

FOR LEASE

PRIME EAST MESA RETAIL DEVELOPMENT

10663 E SOUTHERN AVE
MESA, AZ 85208



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COMMERCIAL REAL ESTATE

TCN
SOUTHWESTERN
REAL ESTATE SERVICES

PROPERTY DETAILS

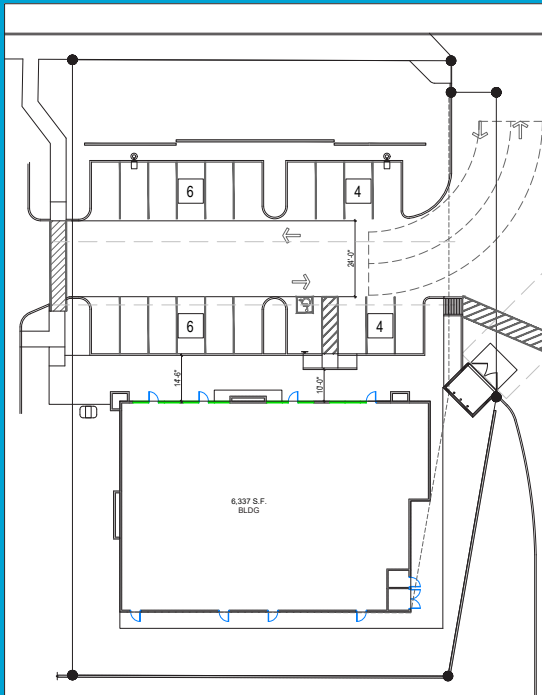
LEASE RATE	Call for Details
BUILDING SIZE	±1,400 - ±6,300 SF
AVAILABLE	±1,400 - ±6,300 SF
LOT SIZE	±25,296 SF
PARCEL	220-81-996B
ZONING	LC, City of Mesa
PARKING	22 Spaces



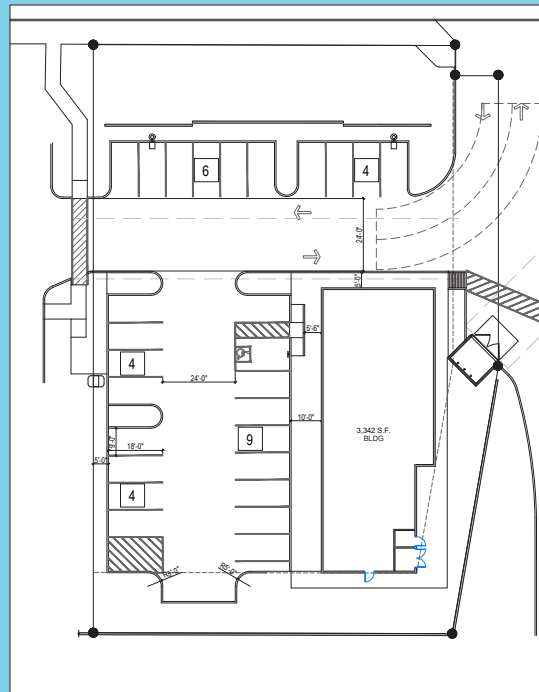
PROPERTY HIGHLIGHTS

- Prime east Mesa Retail development with excellent visibility and strong daily traffic along Southern Ave
- Located adjacent to Sprouts and close proximity to Medina Station
- Minutes to US-60 with quick access to Mesa, Gilbert and broader East Valley
- High visibility Southern Ave frontage with easy access
- Surrounded by established residential with continued development nearby

