

Mountain Vista Business Center



Drone Flyover Video

10153 & 10165 E Hampton Ave
Mesa, Arizona 85209

NAIHorizon

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Mountain Vista Business Center

Property & Location Highlights

- 2 Building 48,084 SF Flex Office/Industrial Project
- Adjacent to Mountain Vista Medical Center/Hospital Campus
- 4.5/1,000 SF overall parking ratio
- 10' x 12' grade level doors
- 24' clear height
- Freeway visibility/signage with over 180,000 VPD
- Each unit has mezzanine space
- Zoning L-1, City of Mesa
- Located within the rapidly growing East Mesa submarket
- Marriott hotel under construction next door
- US-60 & Crismon Rd exit
- Previous approved plans for 2 two-story ±34,128 SF medical buildings on 2 PADs



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Demographics Highlights



203,210 People in a 5-Mile Radius



1,425 Housing Permits Issued within the Past Year (5-Mi Radius)



\$84,386 Average Household Income in a 1-Mile Radius



Population Growth 2010-2017
1 Mile - 12.40%
3 Mile - 10.39%
5 Mile - 12.29%



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Property *Availabilities*

10153 E Hampton Ave

Suite 106

10,660 SF

(Space includes an additional 2,628 SF of Mezzanine space that is not charged for a total of 13,288 SF)

Suite 106 is a fully built out, church/worship/religious facility with a certificate of occupancy. The space is move in ready with seating up to 250 people. Church pews and stage is included. Suite also includes large reception, meeting area, classrooms, nursery, breakroom, restrooms. With some minor changes space can be converted to a traditional flex/office space.



\$0.92/SF, Modified Gross

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Property Availability

10165 E Hampton Ave

Fully
Leased!



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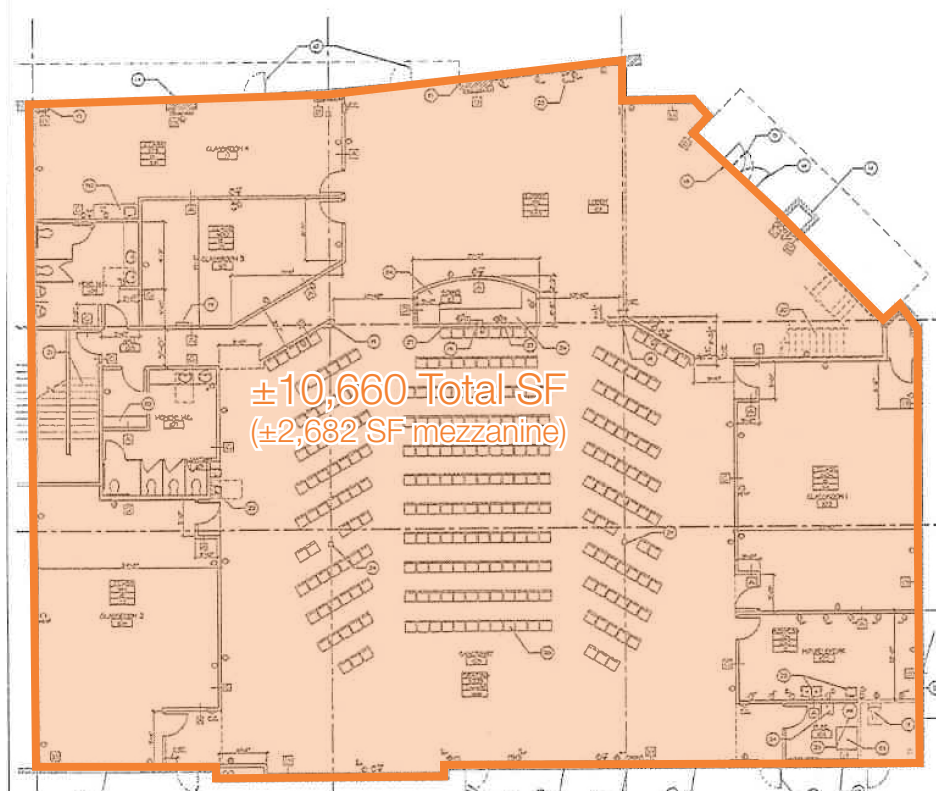
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Floor Plan

