



MULTI-TENANT SHOPS AT MEDINA STATION

TARGET ANCHORED POWER CENTER

S SIGNAL BUTTE RD & E SOUTHERN AVE, MESA, AZ



FIVE GUYS
BURGERS and FRIES

CAFÉ
ZUPAS



TARGET

 **SIMON CRE**
BROCHURE

EXECUTIVE SUMMARY



±7,500

TOTAL SQFT



\$6,978,000

PURCHASE PRICE



2026

NEW CONSTRUCTION

*For CAP Rate & NOI Contact Broker

- Multi-Tenant Shops | Net Lease
- 10-12 Year Leases | 2026 Construction
- Target Anchored Power Center
- Rental Increases To Hedge Against Inflation

Strong Demographics Backed by Affluent Growth

The surrounding trade area includes more than 220,000 residents within a five-mile radius, complemented by average household incomes exceeding \$111,607 within one mile providing a strong, affluent customer base that supports long-term retail performance.

Positioned in the Path of Major Residential Growth

Located within a rapidly expanding corridor, the site is adjacent to a proposed 473-acre master-planned community by Lennar Homes and more than 815 planned multifamily units, bringing a significant wave of new rooftops and long-term consumer demand directly to the trade area.

Premier Position at the US-60 & Signal Butte Interchange

Strategically located between the established Superstition Gateway center and a newly developed Sprouts-anchored shopping center, this high-visibility site benefits from strong traffic along US-60 and Signal Butte Road while serving one of Mesa's fastest growing retail corridors.



SUBJECT PROPERTY



CENTER SITE PLAN

SOUTHERN AVE

MULTI-FAMILY
353 UNITS

MULTI-FAMILY
276 UNITS


UNDER CONSTRUCTION
OPENING 10/2026

BOOT BARN

DICK'S
SPORTING GOODS
MAJOR B
82,300 SF TOTAL
(2-STORY)

