

Superstition Gateway Power Center

Southwest & Southeast Corners of US60 & Signal Butte Road
Mesa, Arizona

JOIN SUPERSTITION GATEWAY'S NEWEST TENANTS!

Marshalls
five BELOW



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

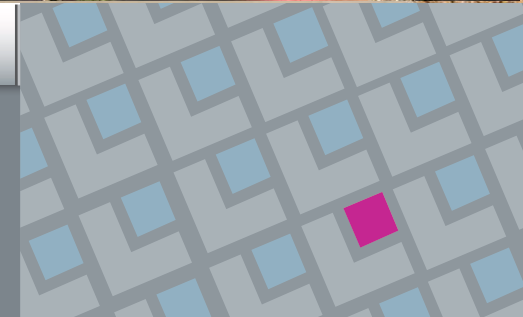
DEMOGRAPHICS

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Superstition Gateway Power Center

Southwest & Southeast Corners of US60 and Signal Butte Road, Mesa, Arizona



OVER **108,000 CARS** PASS THE SITE **DAILY!**

Property Highlights

- 1,100 to 7,624 SF Available(Shops)
- Average Household Incomes of \$98,000 in area
- Over 30,000 daytime employees within 5 mile radius
- Highly visible from US 60 Freeway



Neighboring Tenants - WEST



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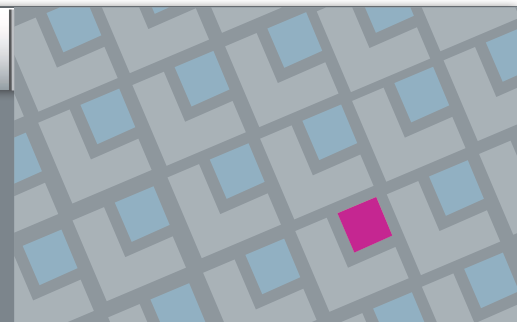
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Southwest & Southeast Corners of US60 and Signal Butte Road, Mesa, Arizona



Traffic Counts

Baseline Road	12,400 VPD
Signal Butte Road	27,300 VPD
US 60 Freeway	70,800 VPD
Total	110,500 VPD

