

CENTER AT AVIVA — SHOPS/PADS/MEDICAL FOR LEASE

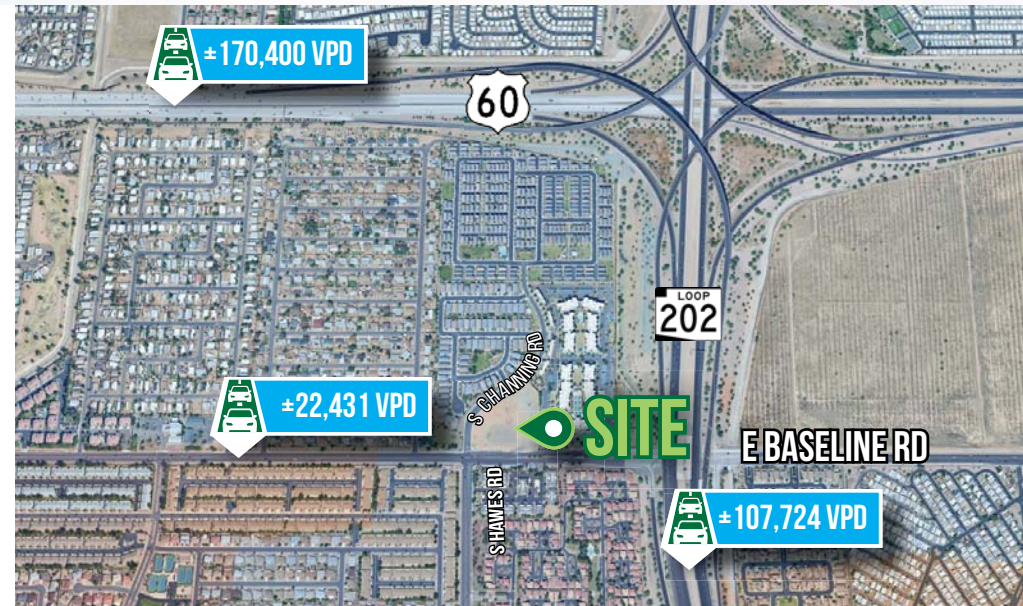
NWC Loop 202 & Baseline Rd (Hawes Rd/Channing Rd)
Between Ellsworth Rd & Sossaman Rd

NEW CONSTRUCTION



PROPERTY HIGHLIGHTS

- Two- to Three-Story Medical Office Buildings
- Drive-Thru Retail Shops Available
- Target Delivery 2ND Quarter 2027
- Great Retail Exposure - Frontage on Baseline Rd
- ±29,500 sF Total Project
- Easy Access to US-60 and Loop 202 Freeways
- Drive-Thru Pad Available
- Excellent Demographics and High Density Residential Projects



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UPLAND GROUP INC.

COMMERCIAL REAL ESTATE SERVICES

9180 S KYRENE RD, STE 115 | TEMPE, AZ 85284

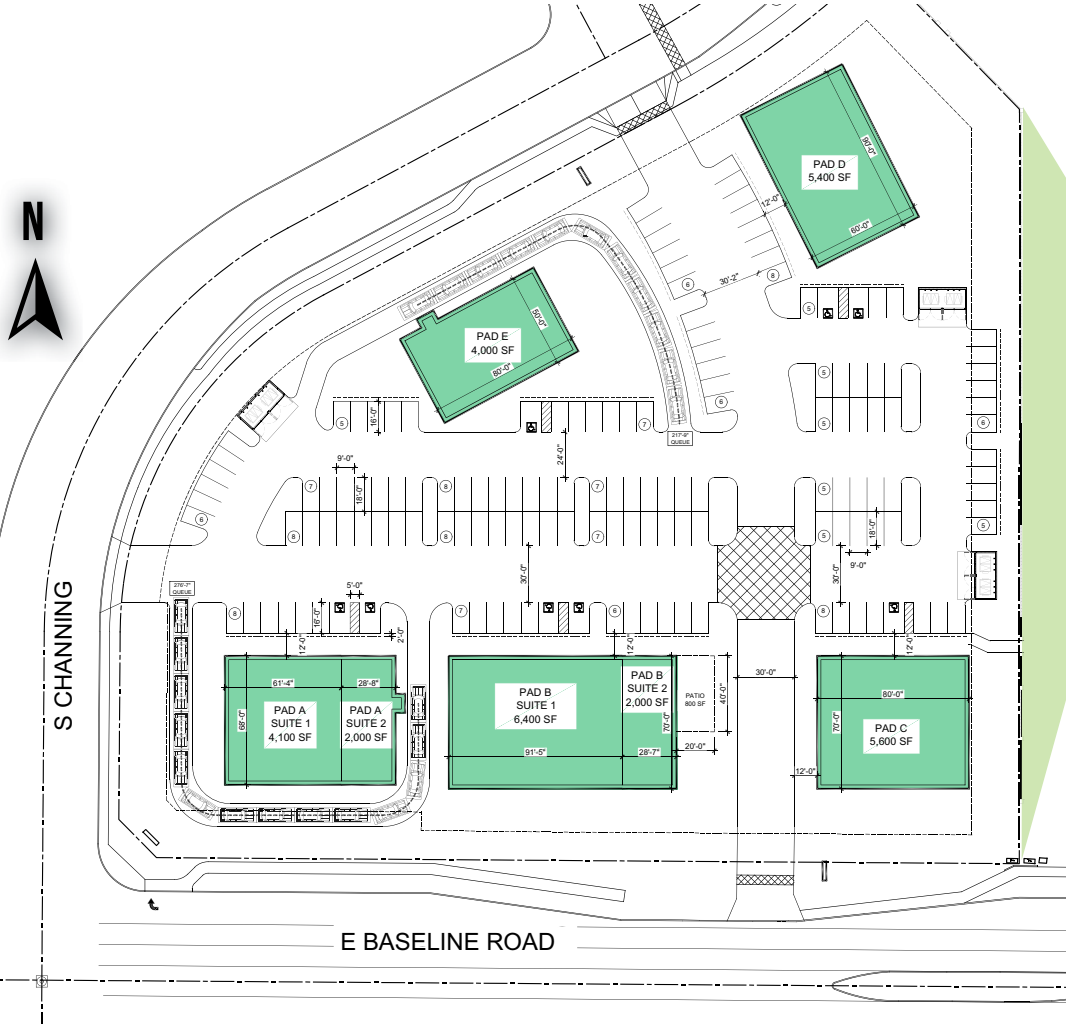
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AVIVA COMMUNITY & HERITAGE CROSSINGS

