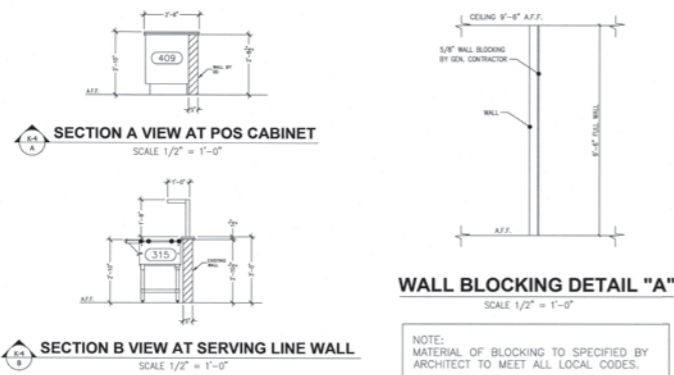
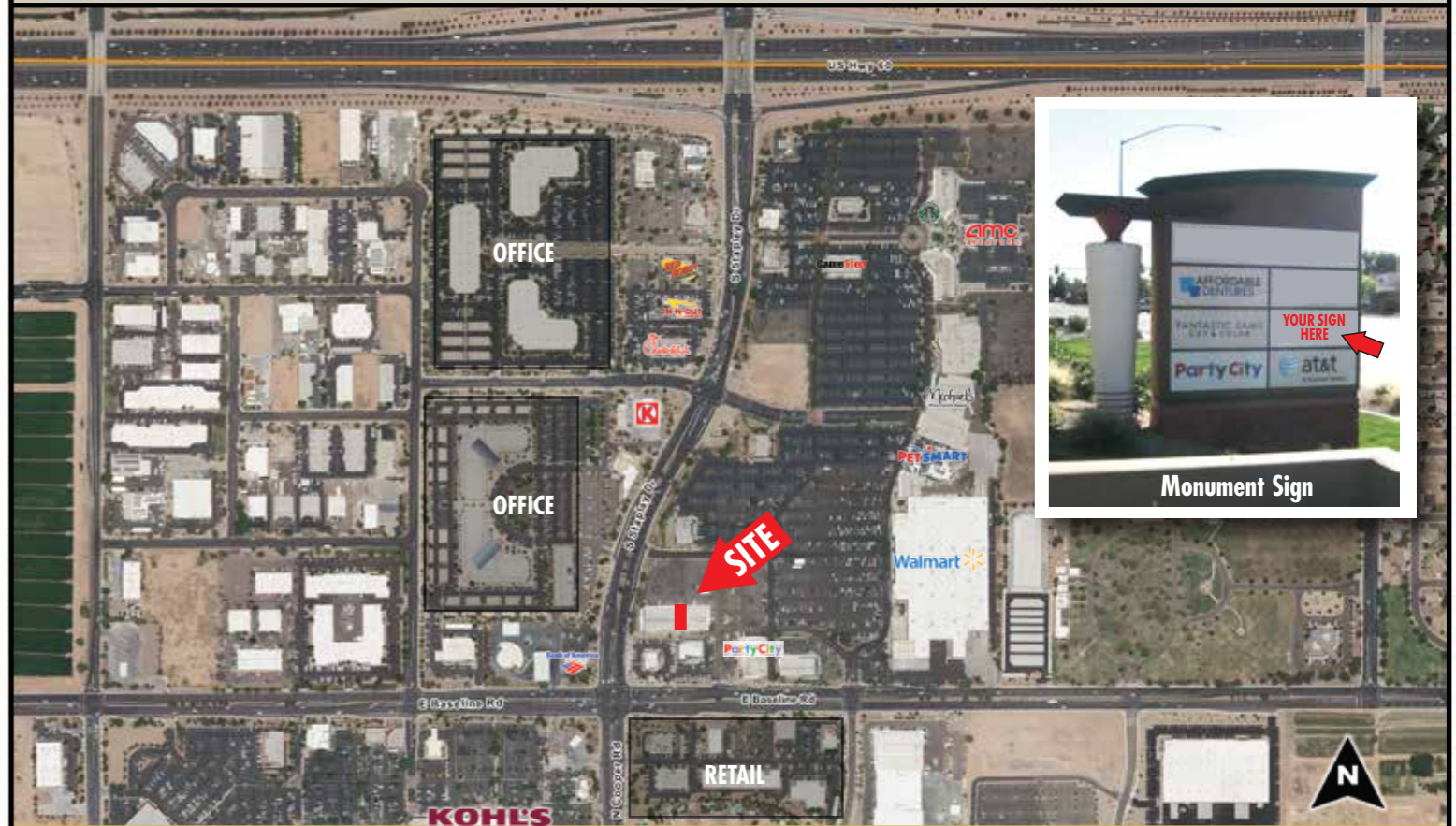


