\$35,963	\$37,125
Estimated Per Capita Income 5 Year Growth	\$2,613 7.2%	\$2,525 7.6%	\$2,747 8.0%
Estimated Average Household Net Worth (2020)	\$577,240	\$627,398	\$737,596
<b>Daytime Demos (2020)</b>			
Total Businesses	440	4,120	8,407
Total Employees	5,916	40,475	74,603
Company Headquarter Businesses	-	10 0.2%	13 0.2%
Company Headquarter Employees	-	3,569 8.8%	3,815 5.1%
Employee Population per Business	13.5	9.8	8.9
Residential Population per Business	16.7	28.4	35.4

Lat/Lon: 33.3939/-111.6977

E Southern Ave & E Superstition Springs Blvd Mesa, AZ 85206				
	1 mi radius	3 mi radius	5 mi radius	
<b>Race &amp; Ethnicity</b>				
White (2020)	6,135 83.5%	93,769 80.2%	236,417 79.4%	
Black or African American (2020)	256 3.5%	4,853 4.2%	12,687 4.3%	
American Indian or Alaska Native (2020)	84 1.1%	1,263 1.1%	3,439 1.2%	
Asian (2020)	296 4.0%	4,270 3.7%	11,342 3.8%	
Hawaiian or Pacific Islander (2020)	17 0.2%	254 0.2%	722 0.2%	
Other Race (2020)	327 4.4%	8,334 7.1%	21,578 7.2%	
Two or More Races (2020)	235 3.2%	4,137 3.5%	11,722 3.9%	
Not Hispanic or Latino Population (2020)	6,229 84.8%	94,225 80.6%	236,323 79.3%	
Hispanic or Latino Population (2020)	1,119 15.2%	22,654 19.4%	61,584 20.7%	
Not Hispanic or Latino Population (2025)	6,627 83.5%	101,072 79.5%	253,343 78.3%	
Hispanic or Latino Population (2025)	1,311 16.5%	26,034 20.5%	70,345 21.7%	
Not Hispanic or Latino Population (2010)	5,954 90.4%	88,700 85.6%	220,926 84.0%	
Hispanic or Latino Population (2010)	632 9.6%	14,939 14.4%	41,966 16.0%	
Not Hispanic or Latino Population (2000)	6,091 95.2%	81,271 91.0%	199,063 89.8%	
Hispanic or Latino Population (2000)	307 4.8%	8,043 9.0%	22,703 10.2%	
Projected Hispanic Annual Growth (2020 to 2025)	193 3.4%	3,379 3.0%	8,761 2.8%	
Historic Hispanic Annual Growth (2000 to 2020)	811 13.2%	14,611 9.1%	38,882 8.6%	
<b>Age Distribution (2020)</b>				
Age Under 5	294 4.0%	5,932 5.1%	16,740 5.6%	
Age 5 to 9 Years	272 3.7%	6,103 5.2%	17,729 6.0%	
Age 10 to 14 Years	268 3.6%	6,474 5.5%	19,060 6.4%	
Age 15 to 19 Years	276 3.8%	6,277 5.4%	18,022 6.0%	
Age 20 to 24 Years	303 4.1%	5,795 5.0%	15,745 5.3%	
Age 25 to 29 Years	373 5.1%	6,887 5.9%	18,787 6.3%	
Age 30 to 34 Years	357 4.9%	6,491 5.6%	18,444 6.2%	
Age 35 to 39 Years	297 4.0%	6,218 5.3%	17,797 6.0%	
Age 40 to 44 Years	271 3.7%	5,895 5.0%	16,813 5.6%	
Age 45 to 49 Years	300 4.1%	6,151 5.3%	17,547 5.9%	
Age 50 to 54 Years	297 4.0%	6,163 5.3%	17,375 5.8%	
Age 55 to 59 Years	387 5.3%	6,698 5.7%	18,154 6.1%	
Age 60 to 64 Years	468 6.4%	7,220 6.2%	17,891 6.0%	
Age 65 to 74 Years	1,310 17.8%	16,385 14.0%	35,397 11.9%	
Age 75 to 84 Years	1,228 16.7%	12,494 10.7%	23,108 7.8%	
Age 85 Years or Over	645 8.8%	5,697 4.9%	9,300 3.1%	
Median Age	52.4	45.7	41.9	
<b>Gender Age Distribution (2020)</b>				
Female Population	3,973 54.1%	62,145 53.2%	154,765 52.0%	
Age 0 to 19 Years	543 13.7%	12,159 19.6%	34,719 22.4%	
Age 20 to 64 Years	1,623 40.8%	30,208 48.6%	82,081 53.0%	
Age 65 Years or Over	1,807 45.5%	19,777 31.8%	37,965 24.5%	
Female Median Age	54.2	47.5	43.5	
Male Population	3,375 45.9%	54,734 46.8%	143,142 48.0%	
Age 0 to 19 Years	567 16.8%	12,626 23.1%	36,831 25.7%	
Age 20 to 64 Years	1,431 42.4%	27,310 49.9%	76,472 53.4%	
Age 65 Years or Over	1,376 40.8%	14,798 27.0%	29,839 20.8%	
Male Median Age	50.6	43.6	40.2	

