

FOR LEASE

# The Village at Augusta Ranch

SEC OF BASELINE AND ELLSWORTH ROADS, MESA, AZ

RETAIL

## ALBERTSONS ANCHORED CENTER



### PROPERTY INFO.

- + Shadow-anchored by busy Albertsons grocery store
- + Shop Space Available:  $\pm 1,052$  to  $\pm 3,052$  SF
- +  $\pm 2,000$  SF built-out pizza restaurant available
- + Mix of national and local tenants
- + High quality construction with great curb appeal
- + Synergy and traffic draw from neighboring McDonald's, Valero, Taco Bell, and Starbucks
- + Easy access from US 60 & 202 San Tan Freeway
- + 97,222 people in a 3 miles radius with an average household income of \$71,976

### Demographics

	1 mile	3 miles	5 miles
2018 Population	12,270	97,222	215,299
2023 Population	12,988	105,718	234,500
Daytime Population	9,392	74,161	180,876
Households	4,796	37,365	82,793
Avg. HH Income	\$80,450	\$71,976	\$73,557

Source: ESRI 2018

### CONTACT US

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Traffic Counts Source: MPSI 2014

9221 & 9303 EAST BASELINE ROAD, MESA, AZ, 85209

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## CURRENT TENANTS:

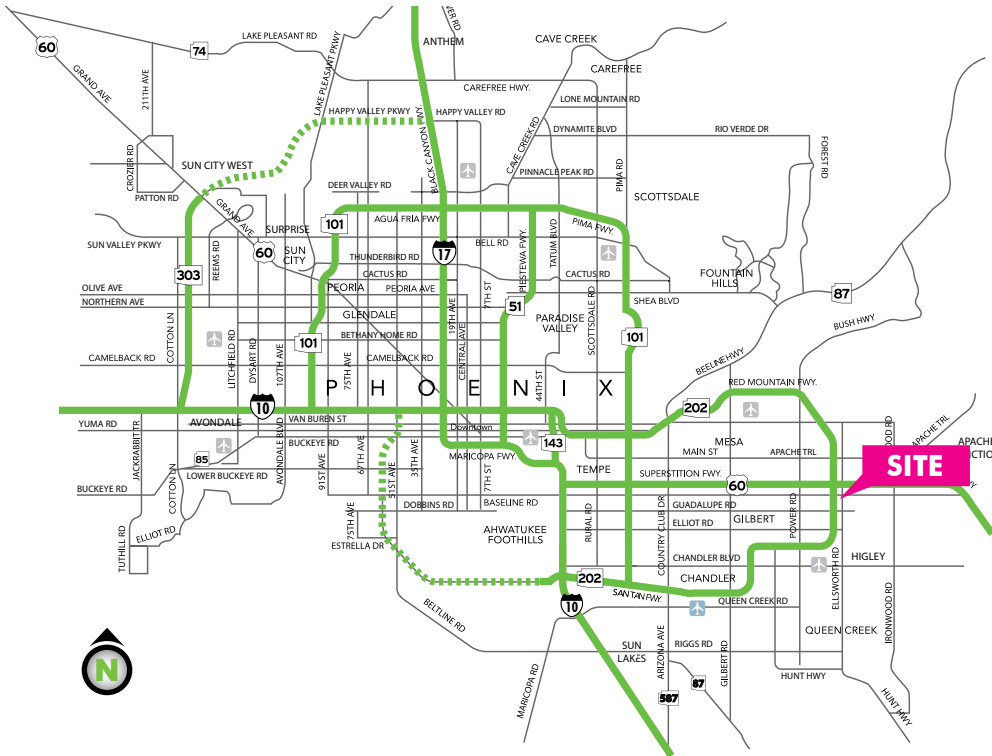
SUITE	TENANT	±SF
A101	<b>VACANT</b> Built-Out Pizza Restaurant	<b>2,000</b>
A102	<b>VACANT</b>	<b>1,052</b>
A103	Mathnasium	1,100
A104	Subway	1,448
A106	<b>VACANT</b>	<b>1,211</b>
A108	American Family	1,241
A109	Hair Studio	1,230
A110	Nail Club	1,241
B100	UPS Store	1,578
B102	Supercuts	1,502
A111	Dentist	1,742
A112	Mexican Restaurant	1,002
B101	Karate Studio	2,384
B102	Chen's Chinese	1,572
B103/104	Karate Studio	2,384
B105	Rural Metro	1,073
B106	Carousel Cleaners	2,156

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NOT TO SCALE



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