

RETAIL PROPERTY FOR LEASE

MESA GRAND

NEC Baseline Rd & Stapley Dr | Mesa, AZ 85204

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LOCATION DESCRIPTION

US-60 corridor

PROPERTY HIGHLIGHTS

- Located right off US 60 Fwy with over 212,000 VPD
- Over 155,000 people within a 3-mile radius
- Average Household Incomes over \$92,000 within a 1-mile radius
- Former Sandwich Shop Available in front of AMC

AREA COTENANTS



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,276 - 2,384 SF	Lease Rate:	CONTACT FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION	PLANS
SHOP A1	LEASE PENDING	1,605 SF	-	-
SHOP A2	Available	1,598 SF	SANDWICH SHOP	View Here
SHOP A2	HOUSE MODERN SUSHI	1,598 SF	-	-
SHOP A3	BEER RESEARCH INSTITUTE	5,257 SF	-	-
SHOP A5	MY SALON SUITE	4,965 SF	-	-
SHOP B1	LENSCRAFTERS	2,954 SF	-	-
SHOP B2	ZERO DEGREES	1,434 SF	-	-
SHOP B3	ARIZONA NATIONAL GUARD	1,740 SF	-	-
SHOP B4	EDIBLE ARRANGEMENTS	1,993 SF	-	-
SHOP B5	RUBIO'S COASTAL GRILL	2,205 SF	-	-
SHOP B6	THAI TIME KITCHEN	1,505 SF	-	-
SHOP B7	COLD STONE CREAMERY	1,280 SF	-	-
SHOP B8	AS YOU WISH	1,807 SF	-	-
SHOP C1	Available	2,000 SF	END CAP	View Here
SHOP C2	GAMESTOP	1,807 SF	-	-

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SUITE	TENANT	SIZE	DESCRIPTION	PLANS
SHOP C3	CONSUMER CELLULAR	4,225 SF	-	-
SHOP D1	LONE SPUR CAFE	4,995 SF	-	-
SHOP D2	TACO SHOP	2,155 SF	-	-
SHOP D3	Available	2,384 SF	-	View Here
SHOP D4	AFFORDABLE DENTURES	4,000 SF	-	-
SHOP D5	AT&T	1,913 SF	-	-
SHOP D6-A	KIDSTRONG	4,000 SF	-	-
SHOPS D6-B	LEASE PENDING	3,087 SF	END CAP	View Here
SHOP E1	PARTY CITY	12,000 SF	-	-
SHOP E2/E3	MARY LYNN MASSAGE & DAY SPA	2,691 SF	-	-
SHOP F1	CRUMBL	1,500 SF	-	-
SHOP F2	Available	1,276 SF	-	View Here
SHOP F3	FANTASTIC SAMS	1,575 SF	-	-
SHOP F4	GALAXY NAILS & SPA	1,350 SF	-	-
SHOP F5-A	PACIFIC DENTAL SERVICES	4,928 SF	-	-
SHOP F5-B	Available	1,402 SF	-	View Here
PAD 1	BACKYARD TACOS	8,000 SF	-	-
PAD 2	TEXAS ROADHOUSE	7,150 SF	-	-
PAD 3	CHARLESTON'S	6,800 SF	-	-
PAD 4	CHILI'S	5,547 SF	-	-