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Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography



# Demographics | 1-Mile, 3-Mile & 5-Mile Radius

Lat/Lon: 33.3939/-111.6977

E Southern Ave & E Superstition Srinivas Blvd Mesa, AZ 85206						
	1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2020)</b>						
HH Income \$200,000 or More	123	3.3%	2,143	4.2%	6,705	5.7%
HH Income \$150,000 to \$199,999	200	5.4%	2,694	5.3%	7,362	6.2%
HH Income \$100,000 to \$149,999	533	14.4%	7,384	14.6%	19,654	16.6%
HH Income \$75,000 to \$99,999	393	10.6%	6,246	12.4%	16,183	13.6%
HH Income \$50,000 to \$74,999	855	23.0%	10,470	20.7%	24,086	20.3%
HH Income \$35,000 to \$49,999	650	17.5%	7,948	15.7%	16,168	13.6%
HH Income \$25,000 to \$34,999	297	8.0%	4,557	9.0%	9,313	7.9%
HH Income \$15,000 to \$24,999	431	11.6%	5,452	10.8%	10,830	9.1%
HH Income Under \$15,000	232	6.3%	3,655	7.2%	8,300	7.0%
HH Income \$35,000 or More	2,752	74.1%	36,884	73.0%	90,158	76.0%
HH Income \$75,000 or More	1,248	33.6%	18,467	36.5%	49,904	42.1%
<b>Housing (2020)</b>						
Total Housing Units	4,417		59,864		137,937	
Housing Units Occupied	3,713	84.1%	50,549	84.4%	118,602	86.0%
Housing Units Owner-Occupied	2,864	77.1%	34,804	68.9%	86,048	72.6%
Housing Units, Renter-Occupied	850	22.9%	15,744	31.1%	32,554	27.4%
Housing Units, Vacant	703	18.9%	9,315	18.4%	19,335	16.3%
<b>Marital Status (2020)</b>						
Never Married	1,240	19.0%	24,170	24.6%	65,392	26.8%
Currently Married	3,364	51.6%	47,357	48.1%	119,945	49.1%
Separated	206	3.2%	4,065	4.1%	9,932	4.1%
Widowed	762	11.7%	8,771	8.9%	16,879	6.9%
Divorced	942	14.5%	14,006	14.2%	32,231	13.2%
<b>Household Type (2020)</b>						
Population Family	5,475	74.5%	92,305	79.0%	246,684	82.8%
Population Non-Family	1,860	25.3%	23,464	20.1%	49,557	16.6%
Population Group Quarters	13	0.2%	1,110	0.9%	1,666	0.6%
Family Households	2,114	56.9%	30,751	60.8%	78,234	66.0%
Non-Family Households	1,600	43.1%	19,797	39.2%	40,368	34.0%
Married Couple with Children	322	9.6%	7,590	16.0%	22,703	18.9%
Average Family Household Size	2.6		3.0		3.2	
<b>Household Size (2020)</b>						
1 Person Households	1,374	37.0%	16,713	33.1%	32,959	27.8%
2 Person Households	1,676	45.1%	18,963	37.5%	42,578	35.9%
3 Person Households	297	8.0%	5,705	11.3%	16,133	13.6%
4 Person Households	201	5.4%	4,750	9.4%	13,953	11.8%
5 Person Households	105	2.8%	2,541	5.0%	7,368	6.2%
6 or More Person Households	60	1.6%	1,878	3.7%	5,611	4.7%
<b>Household Vehicles (2020)</b>						
Households with 0 Vehicles Available	113	3.0%	2,786	5.5%	5,348	4.5%
Households with 1 Vehicles Available	1,594	42.9%	21,065	41.7%	44,438	37.5%
Households with 2 or More Vehicles Available	2,006	54.0%	26,697	52.8%	68,816	58.0%
Total Vehicles Available	6,182		86,069		215,602	
Average Vehicles Per Household	1.7		1.7		1.8	