Neighboring Tenants - EAST



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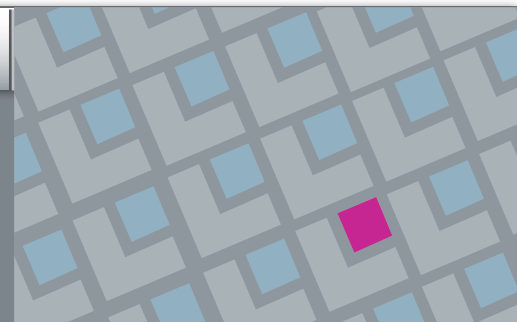
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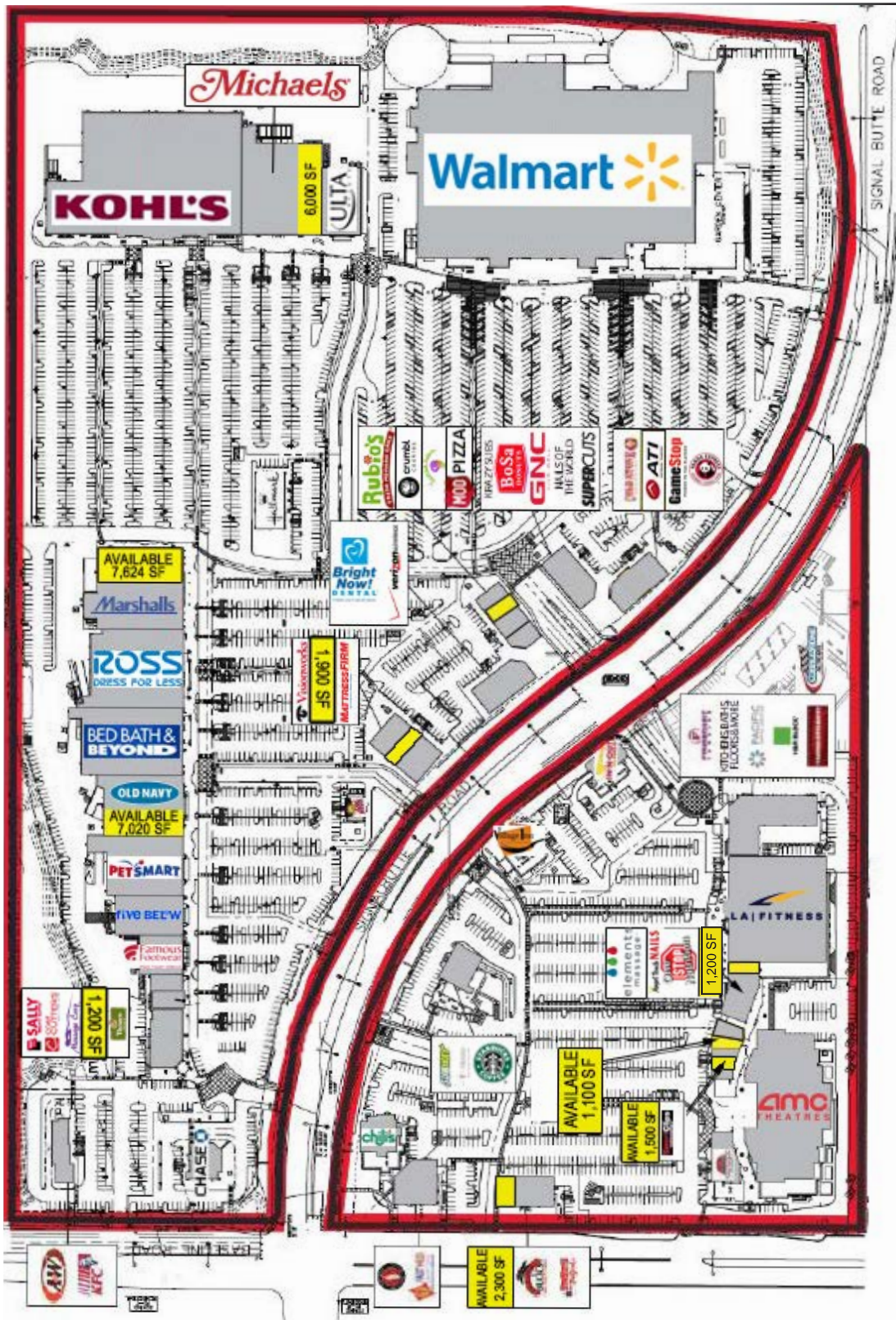
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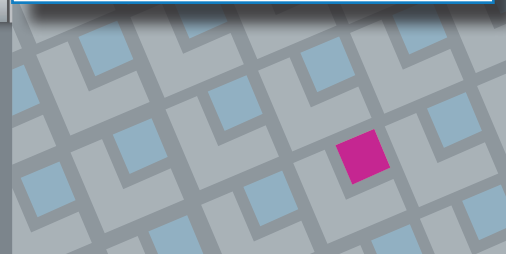
Superstition Gateway Power Center



