



**AVAILABILITY**

A103	4,745 SF (DIVISIBLE)	} CAN BE COMBINED UP TO 4,485 SF
A110	1,820 SF	
A112	2,665 SF	
B106-B108	4,040 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	

- TAX PREP
- A103 (DIVISIBLE)
- Banner Physical Therapy & Rehabilitation
- PHILLY'S FRESH MEXICAN FOOD
- A110
- A112
- POTENTIAL PATIO AREA
- HAIR SALON
- COMBAT FITNESS RESTAURANT
- B106-B108
- TUMBLING
- B111
- FORMER RESTAURANT
- B113
- SUBWAY



**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 (2019)	13,847	82,709	244,580
Projected Population (2024)	15,063	90,160	266,608
Estimated Avg. Household Income (2019)	\$107,152	\$88,074	\$86,426
Projected Avg. Household Income (2024)	\$122,874	\$98,670	\$97,114
Average Household Size (2019)	2.70	2.62	2.55
Total Daytime Employees (2019)	1,324	20,699	60,464
Median Age (2019)	42.7	40.6	40.9

**TRAFFIC COUNTS** (2019 Source: SitesUSA)

Sossaman Road	10,727
Guadalupe Road	12,638
<b>Total Cars Per Day</b>	<b>23,365</b>



**DE RITO PARTNERS, INC**

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

**SHOPS & PADS IN NEWLY RENOVATED MESA SHOPPING CENTER**

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

SHOPS FROM 1,300 SF UP TO 4,743 SF FOR LEASE / PADS FOR SALE / GROUND LEASE / BUILD TO SUIT

1,556 SF FORMER PIZZA RESTAURANT SPACE AVAILABLE



For further information contact:

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**PROJECT HIGHLIGHTS**

- Just 1.5 miles from **60** and **202** San Tan freeway
- 1/2 mile from the planned 87 acre Google Data Center
- 1 mile from the dynamic Elliot Road Technology Corridor and its employment base
- 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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# DE RITO PARTNERS, INC





**SUPERSTITION  
SPRINGS CENTER**

**MESA  
PAVILIONS  
NORTH**

**CASA MIA  
SUBDIVISION**

**DESERT  
SANDS**

**SUPERSTITION  
SPRINGS**

**ARIZONA  
ESPIRIT II**

**SUNLAND  
VILLAGE EAST  
(2,437 HOMES)**

**LESUEUR  
ESTATES**

**LEGACY ESTATES  
MORRISON RANCH  
DEVELOPMENT  
(200 HOMES)**

**BOULDER CREEK**

**EASTRIDGE  
(938 HOMES)**

**SITE**