Lat/Lon: 33.3939/-111.6977

E Southern Ave & E Superstition Srinivas Blvd Mesa, AZ 85206						
	1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2020)</b>						
Estimated Labor Population Age 16 Years or Over	6,466		97,129		240,765	
Estimated Civilian Employed	2,705	41.8%	50,720	52.2%	139,480	57.9%
Estimated Civilian Unemployed	121	1.9%	1,816	1.9%	4,868	2.0%
Estimated in Armed Forces	6	-	39	-	117	-
Estimated Not in Labor Force	3,633	56.2%	44,554	45.9%	96,300	40.0%
Unemployment Rate	1.9%		1.9%		2.0%	
<b>Occupation (2020)</b>						
Occupation: Population Age 16 Years or Over	2,705		50,720		139,480	
Management, Business, Financial Operations	378	14.0%	7,328	14.4%	21,517	15.4%
Professional, Related	553	20.4%	11,225	22.1%	31,969	22.9%
Service	559	20.7%	8,905	17.6%	23,980	17.2%
Sales, Office	666	24.6%	13,307	26.2%	36,008	25.8%
Farming, Fishing, Forestry	4	0.1%	87	0.2%	187	0.1%
Construct, Extraction, Maintenance	238	8.8%	3,894	7.7%	10,561	7.6%
Production, Transport Material Moving	308	11.4%	5,973	11.8%	15,258	10.9%
White Collar Workers	1,597	59.0%	31,860	62.8%	89,494	64.2%
Blue Collar Workers	1,108	41.0%	18,860	37.2%	49,986	35.8%
<b>Consumer Expenditure (2020)</b>						
Total Household Expenditure	\$207.93 M		\$2.94 B		\$7.48 B	
Total Non-Retail Expenditure	\$109.59 M	52.7%	\$1.55 B	52.7%	\$3.94 B	52.7%
Total Retail Expenditure	\$98.35 M	47.3%	\$1.39 B	47.3%	\$3.54 B	47.3%
Apparel	\$7.1 M	3.4%	\$101.88 M	3.5%	\$261.87 M	3.5%
Contributions	\$6.81 M	3.3%	\$95 M	3.2%	\$243.2 M	3.3%
Education	\$5.56 M	2.7%	\$81.97 M	2.8%	\$216.16 M	2.9%
Entertainment	\$11.63 M	5.6%	\$164.53 M	5.6%	\$422.47 M	5.7%
Food and Beverages	\$30.65 M	14.7%	\$433.96 M	14.8%	\$1.1 B	14.8%
Furnishings and Equipment	\$7.27 M	3.5%	\$102.48 M	3.5%	\$262.76 M	3.5%
Gifts	\$4.96 M	2.4%	\$70.16 M	2.4%	\$180.59 M	2.4%
Health Care	\$18.48 M	8.9%	\$255.18 M	8.7%	\$641.55 M	8.6%
Household Operations	\$8.19 M	3.9%	\$115.16 M	3.9%	\$293.71 M	3.9%
Miscellaneous Expenses	\$3.98 M	1.9%	\$55.72 M	1.9%	\$141.66 M	1.9%
Personal Care	\$2.8 M	1.3%	\$39.44 M	1.3%	\$100.43 M	1.3%
Personal Insurance	\$1.44 M	0.7%	\$20.29 M	0.7%	\$52.51 M	0.7%
Reading	\$468.18 K	0.2%	\$6.48 M	0.2%	\$16.4 M	0.2%
Shelter	\$43.47 M	20.9%	\$616.45 M	21.0%	\$1.57 B	21.0%
Tobacco	\$1.32 M	0.6%	\$18.53 M	0.6%	\$45.73 M	0.6%
Transportation	\$37.94 M	18.2%	\$536.04 M	18.3%	\$1.37 B	18.3%
Utilities	\$15.87 M	7.6%	\$221.99 M	7.6%	\$557.82 M	7.5%
<b>Educational Attainment (2020)</b>						
Adult Population Age 25 Years or Over	5,934		86,299		210,612	
Elementary (Grade Level 0 to 8)	97	1.6%	2,226	2.6%	5,776	2.7%
Some High School (Grade Level 9 to 11)	202	3.4%	4,147	4.8%	10,222	4.9%
High School Graduate	1,476	24.9%	23,781	27.6%	53,455	25.4%
Some College	1,633	27.5%	24,201	28.0%	58,487	27.8%
Associate Degree Only	598	10.1%	7,700	8.9%	19,897	9.4%
Bachelor Degree Only	1,218	20.5%	16,063	18.6%	41,719	19.8%
Graduate Degree	710	12.0%	8,180	9.5%	21,055	10.0%