WEST		
STE	TENANT	SQ.FT.
A101	Sally Beauty Supply	1,625
A102	AVAILABLE	1,200
A103	Massage Envoy	3,174
A105	The Joint	1,262
A106	Panera Bread	4,902
B108	Verizon Wireless	3,500
B111	Bright Now Dental	3,510
C101	Rubio's Restaurant	2,700
C103	Crumbl Cookies	1,466
C104	Jamba Juice	1,500
C106	MOD Pizza	2,537
D107	Cold Stone Creamery	1,600
D108	ATI Physical Therapy	2,210
D110	Gamestop, Inc.	1,130
D111	Panda Express	2,160
E101	Krazy Subs	1,331
E102	Bosa Donuts	1800
E104	General Nutrition Corp	1,218
E105	L.A. Nails	1,400
E106	Supercuts	1,200
GRND1	Kohl's	88,904
GRND2	Marshall's	23,000
GRND2A	NEW SHOPS - SEE NEXT PAGE	7,624
GRND3	KFC	4,721
GRND4	JP Morgan Chase Bank	4,583
GRND5	Del Taco	2,100
Maj B	Ross	30,187
Maj C	Bed Bath & Beyond	28,042
Maj D-1	Old Navy	12,500
Maj D-2	AVAILABLE	7,020
Maj E	Petsmart	20,087
Maj F1	Michaels	23,586
Maj F2	AVAILABLE	6,414
Min A	Five Below	10,880
Min B	Famous Footwear	7,000
Min C	Ulta	10,880
Pad 101	VisionWorks	3,000
Pad 102	AVAILABLE	1,900
Pad 104	Mattress Firm	5,019
EAST		
STE	TENANT	SQ.FT.
Shops A	Native New Yorker	5,121
B-101	AVAILABLE	1,200
B-102	One Stop Nutrition	1,515
B-103	Angel Nail Touch	1,380
B-104	Elements Massage	2,600
B-106	ROC Physical Therapy	1,800
B-107	AVAILABLE	1,100
B-108	Sports Clips	1,105
B-109	AVAILABLE	1,500
Shops C		
C-101	#1 Eastern Buffet	5,975
C-106	H & R Block	1,200
C-107	Pacific Dental Svcs	3,615
C-109	Floor, Baths, Ktchns & Mre	1,200
C-110	Celebrity Tanning	1,800
ANCHORS		
	AMC Theatres	42,280
	LA Fitness	45,000
A-101	Urgent Care	4,400
A-102	Chipotle	2,500
Pad B	Chili's	5,881
Pad C		
C-101	AVAILABLE	2,300
C-103	Bahama Bucks	1,565
C-104	Streets of New York	3,000
Pad D		
D-101	Starbucks	1,700
D-102	T-Mobile	1,816
D-103	Subway	1,162
Pad E	In N Out	3,217
Pad F	Village Inn	4,441

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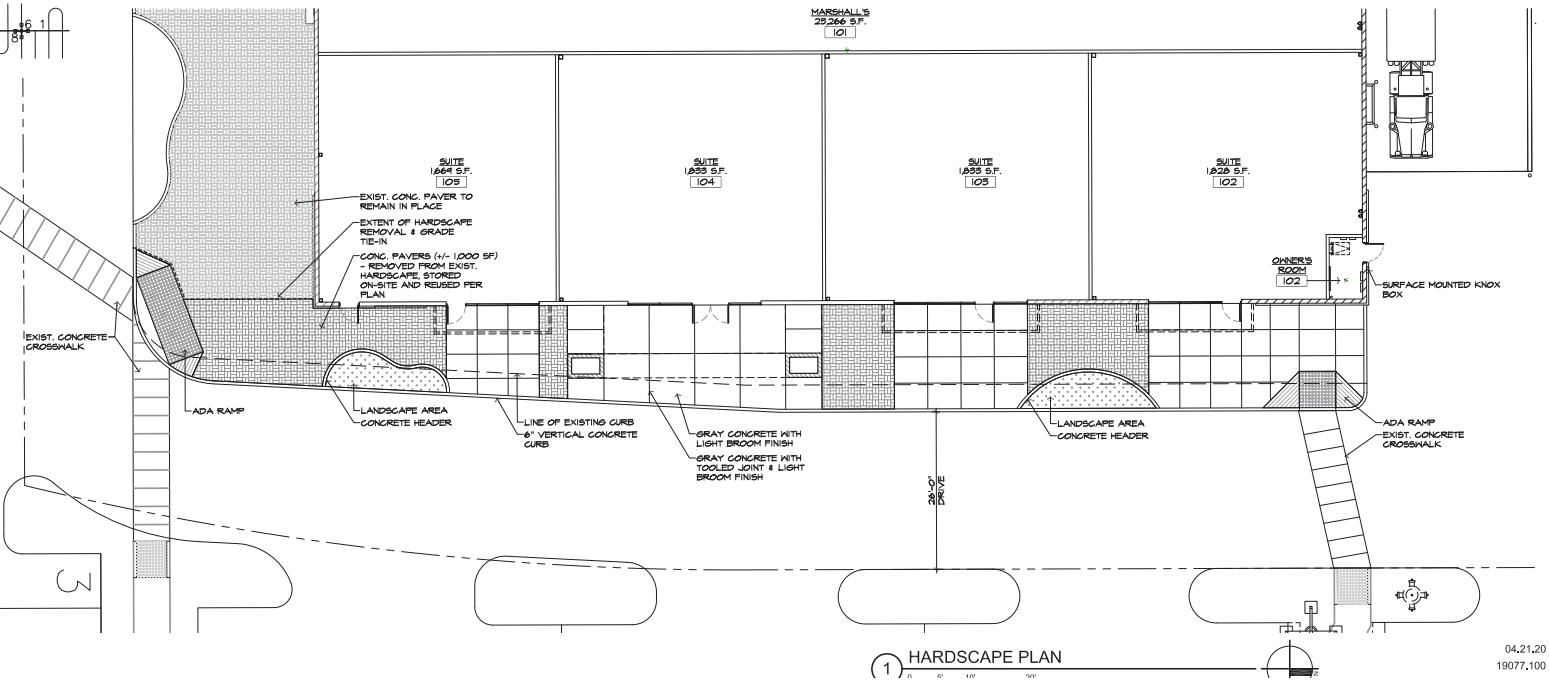