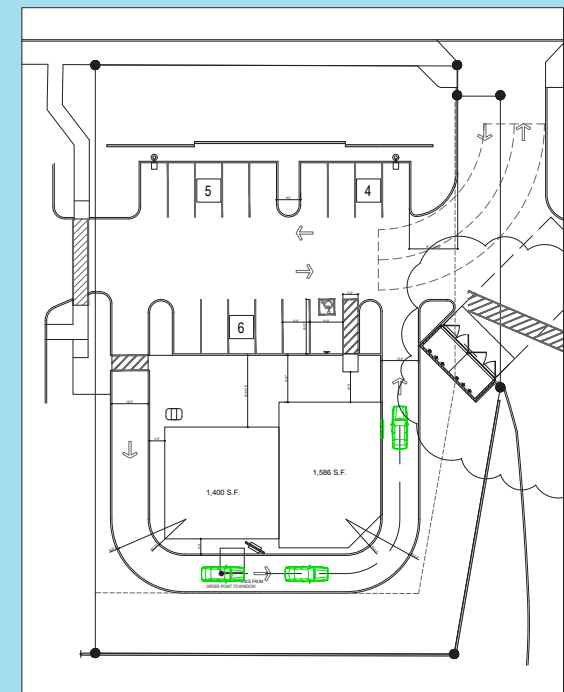
OPTION 1



OPTION 2



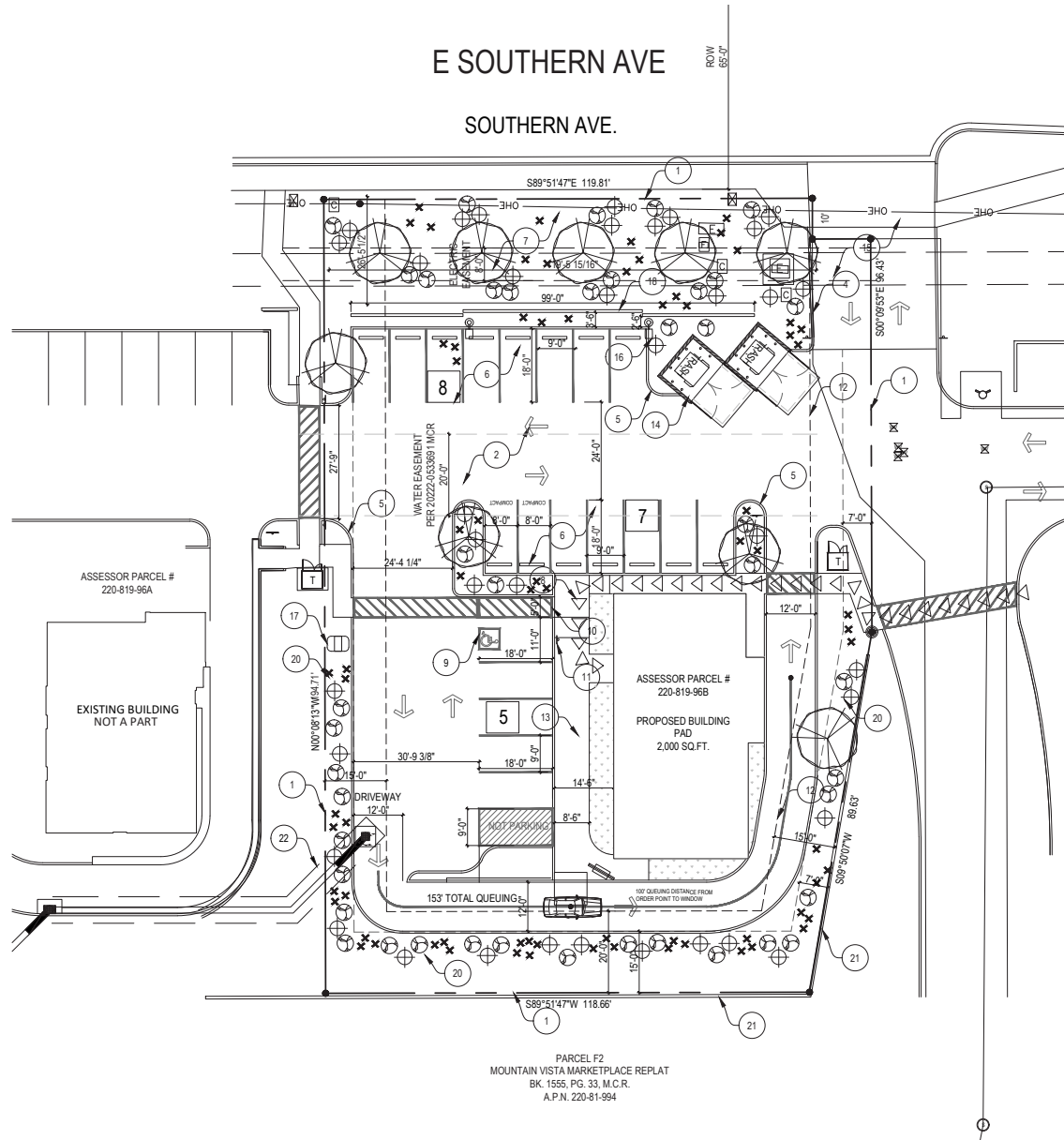
OPTION 3



PROPERTY RENDERINGS



SITE PLAN



MEDINA STATION DEVELOPMENT

Medina Station is a major new 64.5-acre mixed-use development underway in East Mesa at the southeast corner of Signal Butte Road and Southern Avenue. Anchored by national retailers Target and Dick's Sporting Goods, the project will create approximately 300,000 square feet of retail, restaurant, and service space alongside a substantial multifamily residential component.