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Demographic Source: Applied Geographic Solutions 4/2020, TIGER Geography





# Demographics | 1-Mile, 3-Mile & 5-Mile Radius

Lat/Lon: 33.3939/-111.6977

RFS

<b>E Southern Ave &amp; E Superstition Sprinas Blvd Mesa, AZ 85206</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Units In Structure (2020)</b>			
1 Detached Unit	2,844 87.4%	30,975 69.4%	77,064 74.0%
1 Attached Unit	338 10.4%	3,114 7.0%	6,694 6.4%
2 to 4 Units	93 2.8%	1,777 4.0%	3,422 3.3%
5 to 9 Units	91 2.8%	2,411 5.4%	4,633 4.4%
10 to 19 Units	121 3.7%	2,163 4.8%	3,943 3.8%
20 to 49 Units	85 2.6%	1,007 2.3%	1,612 1.5%
50 or More Units	69 2.1%	2,461 5.5%	4,287 4.1%
Mobile Home or Trailer	34 1.1%	6,421 14.4%	16,420 15.8%
Other Structure	38 1.2%	219 0.5%	528 0.5%
<b>Homes Built By Year (2020)</b>			
Homes Built 2010 or later	131 4.0%	2,940 6.6%	7,585 7.3%
Homes Built 2000 to 2009	369 11.3%	7,742 17.3%	22,123 21.2%
Homes Built 1990 to 1999	986 30.3%	15,078 33.8%	34,156 32.8%
Homes Built 1980 to 1989	990 30.4%	11,877 26.6%	28,490 27.4%
Homes Built 1970 to 1979	1,016 31.2%	8,460 19.0%	17,255 16.6%
Homes Built 1960 to 1969	138 4.2%	3,073 6.9%	6,099 5.9%
Homes Built 1950 to 1959	48 1.5%	967 2.2%	2,034 2.0%
Homes Built Before 1949	37 1.1%	410 0.9%	861 0.8%
<b>Home Values (2020)</b>			
Home Values \$1,000,000 or More	9 0.4%	176 0.6%	512 0.7%
Home Values \$500,000 to \$999,999	103 4.1%	1,698 5.5%	5,908 7.8%
Home Values \$400,000 to \$499,999	236 9.4%	2,368 7.6%	6,398 8.4%
Home Values \$300,000 to \$399,999	366 14.6%	5,553 17.9%	14,544 19.2%
Home Values \$200,000 to \$299,999	1,334 53.3%	11,855 38.1%	28,723 37.9%
Home Values \$150,000 to \$199,999	554 22.1%	5,508 17.7%	11,520 15.2%
Home Values \$100,000 to \$149,999	123 4.9%	2,698 8.7%	5,538 7.3%
Home Values \$70,000 to \$99,999	59 2.4%	1,145 3.7%	2,295 3.0%
Home Values \$50,000 to \$69,999	9 0.4%	599 1.9%	1,253 1.7%
Home Values \$25,000 to \$49,999	32 1.3%	850 2.7%	2,471 3.3%
Home Values Under \$25,000	31 1.3%	2,195 7.1%	6,482 8.5%
Owner-Occupied Median Home Value	\$249,811	\$219,864	\$231,606
Renter-Occupied Median Rent	\$1,085	\$1,019	\$1,016
<b>Transportation To Work (2020)</b>			
Drive to Work Alone	2,760 78.5%	44,048 77.2%	112,780 77.3%
Drive to Work in Carpool	219 6.2%	5,378 9.4%	14,577 10.0%
Travel to Work by Public Transportation	41 1.2%	906 1.6%	2,032 1.4%
Drive to Work on Motorcycle	48 1.4%	288 0.5%	734 0.5%
Walk or Bicycle to Work	91 2.6%	796 1.4%	2,072 1.4%
Other Means	72 2.1%	663 1.2%	1,924 1.3%
Work at Home	285 8.1%	4,956 8.7%	11,765 8.1%
<b>Travel Time (2020)</b>			
Travel to Work in 14 Minutes or Less	664 18.9%	11,040 19.4%	27,834 19.1%
Travel to Work in 15 to 29 Minutes	903 25.7%	17,197 30.2%	48,741 33.4%
Travel to Work in 30 to 59 Minutes	740 21.0%	15,229 26.7%	43,406 29.8%
Travel to Work in 60 Minutes or More	183 5.2%	3,235 5.7%	8,418 5.8%
Average Minutes Travel to Work	20.7	23.2	24.0