10153 E Hampton Ave

SUITE 106



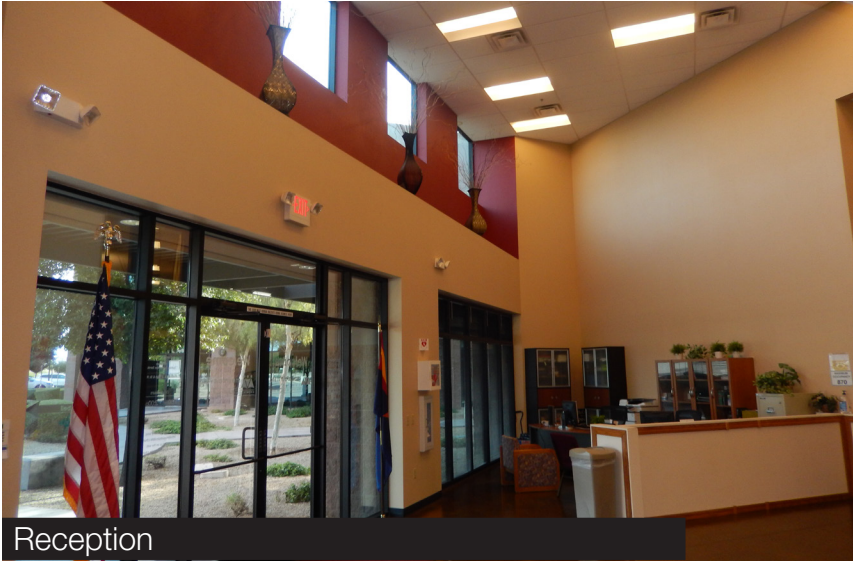
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Additional Photos



