



# MULTI-TENANT SHOPS AT MEDINA STATION

## TARGET ANCHORED POWER CENTER

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



TARGET

**AMERICA'S BEST**  
CONTACTS & EYEGLASSES



**BROOKLYN**  
BEDDING  
MADE IN AMERICA



**PACIFIC**  
DENTAL SERVICES®

# EXECUTIVE SUMMARY



±11,552  
TOTAL SqFt



\$9,169,000  
PURCHASE PRICE



2026  
NEW CONSTRUCTION

\*For CAP Rate & NOI Contact Broker

Multi-Tenant Shops | Net Lease      10-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



# MASTER SITE PLAN

SOUTHERN AVE

MULTI-FAMILY  
353 UNITS

MULTI-FAMILY  
276 UNITS



The Target logo (a red bullseye) is positioned above the text "MAJOR A" and "UNDER CONSTRUCTION OPENING 10/2026".

BOOT BARN

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

SHOPS E  
15,000 SF

AMERICA'S  
BEST

BROOKLYN  
BEDDING

SHOPS A  
11,610 SF

eho  
MOVEMENT & WELLNESS

NATIONAL  
QSR USER

GOLD MEDALS  
CANDY

PAD C  
5,509 SF

PAD E  
3,000 SF

PAD D  
7,024 SF

BARBERS  
EST. 1929

PACIFIC  
DENTAL SERVICES

REGIONAL CREDIT  
UNION

PAD A  
5,500 SF  
BANK

PAD G  
5,600 SF

PAD F  
5,500 SF

PAD H  
5,500 SF

NATIONAL  
QSR USER

AT LEASE  
NATIONAL  
CHICKEN  
QSR

GoodVets

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 L  
4,476 SF  
BANK

PAD M  
3,350 SF  
DRIVE THRU

SHOPS F  
7,560 SF



MY DR NOW



HANDEL'S  
Zara Nail  
MISSION BBQ

usbank

FIVE  
GUYS

Arjo Vito

CAFE  
ZUPAS

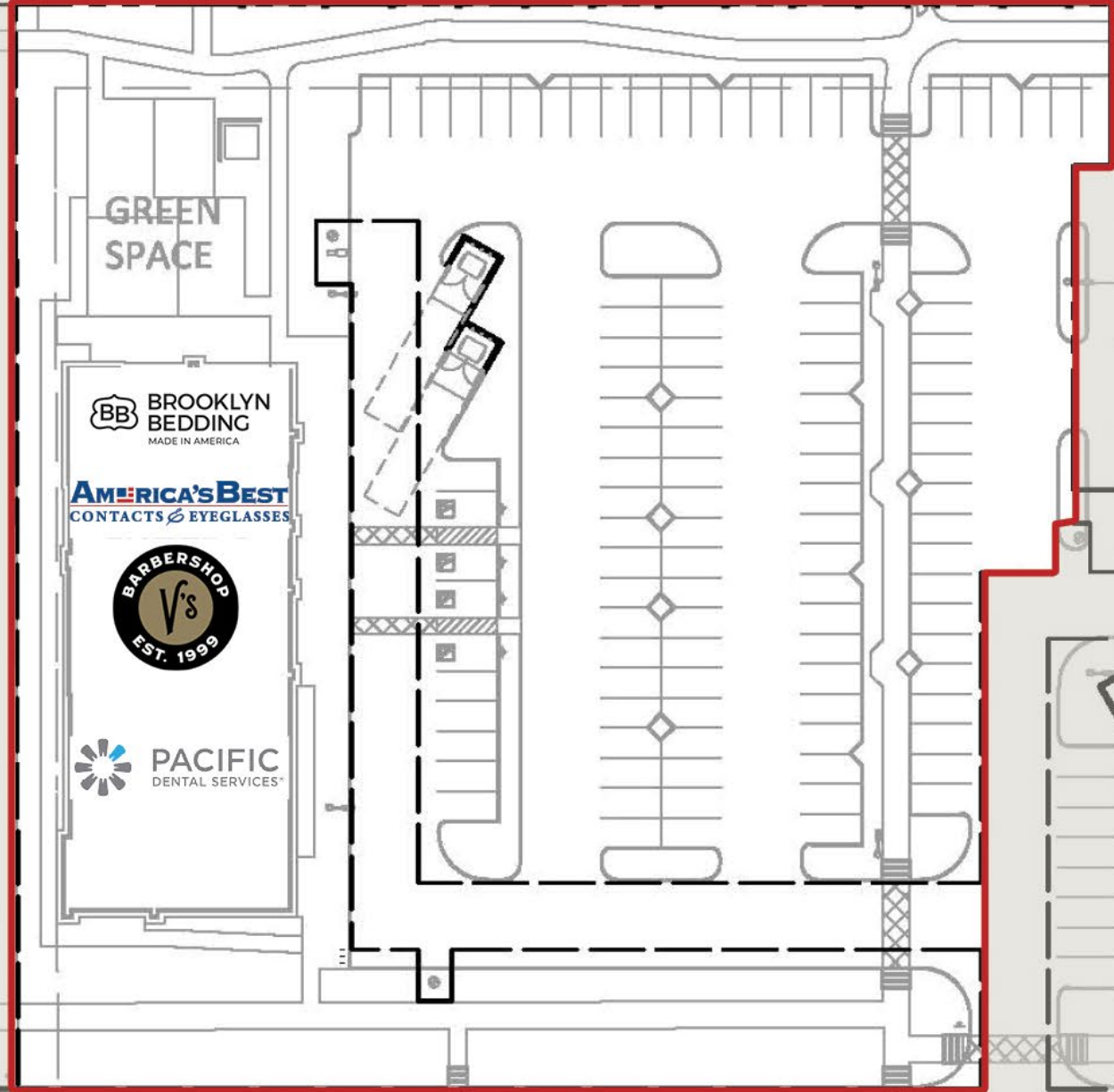
