



PAD AVAILABLE

SWC

SIGNAL BUTTE RD & SOUTHERN AVE

MESA, AZ

PROPERTY SUMMARY

PARCEL SIZE ±25,295 SF (.58 AC)

PRICING Call for Pricing

RATE Asking \$120,000 per year ground lease

HIGHLIGHTS

- » Prime retail development opportunity in East Mesa with excellent visibility and strong daily traffic along Southern Avenue
- » Adjacent to Sprouts and just moments from Medina Station
- » Convenient access to US-60, providing quick connectivity to Mesa, Gilbert, and the greater East Valley
- » High-exposure frontage on Southern Avenue with easy ingress and egress
- » Surrounded by established residential neighborhoods with continued growth and new development in the area

TRAFFIC COUNTS

Signal Butte Rd

N ±17,369 VPD (NB & SB)

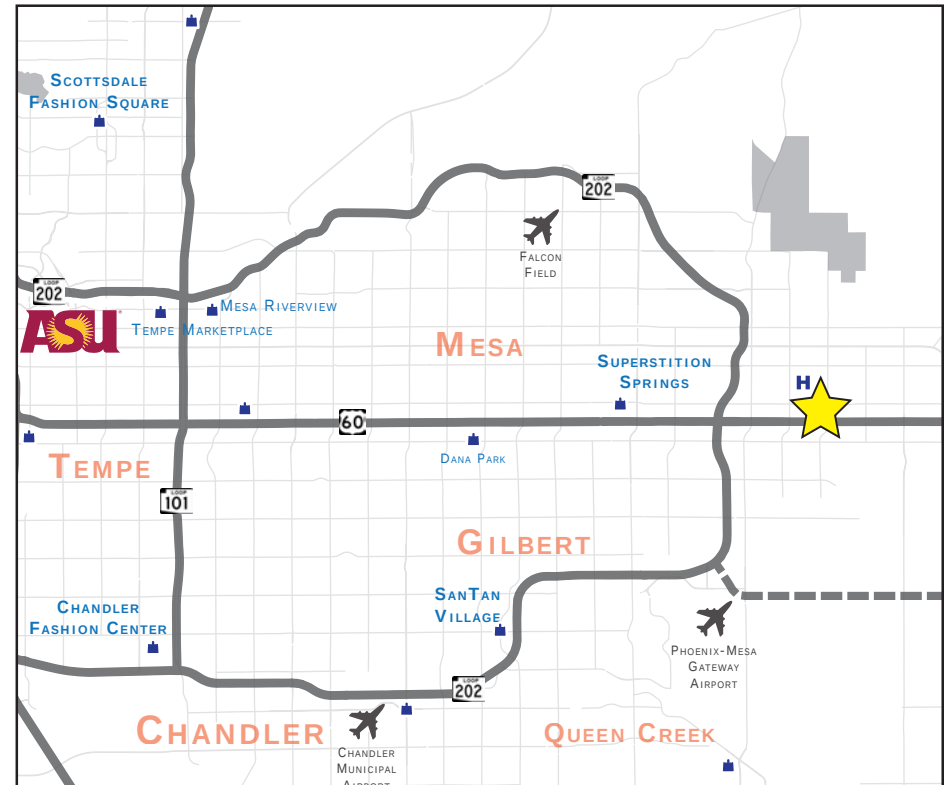
S ±17,654 VPD (NB & SB)