Reception



Reception/Gathering



Worship Area



Worship/AV

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Additional Photos



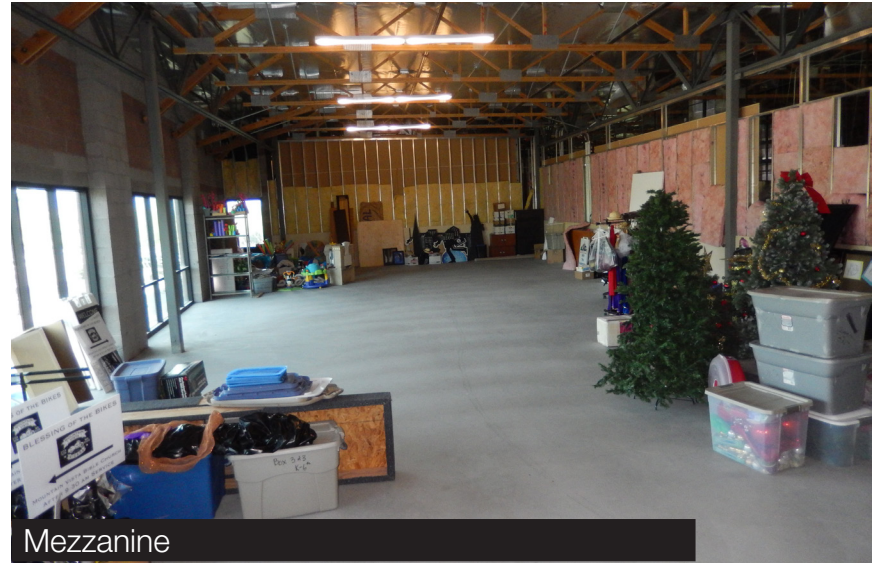
Nursery



Classroom



Kitchen/Prep



Mezzanine

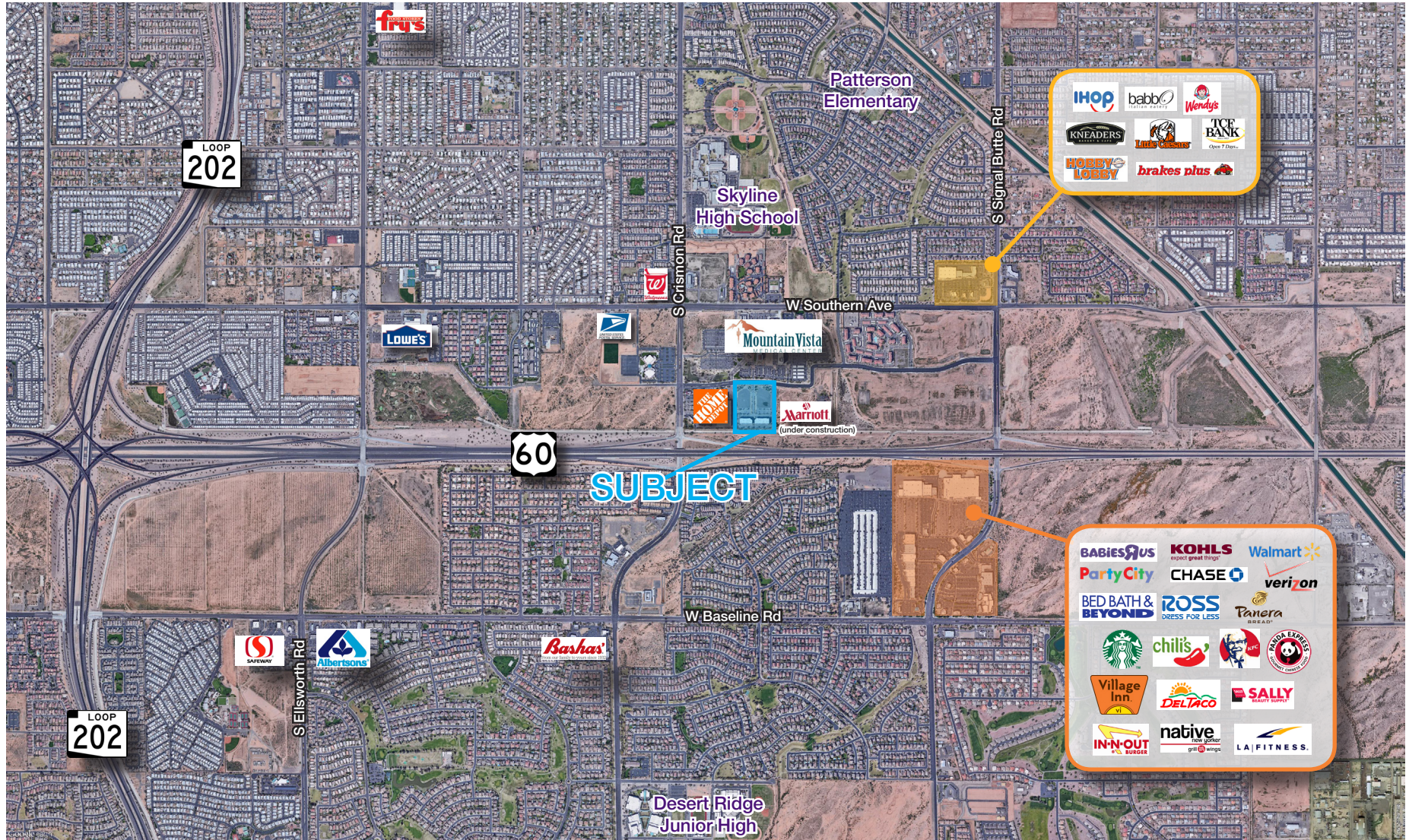
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Site Aerial