SHOPS E
15,000 SF

NATIONAL
QSR USER

OHSO
BREWERY + DISTILLERY

BROOKLYN
BEDDING

AMERICA'S
BEST

EST. 1999

SHOPS A
11,610 SF

PAD C
5,509 SF

PAD E
3,000 SF

PAD D
7,024 SF

PAD G
5,600 SF

PAD F
5,500 SF

PAD H
5,500 SF

REGIONAL CREDIT
UNION

PAD A
5,500 SF
BANK

NATIONAL
QSR USER

AT LEASE
NATIONAL
CHICKEN QSR

PAD B
3,060 SF

SHOPS C
5,168 SF
W/DRIVE THRU

CAVA

PAD J
6,250 SF
DRIVE THRU

SHOPS D
7,300 SF

PAD I
4,476 SF
BANK

25' FLAG POLE

SHOPS F
7,560 SF

PAD M
3,350 SF
DRIVE THRU

SITE

SIGNAL BUTTE RD

HANDEL'S
Zara Nail
MISSION BBQ

usbank

FIVE
GUYS

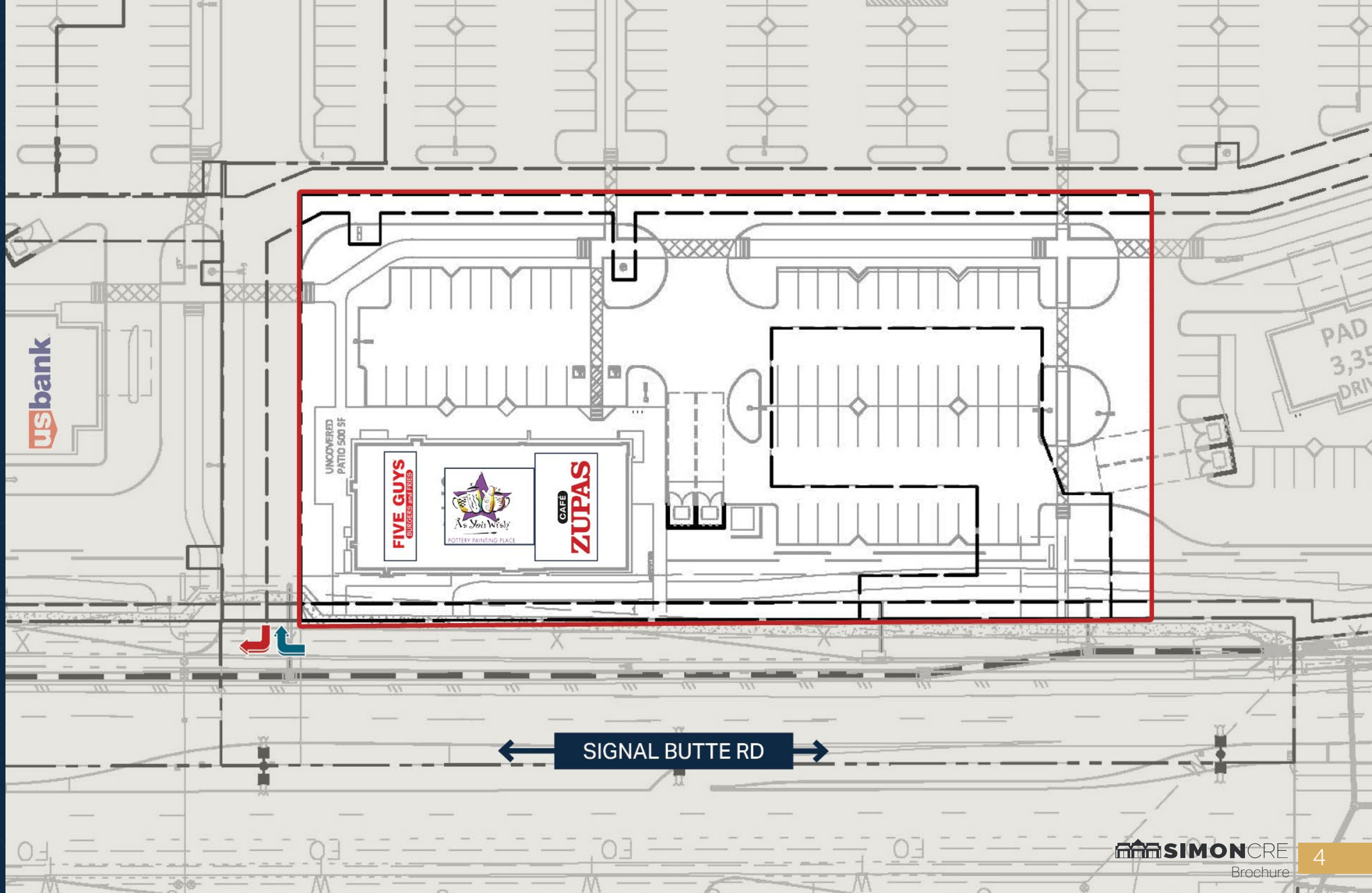
As Seen
W/

CAFE
ZUPAS

SIMON CRE



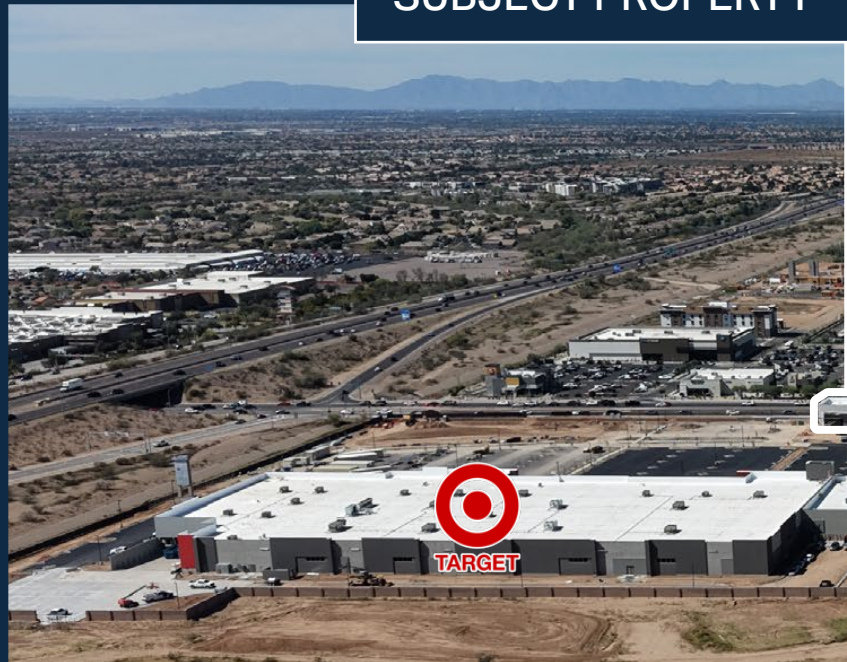
BUILDING SITE PLAN



SITE OBLIQUES



SUBJECT PROPERTY



LOCATION AERIAL



FIREHOUSE SUBS

Little Caesars

SIGNAL BUTTE RD
± 31,448 VPD

DOLLAR TREE

HOBBY LOBBY

Gentle Dental

Hungry Howies

DUNKIN' Walgreens

QT

SONIC

Wendy's

KNEADERS BAKERY & CAFE

IHOP

K

Starbucks

CHRIST'S CHURCH OF THE VALLEY

SUPER STAR CAR WASH

SAJAD AND GO

BURGER KING

SPROUTS FARMERS MARKET

Andy's Frozen Custard

Quick Quack CAR WASH

McDonald's

MEDINA STATION

SITE

DICK'S SPORTING GOODS

BOOT BARN

SHERWIN WILLIAMS

DUTCH BROS CAFE

Jack In the box

POPEYES

THE HOME DEPOT

BR

CYCLEBAR

FirstWatch The Daytime Cafe

E55 FITNESS

Cane's CHICKEN FINGERES

WHATABURGER

US 60

± 93,455 VPD

US 60

STATE LAND AUCTION

BIG TIRES

OLD NAVY Total Wine

Walmart Supercenter

KFC

CHARLEYS PHILLY STEAKS

nektar JUICE BAR

SEPHORA

crumbl cookies

MOD

PANDA EXPRESS CHINESE KITCHEN

ROSS DRESS FOR LESS

five BELOW

PET SMART

GNC LIVE WELL