Superstition Gateway Power Center

BRAND NEW SHOPS AVAILABLE!



2 NORTH ELEVATION
3/32' • 1'-0"



Suite 102	AVAILABLE	1,828
Suite 103	AVAILABLE	1,833
Suite 104	AVAILABLE	1,833
Suite 105	AVAILABLE	1,669

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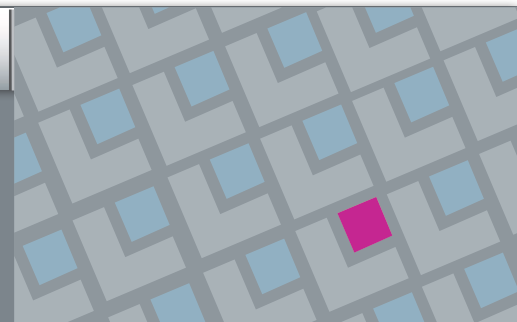
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67,416 CPD

Signal Butte Rd



Baseline Rd

12,400 CPD

9,400 CPD

13,600 CPD

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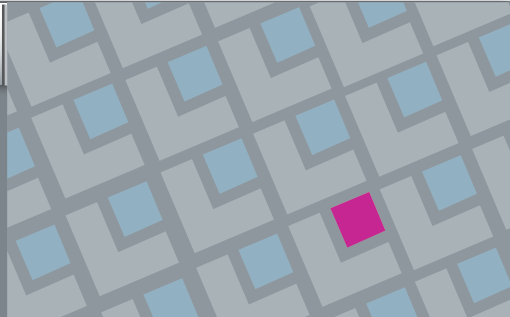
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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3788/-111.6016

RF5

E Baseline Rd & S Signal Butte Rd			
	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2018)	8,241	84,160	185,306
Projected Population (2023)	9,019	91,918	203,062
Census Population (2010)	6,756	73,861	160,429
Census Population (2000)	326	37,240	110,059
Projected Annual Growth (2018 to 2023)	778 1.9%	7,759 1.8%	17,756 1.9%
Historical Annual Growth (2010 to 2018)	1,485 2.7%	10,299 1.7%	24,877 1.9%
Historical Annual Growth (2000 to 2010)	6,430 197.4	36,621 9.8%	50,370 4.6%
Estimated Population Density (2018)	2,625 psm	2,978 psm	2,360 psm
Trade Area Size	3.14 sq mi	28.27 sq mi	78.51 sq mi
Households			
Estimated Households (2018)	3,078	32,222	73,259
Projected Households (2023)	3,260	34,077	77,576
Census Households (2010)	2,520	28,204	63,318
Census Households (2000)	113	14,904	44,767
Estimated Households with Children (2018)	936 30.4%	9,974 31.0%	20,818 28.4%
Estimated Average Household Size (2018)	2.67	2.61	2.52
Average Household Income			
Estimated Average Household Income (2018)	\$98,471	\$76,438	\$74,340
Projected Average Household Income (2023)	\$111,644	\$87,324	\$84,813
Estimated Average Family Income (2018)	\$122,811	\$92,040	\$89,273
Median Household Income			
Estimated Median Household Income (2018)	\$86,181	\$61,959	\$58,884
Projected Median Household Income (2023)	\$99,468	\$71,034	\$67,506
Estimated Median Family Income (2018)	\$95,238	\$73,764	\$71,352
Per Capita Income			
Estimated Per Capita Income (2018)	\$36,794	\$29,283	\$29,422
Projected Per Capita Income (2023)	\$40,369	\$32,390	\$32,431
Estimated Per Capita Income 5 Year Growth	\$3,576 9.7%	\$3,106 10.6%	\$3,009 10.2%
Estimated Average Household Net Worth (2018)	\$1,060,707	\$685,801	\$650,188
Daytime Demos (2018)			
Total Businesses	193	1,423	3,453
Total Employees	2,039	12,823	30,764
Company Headquarter Businesses	-	1 0.1%	4 0.1%
Company Headquarter Employees	-	105 0.8%	123 0.4%
Employee Population per Business	10.6	9.0	8.9
Residential Population per Business	42.8	59.1	53.7