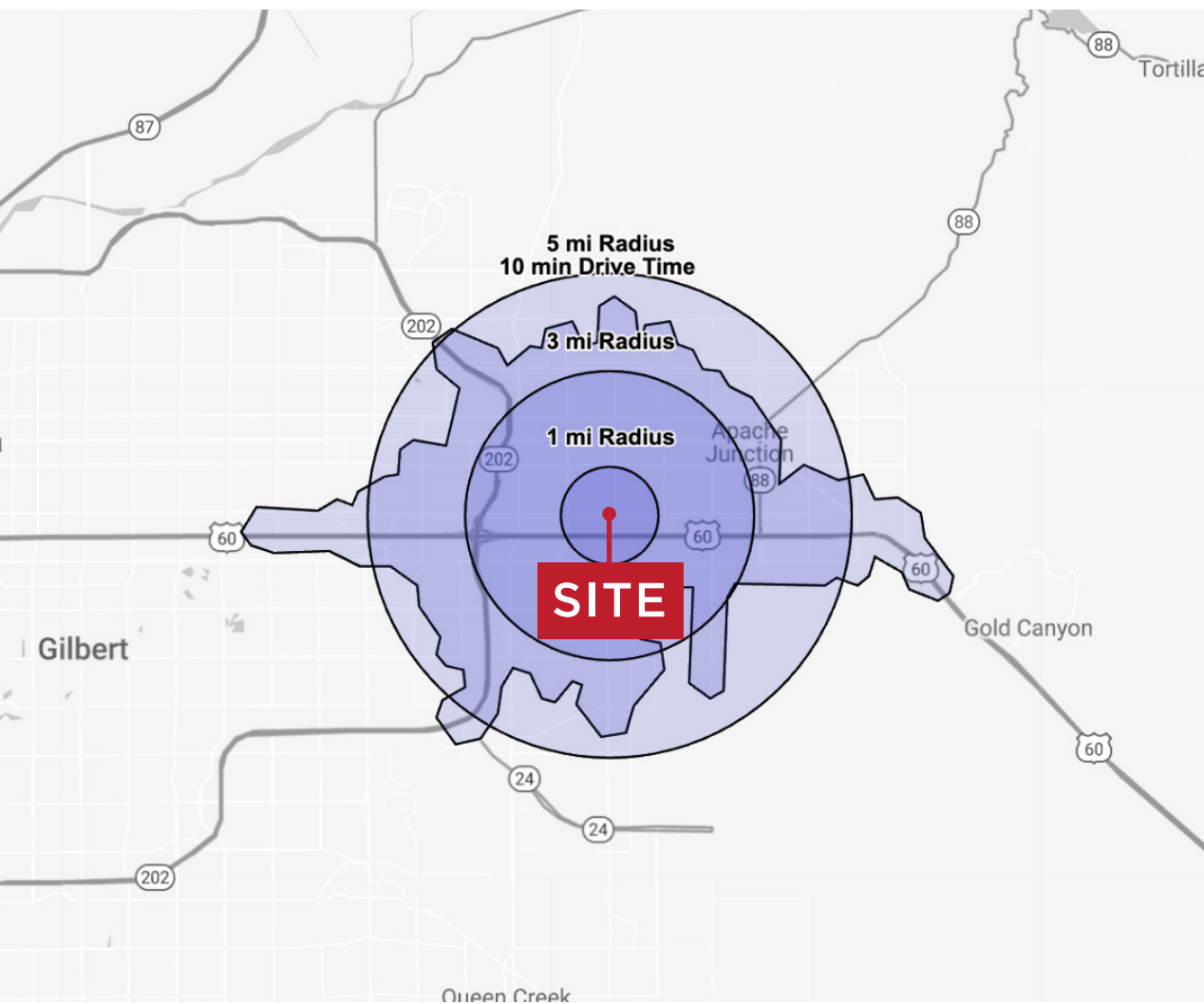
AERIAL OVERVIEW



AERIAL OVERVIEW



DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	9,969	101,139	215,028
2029	10,825	113,476	242,379

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	3,566	40,451	84,353
2029	3,887	45,595	95,504

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$93,529	\$80,318	\$87,738

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$323,850	\$274,343	\$45,731

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	3,217	16,230	34,748

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	555	2,170	4,384

MESA CITY OVERVIEW

Mesa is the third-largest city in Arizona and a key economic driver within the Greater Phoenix Metro. Strategically positioned in the East Valley, Mesa offers a business-friendly environment, a growing and diverse population, and direct access to major transportation corridors. The city continues to attract corporate investment, advanced manufacturing, aerospace, healthcare, and technology users, making it a compelling market for commercial real estate growth and long-term stability.

WHY MESA WORKS

- Prime East Valley location with access to Loop 202, Loop 101, US-60, and I-10
- Dual-airport proximity via Sky Harbor and Phoenix-Mesa Gateway
- Diverse economic base including aerospace, manufacturing, healthcare, and tech
- Strong labor pool supported by ASU and regional colleges
- Business-friendly environment with competitive costs and incentives
- Continued population growth driving commercial demand



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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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