SIMON CRE

SIGNAL BUTTE RD



# SUBJECT SITE PLAN

SOUTHERN AVE



**SITE OBLIQUES**



**SUBJECT PROPERTY**



LOCATION AERIAL



SIGNAL BUTTE RD  
± 31,448 VPD

**SITE**

MEDINA STATION

± 93,455 VPD

US 60

STATE LAND AUCTION

OLD NAVY KFC Total Wine Walmart Supercenter CHARLEYS nékter SEPHORA crumbl MOD PANDA EXPRESS KOHL'S cookies MOD PANDA EXPRESS ROSS DRESS FOR LESS five BELOW PET SMART ULTA Michaels GNC LIVE WELL ME ULTA Marshalls Panera Bread COLD STONE FAMOUS footwear MATTRESS FIRM SALLY BEAUTY verizon

AMC SUBWAY PACIFIC DENTAL SERVICES CHIPOTLE STARBUCKS COFFEE Village Inn LA FITNESS Shell IN-N-OUT BURGER Sport Clips elements massage T Chevron

Banner Health  
BAYWOOD MEDICAL CENTER

FOUNTAIN OF THE SUN COUNTRY CLUB

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

PET SMART  
WinCo FOODS STARBUCKS COFFEE

LOOP 202  
± 93,746 VPD

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

SIGNAL BUTTE RD  
± 31,448 VPD



US 60  
± 93,455 VPD

Krispy Kreme DOUGHNUTS BJ's  
Red Robin RESTAURANT BREWHOUSE  
P.F. CHANG'S

AUGUSTA RANCH GOLF CLUB

OLD NAVY Walmart Supercenter KFC Total Wine AMC  
SEPHORA crumbl MOD CHIPLETS  
KOHL'S five BELOW PET SMART STARBUCKS COFFEE  
ROSS DRESS FOR LESS BELW PET SMART PANDA EXPRESS CHINESE KITCHEN  
GNC FIVE WELL ULTA Michaels's Marshalls  
Panera Bread ME ULTA  
MATTRESS FIRM COLD STONE FAMOUS footwear IN-N-OUT BURGER  
SALLY BEAUTY verizon Village Inn