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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

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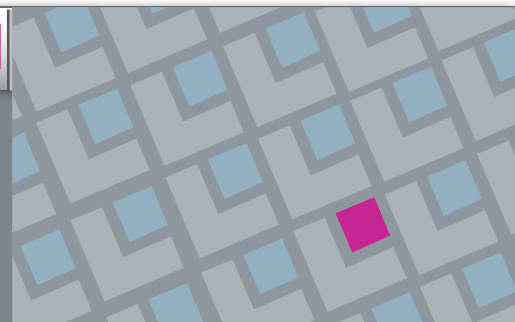
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Calculated using Weighted Block Centroid from Block Groups

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RF5

E Baseline Rd & S Signal Butte Rd

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2018)	6,679	81.0%	67,865	80.6%	151,681	81.9%
Black or African American (2018)	317	3.9%	3,375	4.0%	6,410	3.5%
American Indian or Alaska Native (2018)	79	1.0%	928	1.1%	2,022	1.1%
Asian (2018)	394	4.8%	2,676	3.2%	5,104	2.8%
Hawaiian or Pacific Islander (2018)	15	0.2%	225	0.3%	392	0.2%
Other Race (2018)	429	5.2%	5,767	6.9%	12,961	7.0%
Two or More Races (2018)	328	4.0%	3,323	3.9%	6,737	3.6%
Not Hispanic or Latino Population (2018)	6,931	84.1%	67,272	79.9%	148,716	80.3%
Hispanic or Latino Population (2018)	1,310	15.9%	16,888	20.1%	36,590	19.7%
Not Hispanic or Latino Population (2023)	7,418	82.3%	71,827	78.1%	159,314	78.5%
Hispanic or Latino Population (2023)	1,601	17.7%	20,092	21.9%	43,748	21.5%
Not Hispanic or Latino Population (2010)	5,940	87.9%	61,453	83.2%	133,508	83.2%
Hispanic or Latino Population (2010)	816	12.1%	12,408	16.8%	26,921	16.8%
Not Hispanic or Latino Population (2000)	290	88.9%	32,839	88.2%	97,680	88.8%
Hispanic or Latino Population (2000)	36	11.1%	4,400	11.8%	12,378	11.2%
Projected Hispanic Annual Growth (2018 to 2023)	290	4.4%	3,203	3.8%	7,157	3.9%
Historic Hispanic Annual Growth (2000 to 2018)	1,274	195.3%	12,488	15.8%	24,212	10.9%
Age Distribution (2018)						
Age Under 5	508	6.2%	5,071	6.0%	10,526	5.7%
Age 5 to 9 Years	492	6.0%	5,436	6.5%	11,212	6.1%
Age 10 to 14 Years	546	6.6%	5,813	6.9%	12,056	6.5%
Age 15 to 19 Years	466	5.7%	4,868	5.8%	10,547	5.7%
Age 20 to 24 Years	394	4.8%	3,992	4.7%	8,813	4.8%
Age 25 to 29 Years	526	6.4%	4,997	5.9%	10,548	5.7%
Age 30 to 34 Years	537	6.5%	5,322	6.3%	10,814	5.8%
Age 35 to 39 Years	514	6.2%	5,578	6.6%	11,332	6.1%
Age 40 to 44 Years	468	5.7%	4,978	5.9%	10,596	5.7%
Age 45 to 49 Years	450	5.5%	4,764	5.7%	10,757	5.8%
Age 50 to 54 Years	416	5.0%	4,344	5.2%	10,241	5.5%
Age 55 to 59 Years	428	5.2%	4,770	5.7%	10,923	5.9%
Age 60 to 64 Years	510	6.2%	4,965	5.9%	11,071	6.0%
Age 65 to 74 Years	1,246	15.1%	10,949	13.0%	24,558	13.3%
Age 75 to 84 Years	605	7.3%	6,409	7.6%	15,987	8.6%
Age 85 Years or Over	136	1.7%	1,905	2.3%	5,325	2.9%
Median Age	40.9		41.9		43.4	
Gender Age Distribution (2018)						
Female Population	4,259	51.7%	43,092	51.2%	95,211	51.4%
Age 0 to 19 Years	982	23.1%	10,211	23.7%	21,442	22.5%
Age 20 to 64 Years	2,239	52.6%	22,509	52.2%	48,797	51.3%
Age 65 Years or Over	1,038	24.4%	10,371	24.1%	24,972	26.2%
Female Median Age	41.1		43.1		44.8	
Male Population	3,982	48.3%	41,068	48.8%	90,095	48.6%
Age 0 to 19 Years	1,030	25.9%	10,977	26.7%	22,899	25.4%
Age 20 to 64 Years	2,003	50.3%	21,200	51.6%	46,298	51.4%
Age 65 Years or Over	949	23.8%	8,892	21.7%	20,898	23.2%
Male Median Age	40.7		40.6		41.9	