MESA GRAND SHOPPING CENTER / Northeast Corner of Stapley Dr & Baseline Rd, Mesa, Arizona

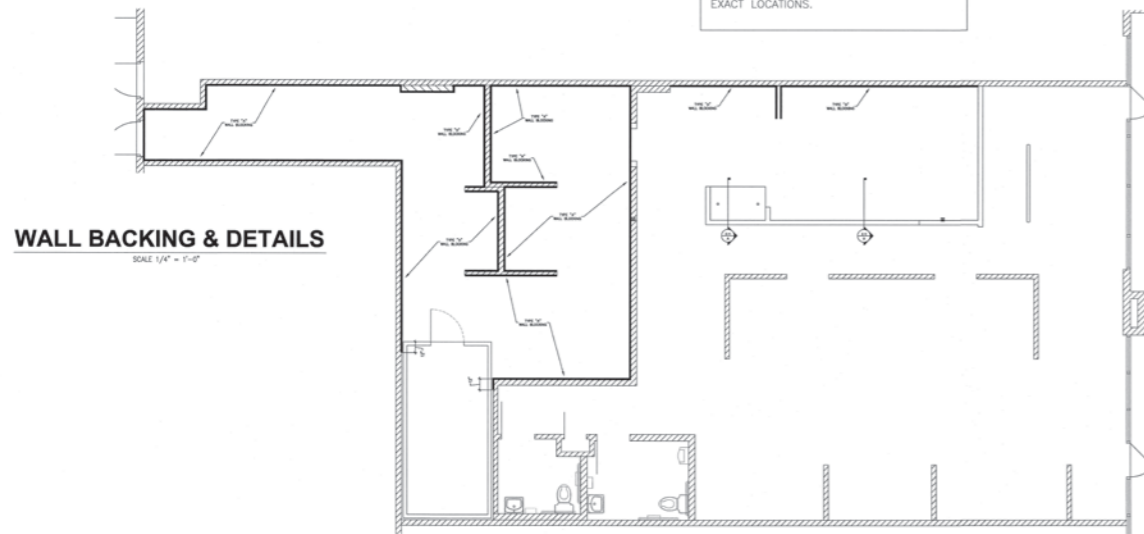
2,615 SF FORMER RESTAURANT SPACE FOR SUBLEASE

MESA GRAND SHOPPING CENTER / Northeast Corner of Stapley Dr & Baseline Rd, Mesa, Arizona

ASKING RATE \$18.00 PSF* NNN (Substantially lower than other spaces for lease in the Center and surrounding Trade Area)



NOTE:
MATERIAL OF BLOCKING TO SPECIFIED BY ARCHITECT TO MEET ALL LOCAL CODES. REFER TO ARCHITECTURAL WALL AND FLOOR FINISHES PLAN FOR SPECIFICATIONS AND EXACT LOCATIONS.



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2020)	9,921	155,945	432,839
Projected Population (2025)	10,799	170,010	471,556
Estimated Avg. Household Income (2020)	\$108,709	\$78,824	\$80,793
Projected Avg. Household Income (2025)	\$122,839	\$88,329	\$90,507
Average Household Size (2020)	2.81	2.89	2.68
Total Daytime Employees (2020)	10,388	65,333	142,972
Median Age (2020)	32.9	33.0	35.1

TRAFFIC COUNTS (2020 SitesUSA)

Stapley Drive	42,551
Baseline Road	37,985
Total Cars Per Day	80,536



DE RITO PARTNERS, INC

For further information contact:

MOREY FISCHEL

(602) 553-2925

morey.fischel@derito.com

* [Rent will be subsidized by existing tenant]

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Scottsdale, AZ 85250
o. 480.834.8500 | f. 602.381.1981
www.derito.com

PROJECT HIGHLIGHTS

- Major Trade Area just South of US 60 Freeway
- Power center includes the following iconic brands:
Walmart, Party City, Michaels, PETSMART, AMC THEATRES.
- Intersection includes:
KOHLS, STAPLES, ROSS DRESS FOR LESS
- Five (5) years of base term remaining (with two (2) five (5) year options)
- Former restaurant space with restrooms and walk-in cooler
- Monument signage included

DE RITO PARTNERS, INC