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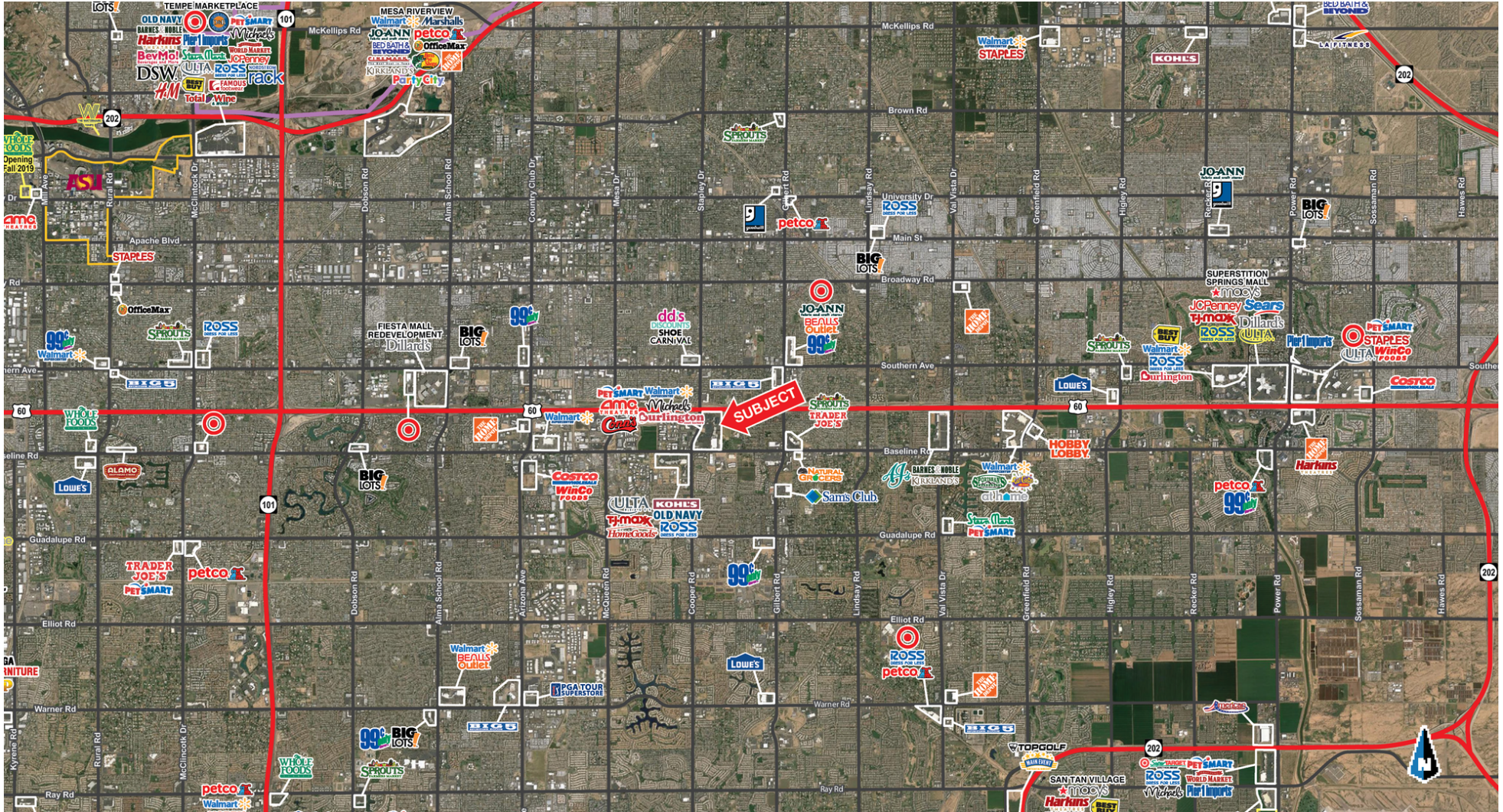
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SUITE	TENANT	SIZE	DESCRIPTION	PLANS
PAD 5	MELLOW MUSHROOM	7,200 SF	-	-
LOT 7	PANERA BREAD	8,000 SF	-	-
SHOP G1	STARBUCKS	2,101 SF	-	-
SHOP G2	VISIONWORKS	2,544 SF	-	-
SHOP G3	CALIFORNIA FISH GRILL	2,800 SF	-	-
ANCHOR 1	WALMART SUPERCENTER	219,750 SF	-	-
ANCHOR 2	FAMOUS FOOTWEAR	5,000 SF	-	-
ANCHOR 3	BATH & BODY WORKS	2,484 SF	-	-
ANCHOR 4	PETSMART	26,352 SF	-	-
ANCHOR 5	BURLINGTON	23,530 SF	-	-
ANCHOR 6	MICHAELS STORES	22,784 SF	-	-
ANCHOR 7	CONN'S	33,948 SF	-	-
ANCHOR 8	AMC THEATRES	94,744 SF	-	-