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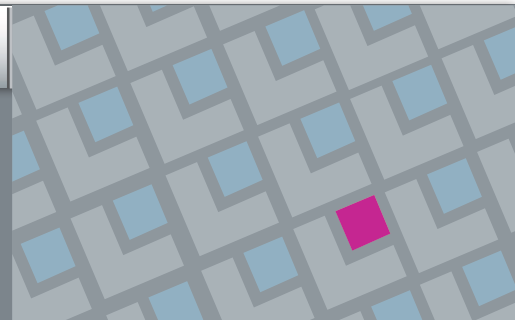
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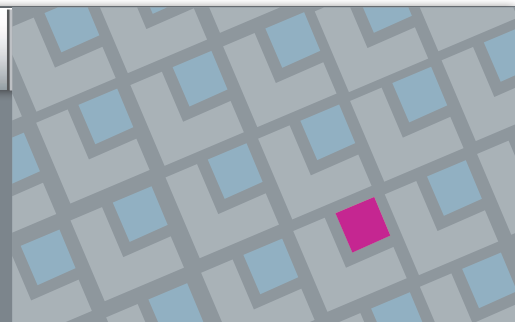
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RF5

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Household Income Distribution (2018)							
HH Income \$200,000 or More	227	7.4%	1,316	4.1%	2,776	3.8%	
HH Income \$150,000 to \$199,999	293	9.5%	1,647	5.1%	3,483	4.8%	
HH Income \$100,000 to \$149,999	699	22.7%	4,602	14.3%	9,920	13.5%	
HH Income \$75,000 to \$99,999	429	13.9%	4,327	13.4%	9,099	12.4%	
HH Income \$50,000 to \$74,999	569	18.5%	6,621	20.5%	14,884	20.3%	
HH Income \$35,000 to \$49,999	449	14.6%	4,898	15.2%	10,983	15.0%	
HH Income \$25,000 to \$34,999	141	4.6%	3,118	9.7%	7,481	10.2%	
HH Income \$15,000 to \$24,999	132	4.3%	2,604	8.1%	6,876	9.4%	
HH Income Under \$15,000	139	4.5%	3,089	9.6%	7,757	10.6%	
HH Income \$35,000 or More	2,667	86.6%	23,410	72.7%	51,145	69.8%	
HH Income \$75,000 or More	1,648	53.5%	11,891	36.9%	25,278	34.5%	
Housing (2018)							
Total Housing Units	3,447		38,983		89,626		
Housing Units Occupied	3,078	89.3%	32,222	82.7%	73,259	81.7%	
Housing Units Owner-Occupied	2,131	69.2%	24,940	77.4%	56,596	77.3%	
Housing Units, Renter-Occupied	948	30.8%	7,281	22.6%	16,663	22.7%	
Housing Units, Vacant	368	10.7%	6,761	17.3%	16,367	18.3%	
Marital Status (2018)							
Never Married	1,366	20.4%	16,273	24.0%	37,601	24.8%	
Currently Married	4,194	62.6%	35,730	52.7%	76,876	50.7%	
Separated	112	1.7%	2,325	3.4%	5,055	3.3%	
Widowed	352	5.3%	5,100	7.5%	12,039	7.9%	
Divorced	670	10.0%	8,411	12.4%	19,940	13.2%	
Household Type (2018)							
Population Family	7,170	87.0%	71,581	85.1%	154,325	83.3%	
Population Non-Family	1,065	12.9%	12,394	14.7%	30,318	16.4%	
Population Group Quarters	7	0.1%	184	0.2%	663	0.4%	
Family Households	2,260	73.4%	22,394	69.5%	48,991	66.9%	
Non-Family Households	819	26.6%	9,828	30.5%	24,267	33.1%	
Married Couple with Children	629	15.0%	6,697	18.7%	13,609	17.7%	
Average Family Household Size	3.2		3.2		3.2		
Household Size (2018)							
1 Person Households	611	19.8%	7,744	24.0%	19,398	26.5%	