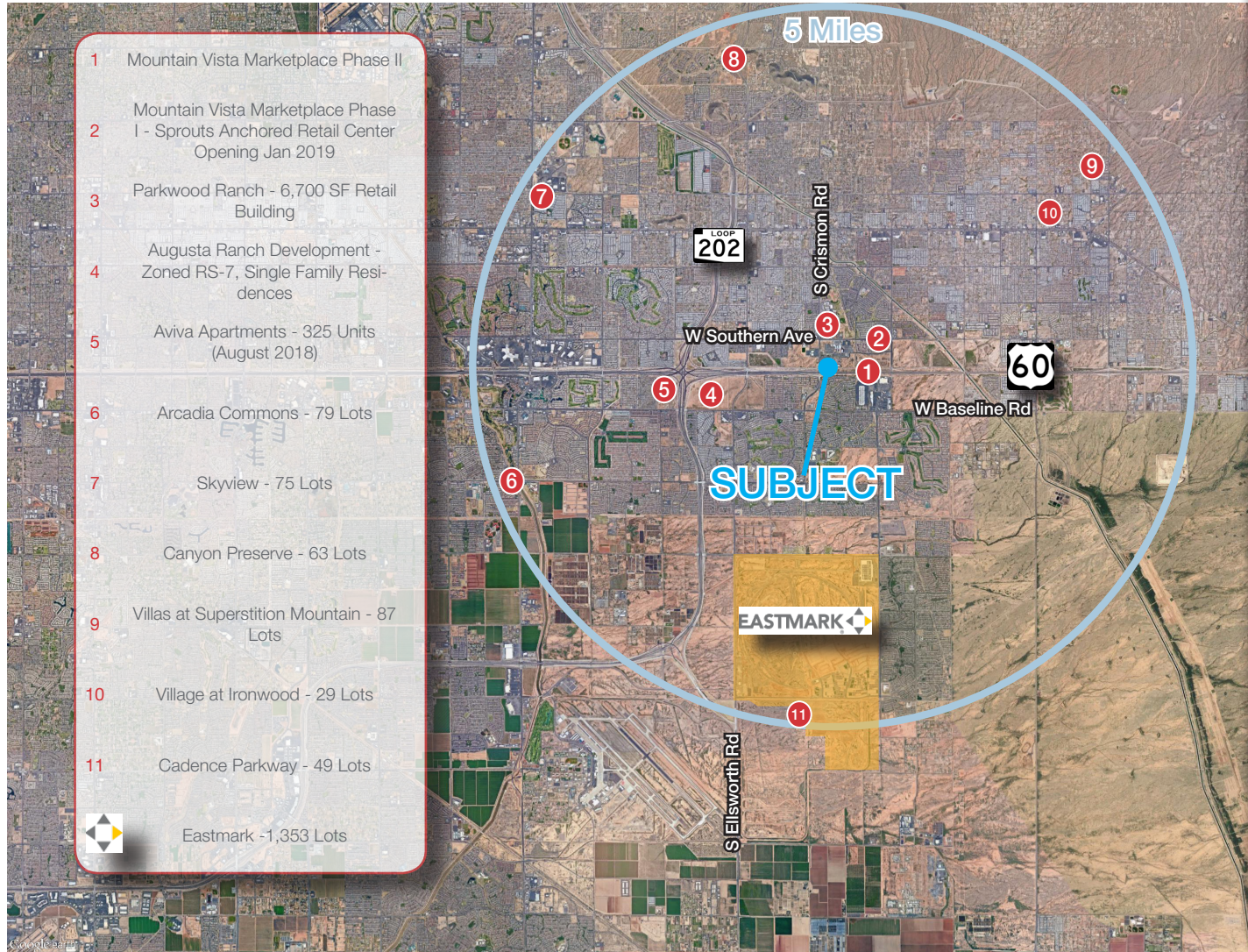
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Development Aerial



PHX East Valley

The PHX East Valley is home to both endless opportunity and substantial growth. Our region is composed of six communities which hosts approximately 750,000 jobs. If you look deeper, that's 42% of the entire workforce in the Metro-Phoenix area.

With a current population of 1.2 million, by 2020 the PHX East Valley will be home to more than 1.4 million residents, making this region of the Southwest a prime location for companies looking to eventually relocate and expand.

Economic growth often depends on our physical infrastructure which is outstanding. With immediate access to three of the world's largest economies (California, Texas, and Mexico)—the PHX East Valley's interstates, freeways, and railroads connect to major markets reaching nearly 65 million people within a day's commute. This makes market access very convenient for business growth."

Source: PHXEastValley.org

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