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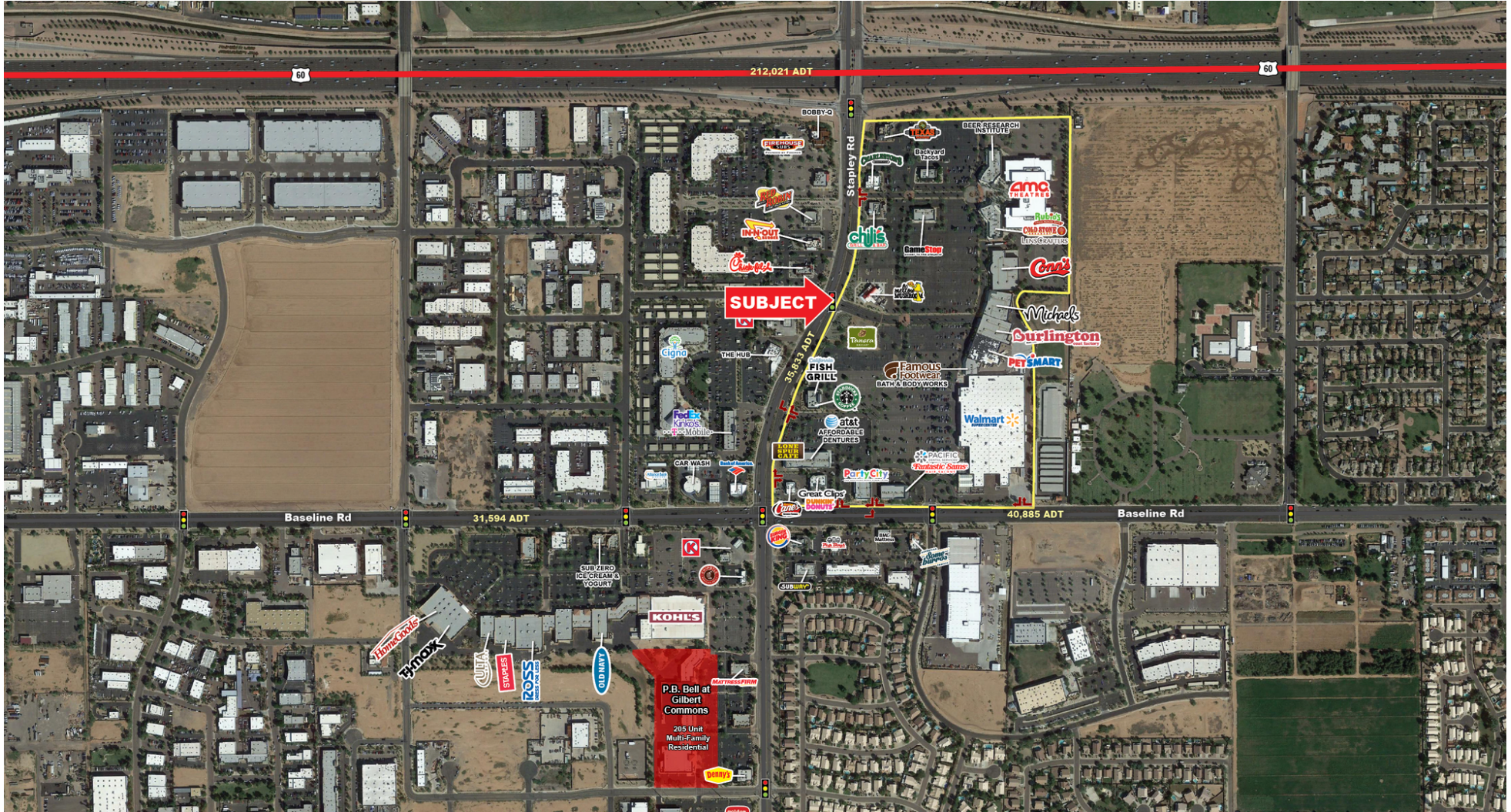
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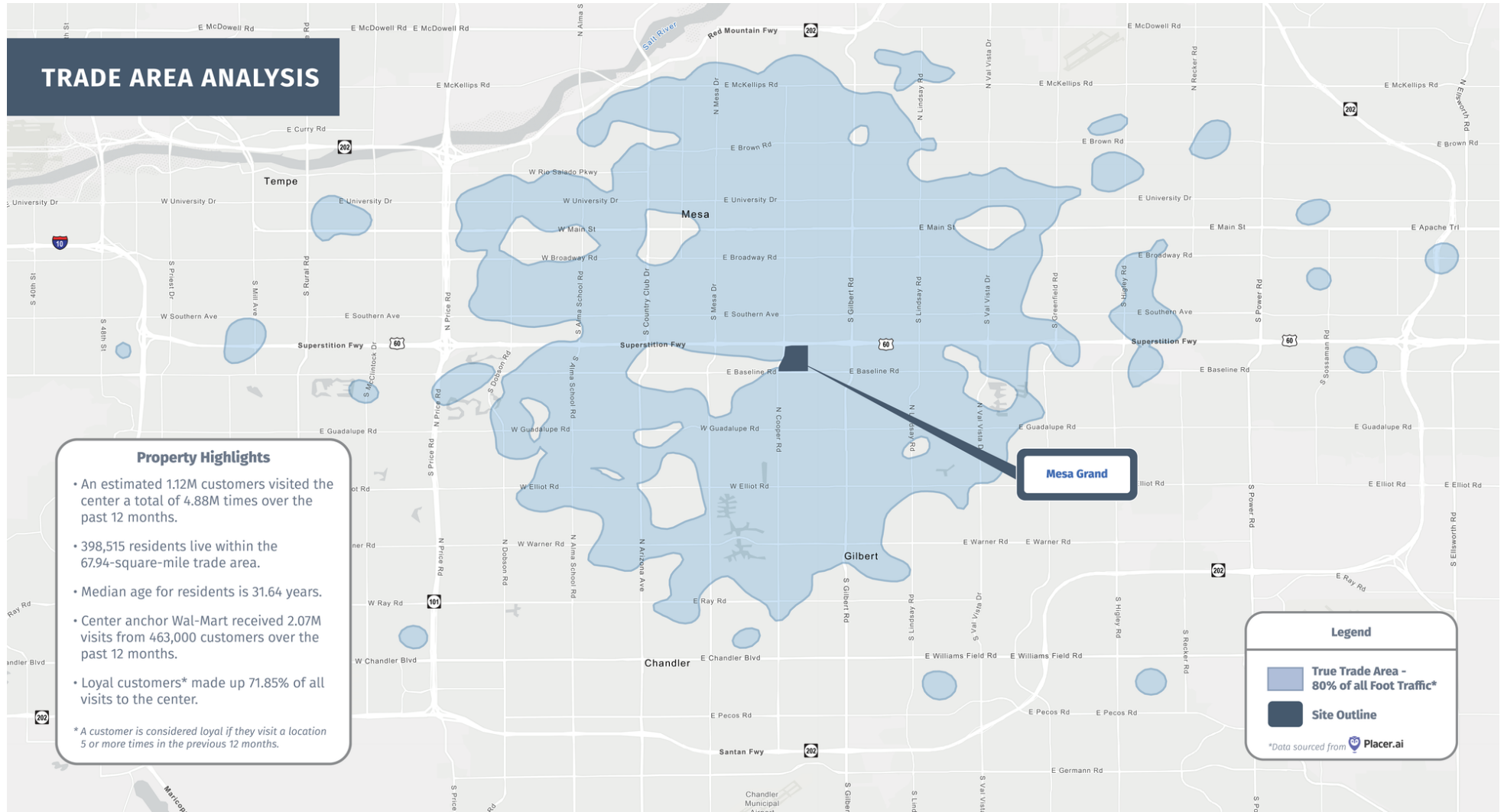
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	9,801	155,494	433,467
Median Age	32.7	32.3	34.4



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$74,667	\$60,174	\$61,539
Average	\$92,570	\$79,257	\$81,672



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	836	5,886	12,929
Employees	11,129	84,574	156,685
Daytime Population	15,308	158,567	360,965



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	48.07%	36.88%	39.61%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	66.8%	60.1%	63.7%
Services	12.7%	17.5%	16.2%
Blue Collar	20.6%	22.4%	20.1%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	3,369	52,485	158,830
Median Home Value	\$300,325	\$288,306	\$287,165

*2020 Demographic data derived from ESRI

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