ME ULTA BEAUTY

Michaels Marshalls

Panera BREAD

COLD STONE CREAMERY

FAMOUS footwear

MATTRESS FIRM

SALLY BEAUTY verizon

ExtraSpace Storage

SMOOTHIE KING

BR

Logos for: AMC, SUBWAY, PACIFIC DENTAL SERVICES, CHIPOTLE MEXICAN GRILL, STARBUCKS COFFEE, Village Inn, LA FITNESS, Shell, INN-OUT BURGER, Sport Clips, elements massage, T, Chevron

Walgreens

Jersey Mike's SUBS

PNC

Banner Health
BAYWOOD MEDICAL CENTER

FOUNTAIN OF THE SUN COUNTRY CLUB

± 93,746 VPD

SIGNAL BUTTE RD
± 31,448 VPD

SUPERSTITION SPRINGS CENTER

- JCPenney
- SEPHORA
- PACSUN
- TILLYS
- Foot Locker
- The Cheesecake Factory
- Dillard's
- macy's
- TJ-maxx
- HOLLISTER CALIFORNIA
- ULTA

- PET SMART
- WinCo FOODS
- STARBUCKS COFFEE

- SUPER STAR CAR WASH
- SAJAD AND GO
- Firestone
- THE HOME DEPOT
- Cane's
- SPROUTS FARMERS MARKET
- Quick Quack CAR WASH
- McDonald's
- EoS FITNESS
- FirstWatch The Daytime Café
- CYCLEBAR
- WHATABURGER
- BR
- Culver's
- BURGER KING
- Jack In the box
- Andy's Frozen Custard
- POPEYES

MEDINA STATION

SITE

US 60

± 93,455 VPD

US 60

- NISSAN
- INFINITI
- LEXUS
- MAZDA

- Krispy Kreme DOUGHNUTS
- BJ's
- Red Robin GOURMET BURGERS & BEERS RESTAURANT BREWHOUSE
- P.F. CHANG'S

AUGUSTA RANCH GOLF CLUB

- OLD NAVY
- Walmart Supercenter
- SEPHORA
- KOHL'S
- ROSS DRESS FOR LESS
- GNC LIVE WELL
- Panera BREAD
- MATTRESS FIRM
- KFC
- Total Wine
- CHARLEYS BULLY STEAKS
- nékter JUICE BAR
- CHIPOTE MEXICAN GRILL
- MOD
- crumbl cookies
- PET SMART
- Michael's
- Marshall's
- FAMOUS footwear
- verizon
- AMC
- STARBUCKS COFFEE
- PANDA EXPRESS CHINESE KITCHEN
- REDDI BUDS
- IN-N-OUT BURGER
- Village Inn