- 325 Unit Multifamily Community
- Woodside Homes, Landmark at Heritage Crossings
- Woodside Homes, Village at Heritage Crossings
- High Density Residential Projects
- Exit/Entrance Loop 202
- Eastmark/Augusta Ranch Master Planned Communities Nearby

AVIVA

8340 E. Baseline Rd. Mesa, AZ 85209



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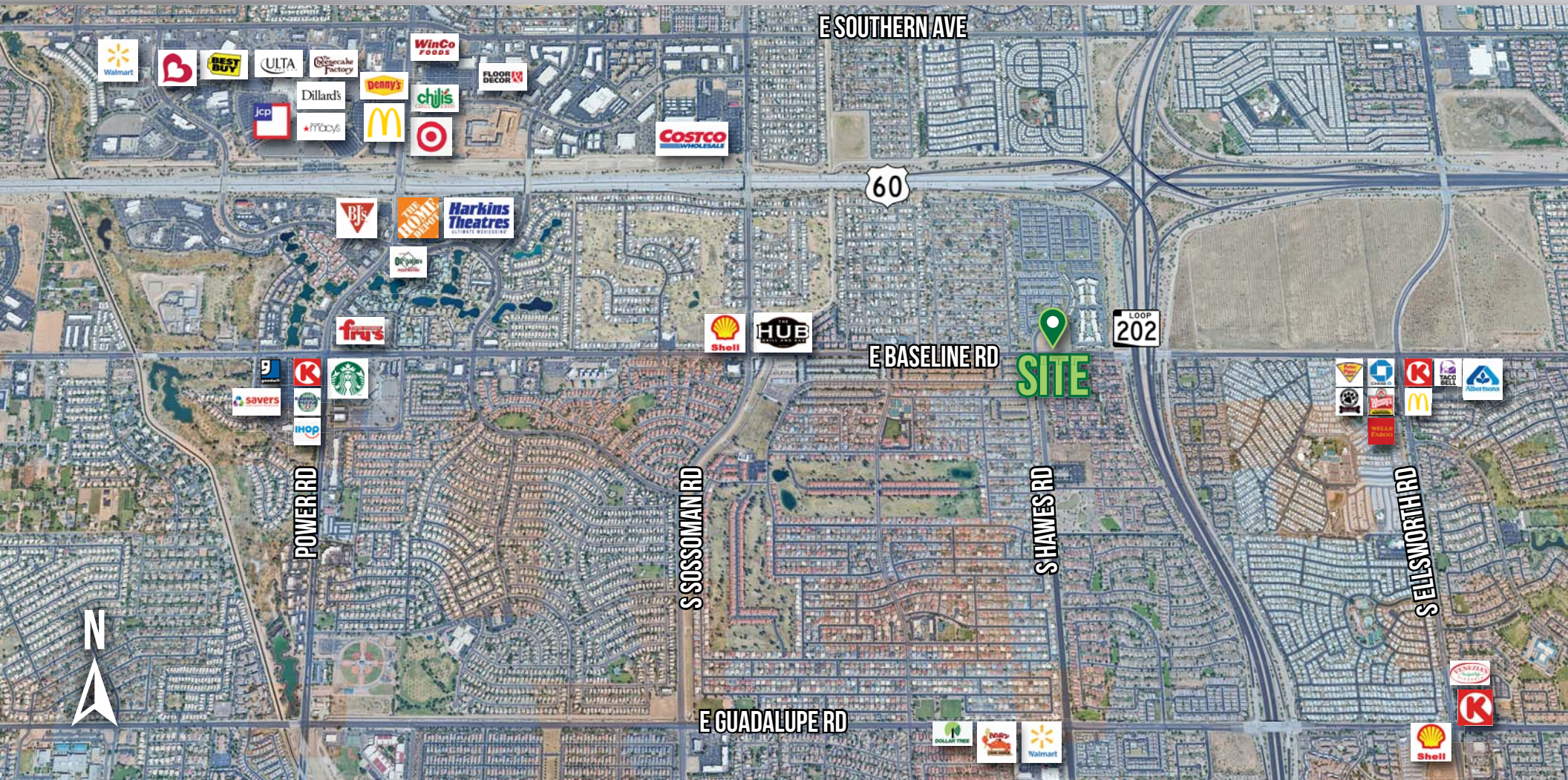
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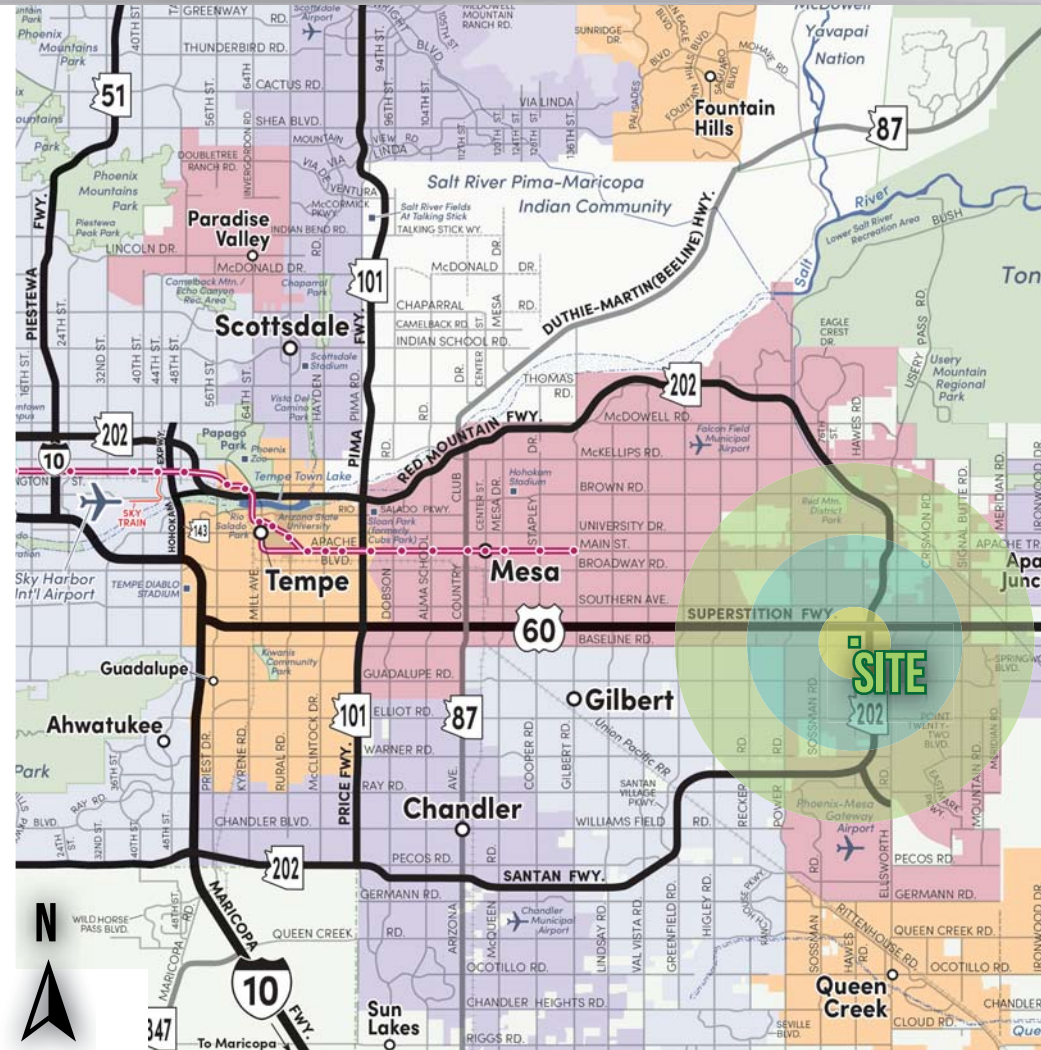
DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Total Population	12,420	106,113	264,527
Total Households	5,648	41,960	101,831
Household Growth 2024-2029	0.64%	1.52%	1.09%
Median Household Income	\$67,718	\$77,998	\$84,023
Median Home Value	\$318,103	\$384,817	\$421,332
Median Age	50	41.5	41.6

TRAFFIC COUNTS

170,400
US-60

107,724
LOOP 202

22,431
BASELINE RD



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