ADOT 2025

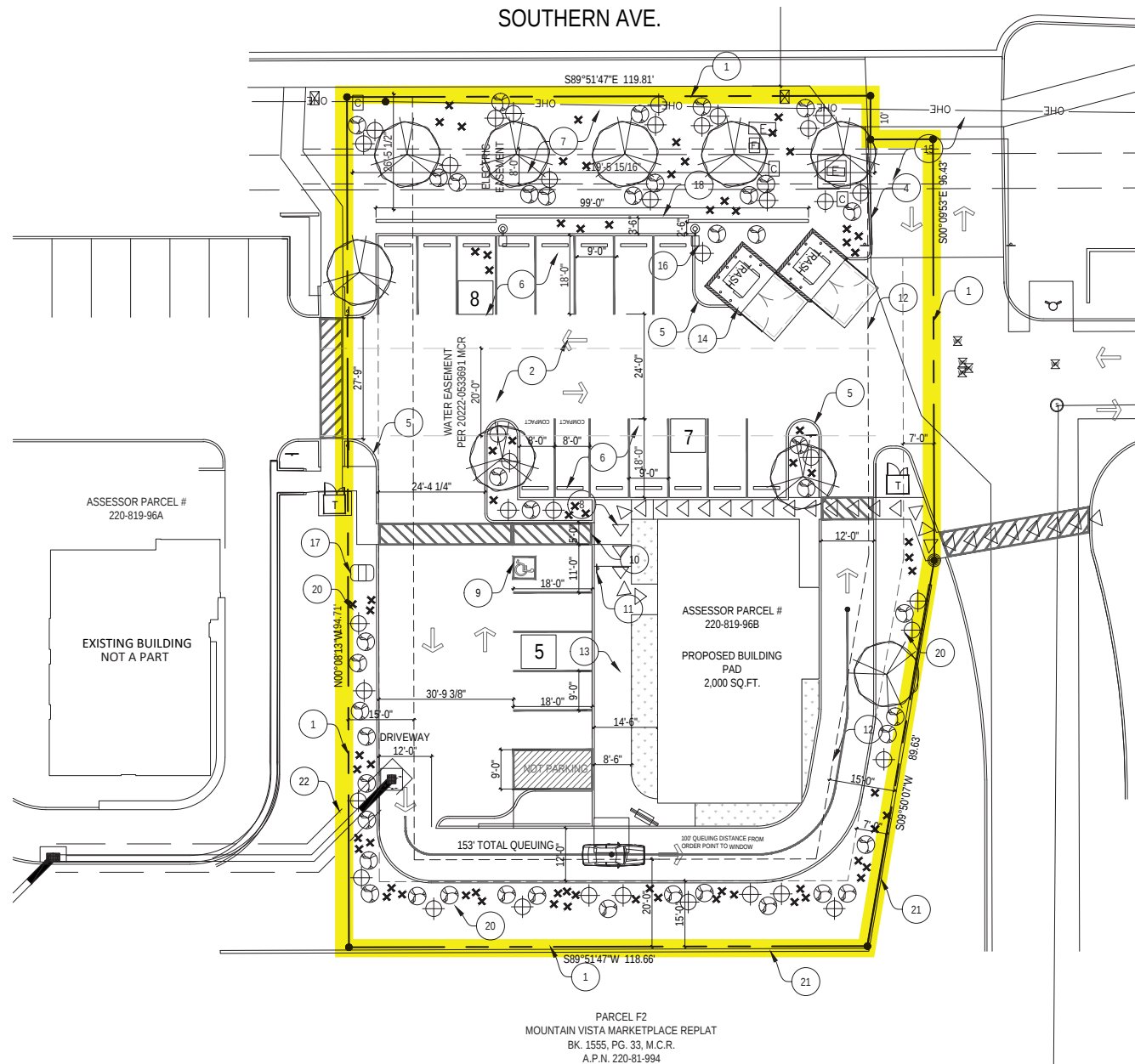
Southern Ave

E ±10,090 VPD (EB & WB)

W ±13,252 VPD (EB & WB)



SOUTHERN AVE.



RENDERINGS



ZOOM AERIAL



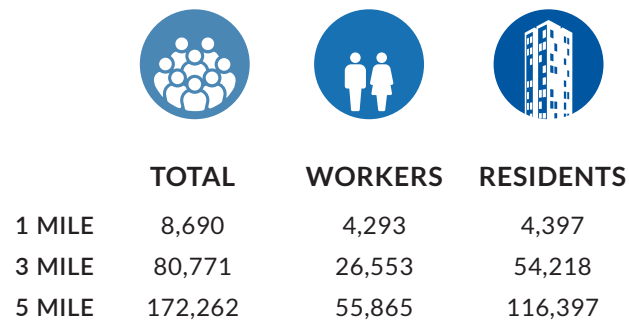
WIDE AERIAL



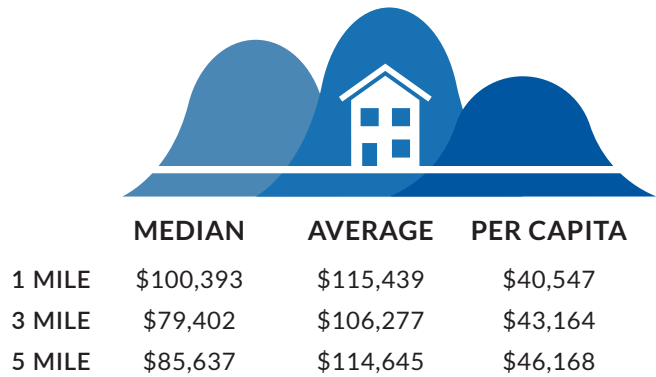
DEMOGRAPHICS

2026 ESRI

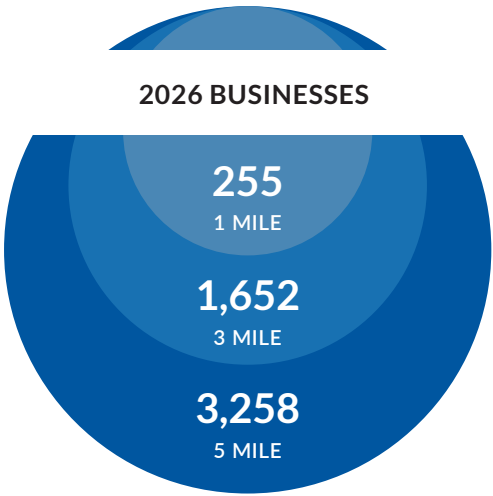
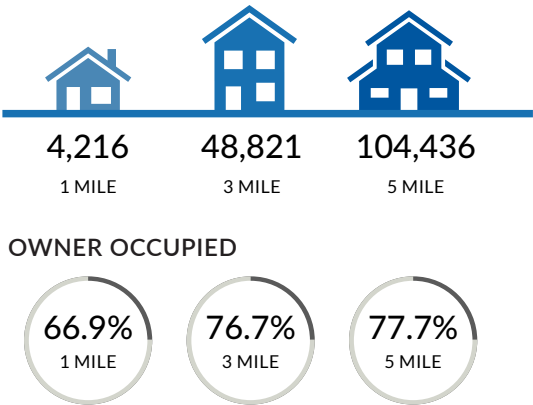
2026 DAYTIME POPULATION



2026 HOUSEHOLD INCOMES



2026 HOUSING UNITS



2026 POPULATION
2031 POPULATION

1 MILE 3 MILE 5 MILE
9,626 99,133 213,487
10,816 103,442 223,538

2026 HOUSEHOLDS
2031 HOUSEHOLDS

1 MILE 3 MILE 5 MILE
3,403 40,152 85,546
3,868 42,363 90,649



EXCLUSIVELY LISTED BY

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