SUPERSTITION SPRINGS ELEMENTARY SCHOOL

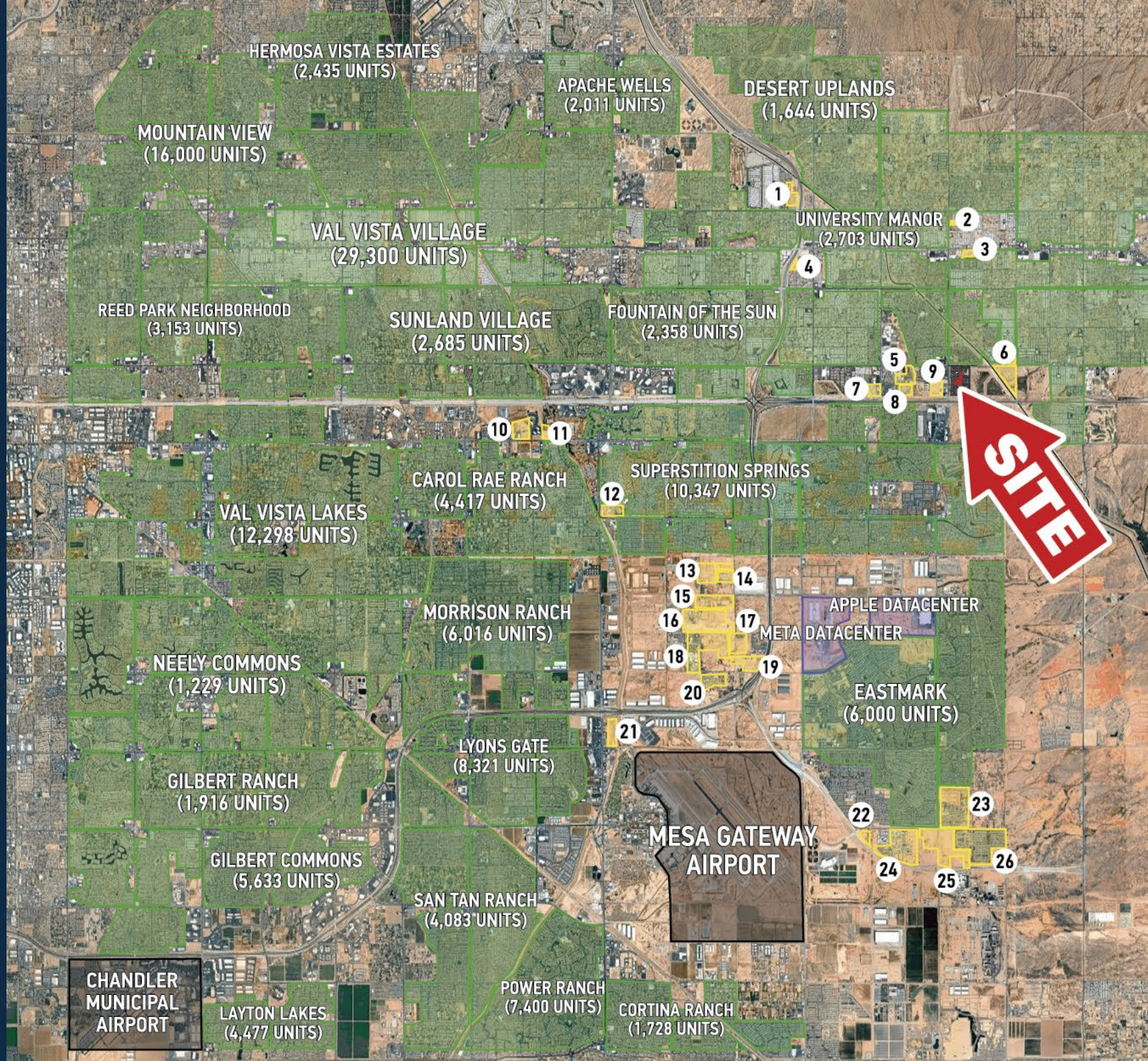
AUGUSTA RANCH ELEMENTARY SCHOOL

DESERT RIDGE HIGH SCHOOL

LOOP 202



RESIDENTIAL GROWTH



- EXISTING RESIDENTIAL
 - FUTURE RESIDENTIAL
- 1 - SINGLE FAMILY (90 UNITS)
 - 2 - MULTI-FAMILY (47 UNITS)
 - 3 - SINGLE FAMILY (37 UNITS)
 - 4 - MULTI-FAMILY (33 UNITS)
 - 5 - HAMPTON TOWNHOMES (31 UNITS)
 - 6 - SOLTERRA AT MERIDIAN (326 UNITS)
 - 7 - THE LINCOLN (128 UNITS)
 - 8 - MOUNTAIN VISTA (256 UNITS)
 - 9 - THE ONE AT MOUNTAIN VISTA (345 UNITS)
 - 10 - MILLENIUM SUPERSTITION SPRINGS (394 UNITS)
 - 11 - ZEN ON RECKER (76 UNITS)
 - 12 - PARK NORTH (78 UNITS)
 - 13 - HAWES CROSSING VILLAGE 1 (355 UNITS)
 - 14 - HAWES CROSSING VILLAGE 1 PHASE 2 (106 UNITS)
 - 15 - HAWES CROSSING MIXED USE PHASE 1 (419 UNITS)
 - 16 - HAWES CROSSING VILLAGE 2 (600 UNITS)
 - 17 - HAVEN AT HAWES (250 UNITS)
 - 18 - HAWES CROSSING VILLAGE 6 (267 UNITS)
 - 19 - HAWES CROSSING VILLAGE 5 (282 UNITS)
 - 20 - HAWES CROSSING VILLAGE 4 (260 UNITS)
 - 21 - PARK PLACE AT GALLERY PARK (305 UNITS)
 - 22 - SILVER VALLEY APARTMENTS (302 UNITS)
 - 23 - LA MIRA (344 UNITS)
 - 24 - AVALON CROSSING (650 UNITS)
 - 25 - DESTINATION AT GATEWAY WEST (145 UNITS)
 - 26 - DESTINATION AT GATEWAY EAST (278 UNITS)

CHANDLER MUNICIPAL AIRPORT

MESA GATEWAY AIRPORT

APPLE DATACENTER
META DATACENTER

FIVE GUYS®

“Refreshingly Real”

Of Locations ±1800

Five Guys is a globally recognized fast-casual burger brand known for its made-to-order hamburgers, hand-cut fries, and commitment to fresh, high-quality ingredients. Founded in 1986, the company has grown to 1,800+ locations worldwide across 20+ countries, building a loyal customer base and strong brand recognition. Five Guys generates over \$2.5 billion in annual system wide sales, supported by a simple menu and efficient operating model that drives consistent traffic. With its international presence, premium positioning, and proven performance, Five Guys is a highly desirable restaurant tenant with durable demand and long-term investment appeal.