NISSAN INFINITI  
LEXUS MAZDA

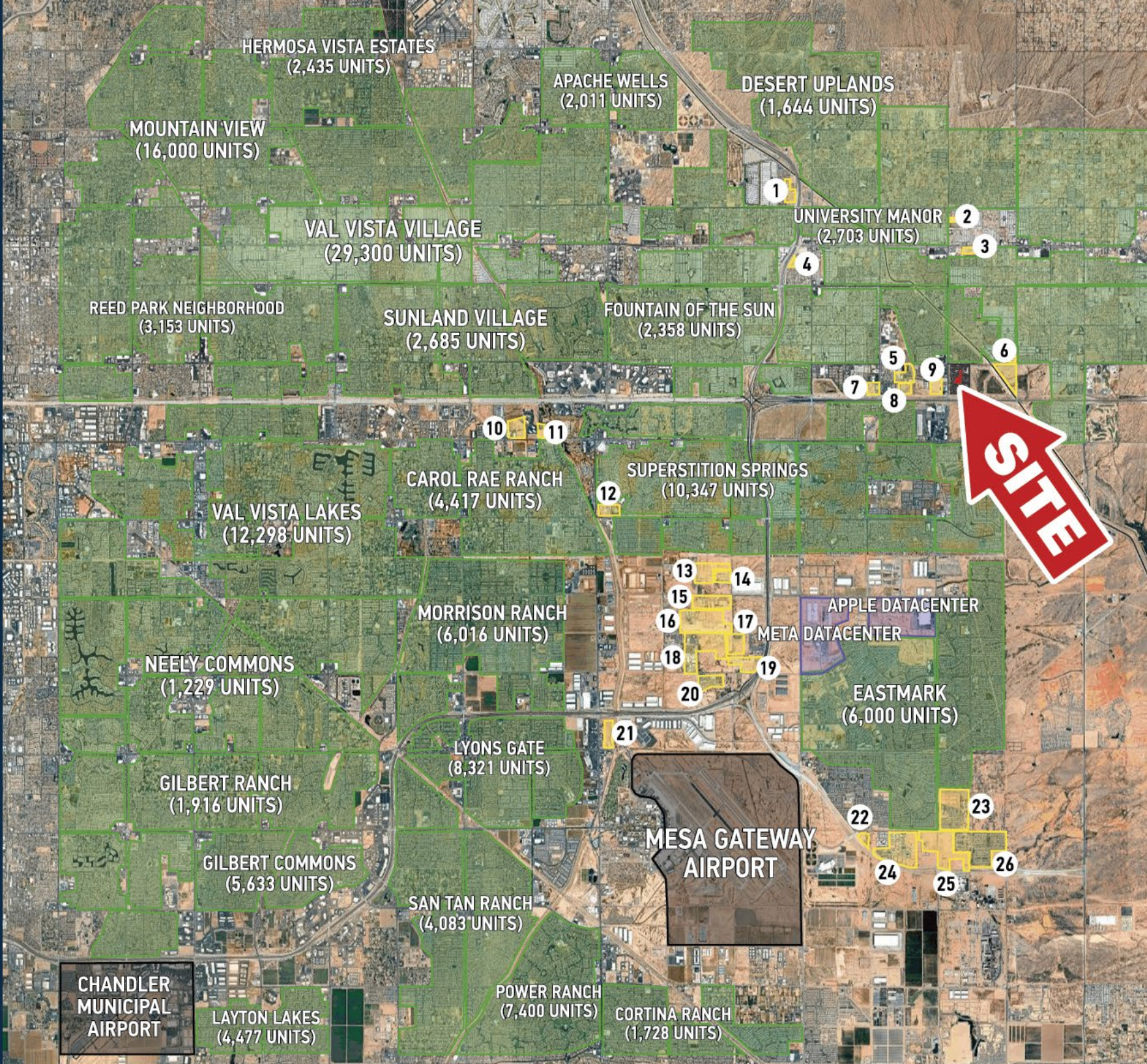
SUPERSTITION SPRINGS ELEMENTARY SCHOOL

LOOP 202  
AUGUSTA RANCH ELEMENTARY SCHOOL

DESERT RIDGE HIGH SCHOOL



# 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**

# TENANT PROFILE



"A new era of healthcare"  
# Of Locations ±1000

Pacific Dental Services is a leading dental support organization headquartered in Irvine, California. Founded in 1994, PDS partners with affiliated dental practices to provide administrative, clinical, and operational support, enabling dentists to focus on patient care. With a network that supports 1,000+ affiliated dental offices nationwide, Pacific Dental Services is recognized for its strong leadership in dental practice scalability and quality patient experiences, making it a resilient and high-demand healthcare tenant.

For more information visit [tenant website](#)



"Bringing Back Handsome"  
# Of Locations ±60

V's Barbershop Arrowhead is an upscale, franchise-driven barbershop concept known for delivering a classic grooming experience with modern amenities. Founded in 1999 in the Phoenix metro, V's Barbershop has grown into a multi-state brand offering premium haircuts, straight razor shaves, and grooming services in a nostalgic, high quality setting.

For more information visit [tenant website](#)



"Every Eye Deserves Better"  
# Of Locations ±1000

America's Best Contacts & Eyeglasses is a leading optical retailer focused on providing affordable eye care and eyewear through a high value, high volume model. Founded in 1978, the brand operates 1,000+ locations nationwide and offers bundled eye exam and eyewear packages that drive consistent customer traffic and repeat visits. The company is owned by National Vision Holdings, Inc. (NASDAQ: EYE), one of the largest optical retail platforms in the United States, generating \$2.0+ billion in annual revenue. With its value oriented positioning, essential healthcare offering, and strong national presence, America's Best serves as a stable, recession resistant tenant with long-term investment appeal.

