

Southeast Corner of Sossaman Rd & Guadalupe Rd - Mesa, Arizona



AVAILABILITY

A101	1,998 SF	CAN BE COMBINED UP TO 6,743 SF
A103	4,745 SF (DIVISIBLE)	
A110	1,820 SF	CAN BE COMBINED UP TO 4,485 SF
A112	2,665 SF	
B106-B108	4,040 SF	
B110	2,2005 SF	
B111	1,556 SF	
B113	1,300 SF	
PAD 1	20,851 SF - SELL, GL OR BTS	
PAD 2	38,898 SF - SELL, GL OR BTS	



Former Pizza Restaurant

Equipment includes:

3 compartment sink | grease interceptor | mop sink | walk in cooler | prep sink | pizza hood | bar with floor drain

DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2018)	12,044	78,936	230,803
Projected Population (2023)	13,077	85,751	250,821
Estimated Avg. Household Income (2018)	\$96,092	\$84,883	\$82,409
Projected Avg. Household Income (2023)	\$112,035	\$100,411	\$94,421
Average Household Size (2018)	2.67	2.63	2.55
Total Daytime Employees (2018)	2,202	20,194	59,004
Median Age (2018)	42.5	40.0	40.7

TRAFFIC COUNTS (2017 Source: CoStar)

Sossaman Road	9,084
Guadalupe Road	10,888
Total Cars Per Day	19,972



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SHOPS & PADS IN NEWLY RENOVATED MESA SHOPPING CENTER

Southeast Corner of Sossaman Rd & Guadalupe Rd - Mesa, Arizona

SHOPS FROM 1,300 SF UP TO 6,743 SF FOR LEASE / PADS FOR SALE / GROUND LEASE / BUILD TO SUIT

1,556 SF FORMER PIZZA RESTAURANT SPACE AVAILABLE

LEASE RATE AS LOW AS \$12 PSF



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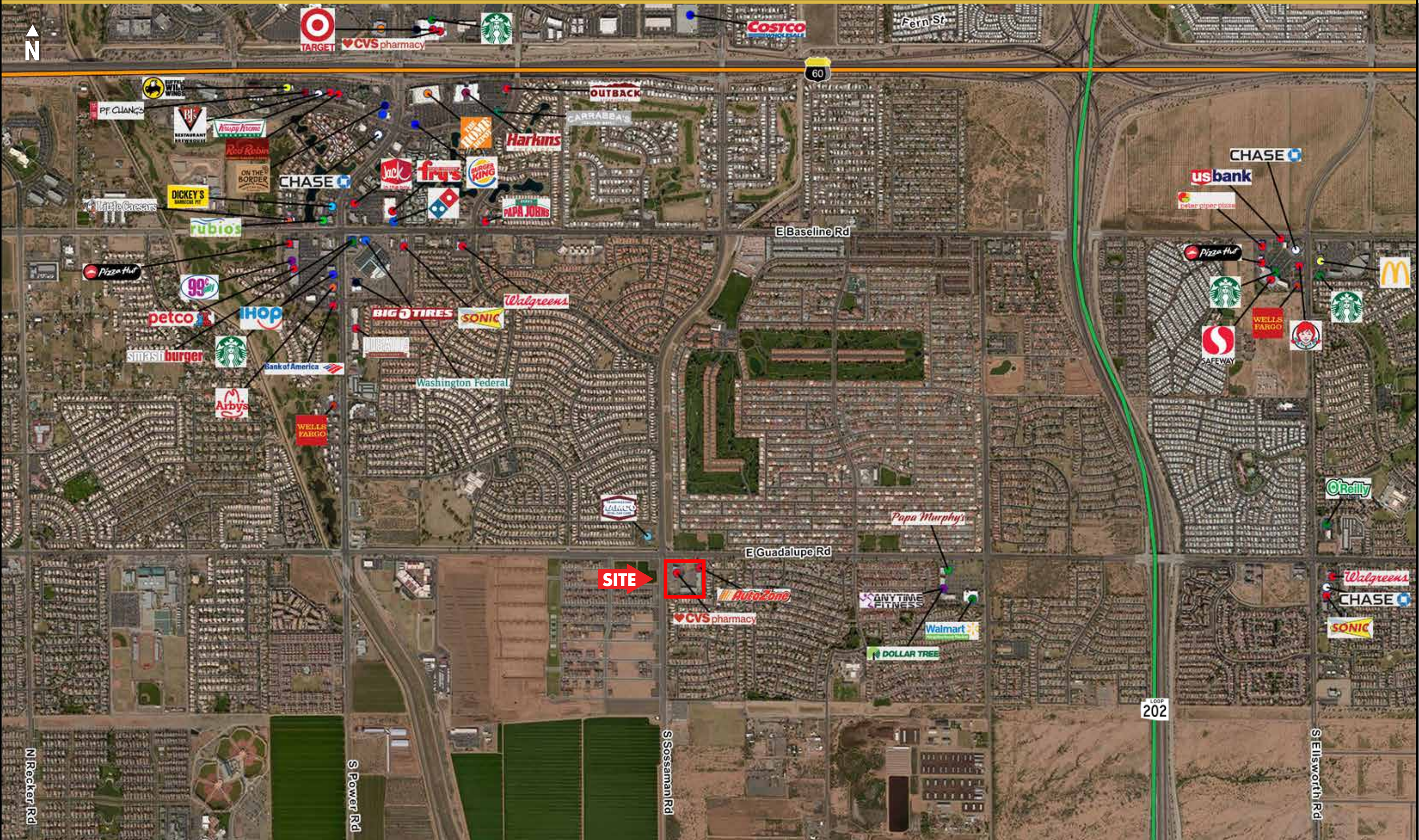
PROJECT HIGHLIGHTS

- Densely populated east Mesa trade area
- Just 1.5 miles from **60** and **202** San Tan freeway
- Monument signage along Sossaman & Guadalupe Roads
- High growth trade area minutes from Eastmark master planned community & Apple's new distribution center
- Perfect for medical, service, retail and restaurant



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