For more information visit [tenant website](#)



“Come Create Memories With Us”

Of Locations ±8

As You Wish Pottery Painting Place is a creative, family-friendly studio concept offering paint-your-own pottery experiences for individuals, families, and group events. Founded in Arizona, the brand operates multiple locations throughout the Phoenix metro, providing a hands-on entertainment option that drives repeat visits, birthday parties, and community gatherings. Known for its interactive atmosphere and broad demographic appeal, As You Wish generates steady foot traffic across daytime, evening, and weekend hours. Its experiential retail model enhances overall center visitation and contributes to a vibrant, destination-oriented tenant mix.

For more information visit [tenant website](#)



“Nourish The Good Life”

Of Locations ±70

Café Zupas is a fast casual restaurant brand known for its fresh soups, salads, sandwiches, and house made desserts, offering a health conscious dining experience in a modern, welcoming environment. Founded in 2004, the company has grown to 70+ locations across the Western and Midwestern United States, building a loyal customer base and strong lunchtime and dinner traffic. The brand emphasizes high-quality ingredients and scratch-made recipes, supporting consistent sales performance and repeat visits. With its expanding footprint and broad consumer appeal, Café Zupas is a dependable, traffic-driving tenant with long-term growth potential.

For more information visit [tenant website](#)

LOCATION HIGHLIGHTS



Strong Population Growth

Mesa is part of the Phoenix-Mesa metro, one of the fastest-growing regions in the U.S., with a diverse population exceeding 520,000 residents. This growth fuels demand for housing, services, and retail, creating a resilient consumer base.