For more information visit [tenant website](#)



"Delivering America's Best Sleep Ever!"  
# Of Locations ±14

Brooklyn Bedding is a vertically integrated mattress manufacturer and retailer known for producing high quality, American made sleep products at competitive price points. Founded in 1995 and headquartered in Phoenix, Arizona, the company designs, manufactures, and distributes its products in house, allowing for greater quality control and operational efficiency. Brooklyn Bedding operates a growing network of retail showrooms nationwide alongside a strong e-commerce platform, supporting estimated annual revenues exceeding \$250 million. With its direct to consumer model, expanding physical footprint, and established brand reputation, Brooklyn Bedding serves as a durable retail tenant with consistent demand and 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.



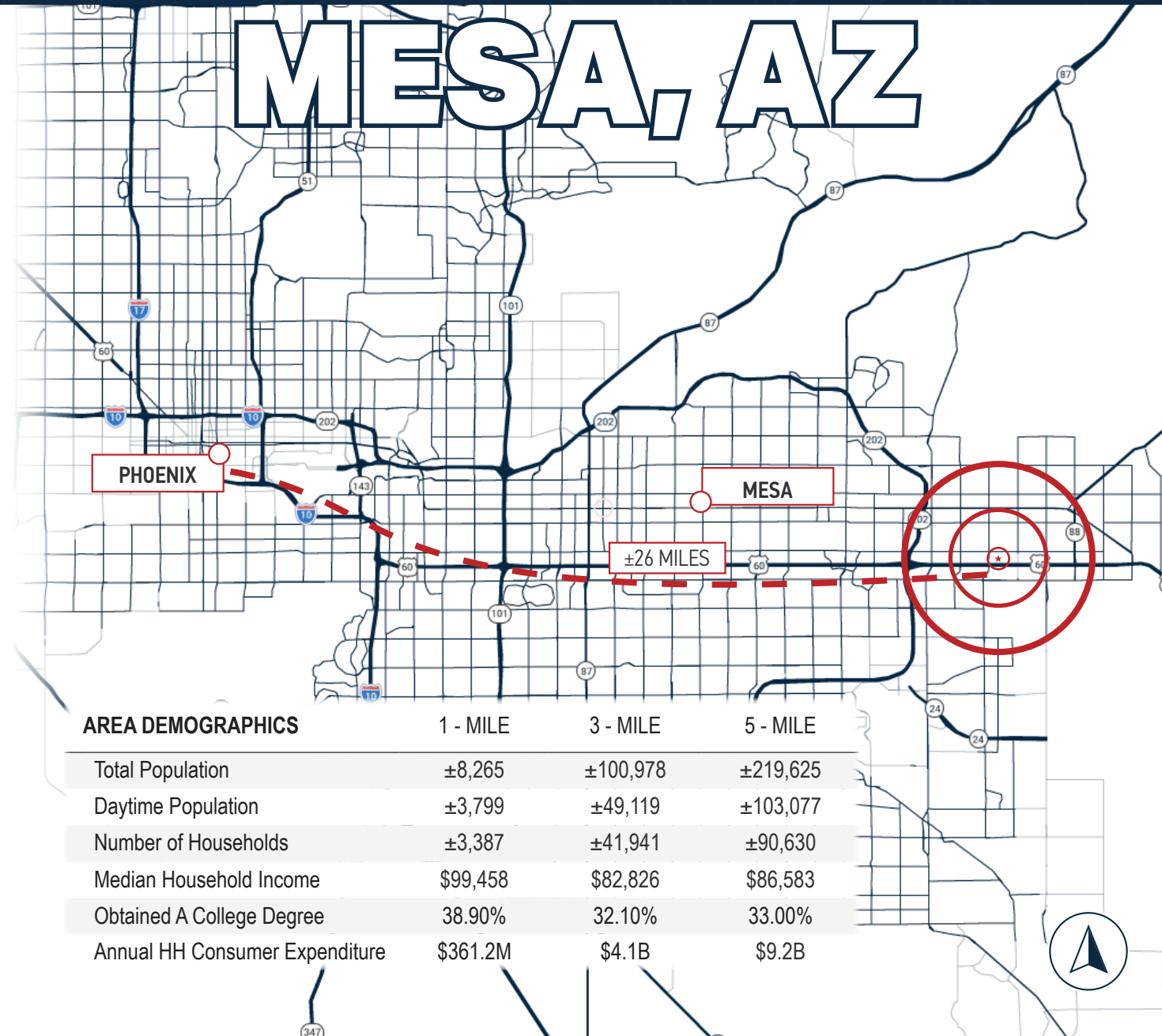
## Thriving Retail Environment

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