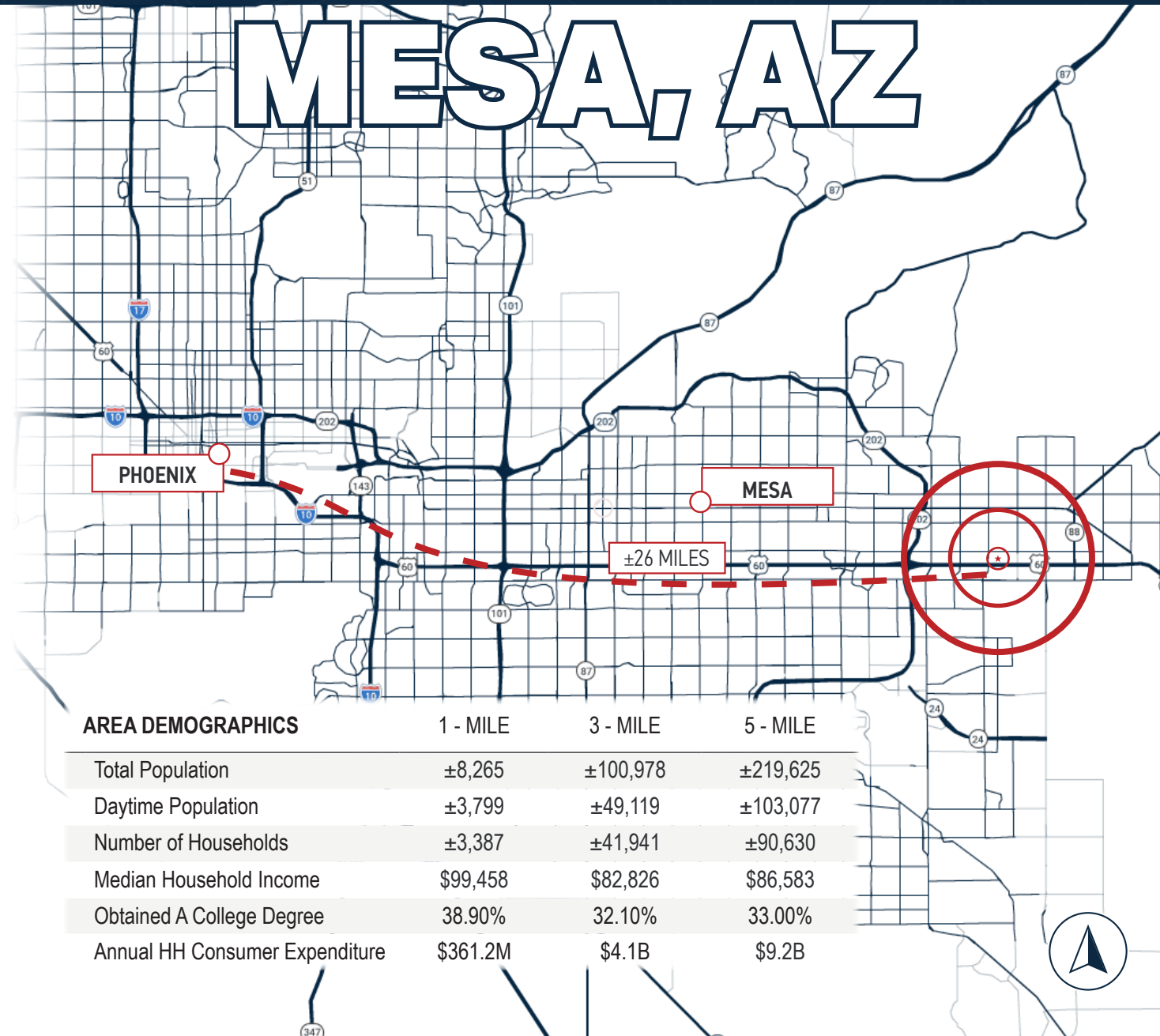
Thriving Retail Environment

Mesa offers high-traffic retail corridors and strong household spending that consistently support tenant performance. Popular shopping destinations and local hubs generate both daytime and evening foot traffic, creating consistent revenue streams.



Infrastructure & Development

Mesa continues to see significant public and private investment in roads, transportation, and mixed-use developments, improving accessibility and livability. These ongoing improvements attract new residents, businesses, and national tenants, strengthening the city's overall market competitiveness.



EXCLUSIVELY LISTED BY:



15

YEARS

24

STATES

780+

LEASE DEALS

307+

PROJECTS

\$1.58B+

TOTAL VALUE

DESIGNATED BROKER | Joshua Simon | 480.588.2999 | js@simoncre.com
Listed by: SI REAL ESTATE, LLC | Joshua Simon, Owner/Agent

Joshua Simon

Founder & CEO
480.588.2999 | Joshua@simoncre.com

Alec Miller

Acquisitions & Dispositions Manager
480.531.0369 | Alec.Miller@simoncre.com

Peter LeBlanc

Senior Acquisitions & Dispositions Associate
928.284.8404 | Peter.Leblanc@simoncre.com