2 Person Households	1,230	39.9%	12,153	37.7%	27,569	37.6%	
3 Person Households	445	14.5%	4,290	13.3%	9,557	13.0%	
4 Person Households	405	13.2%	4,052	12.6%	8,443	11.5%	
5 Person Households	228	7.4%	2,265	7.0%	4,683	6.4%	
6 or More Person Households	160	5.2%	1,717	5.3%	3,609	4.9%	
Household Vehicles (2018)							
Households with 0 Vehicles Available	26	0.8%	1,108	3.4%	3,257	4.4%	
Households with 1 Vehicles Available	1,000	32.5%	13,186	40.9%	31,167	42.5%	
Households with 2 or More Vehicles Available	2,053	66.7%	17,928	55.6%	38,835	53.0%	
Total Vehicles Available	6,016		56,941		126,411		
Average Vehicles Per Household	2.0		1.8		1.7		

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E Baseline Rd & S Signal Butte Rd

	1 mi radius	3 mi radius	5 mi radius
Labor Force (2018)			
Estimated Labor Population Age 16 Years or Over	6,599	66,825	149,362
Estimated Civilian Employed	3,613 54.8%	35,975 53.8%	77,288 51.7%
Estimated Civilian Unemployed	133 2.0%	1,439 2.2%	3,145 2.1%
Estimated in Armed Forces	-	4	36
Estimated Not in Labor Force	2,853 43.2%	29,407 44.0%	68,892 46.1%
Unemployment Rate	2.0%	2.2%	2.1%
Occupation (2015)			
Occupation: Population Age 16 Years or Over	3,620	35,798	77,690
Management, Business, Financial Operations	765 21.1%	5,388 15.1%	11,498 14.8%
Professional, Related	778 21.5%	7,541 21.1%	15,413 19.8%
Service	698 19.3%	6,330 17.7%	14,241 18.3%
Sales, Office	939 25.9%	10,060 28.1%	21,288 27.4%
Farming, Fishing, Forestry	1	42 0.1%	217 0.3%
Construct, Extraction, Maintenance	276 7.6%	3,263 9.1%	7,494 9.6%
Production, Transport Material Moving	163 4.5%	3,174 8.9%	7,538 9.7%
White Collar Workers	2,482 68.6%	22,989 64.2%	48,200 62.0%
Blue Collar Workers	1,138 31.4%	12,808 35.8%	29,490 38.0%
Consumer Expenditure (2018)			
Total Household Expenditure	\$216 M	\$1.87 B	\$4.17 B
Total Non-Retail Expenditure	\$113 M 52.2%	\$970 M 51.7%	\$2.16 B 51.8%
Total Retail Expenditure	\$103 M 47.8%	\$905 M 48.3%	\$2.01 B 48.2%
Apparel	\$7.59 M 3.5%	\$65.4 M 3.5%	\$145 M 3.5%
Contributions	\$9.98 M 4.6%	\$80.2 M 4.3%	\$178 M 4.3%
Education	\$8.51 M 3.9%	\$67.1 M 3.6%	\$148 M 3.6%
Entertainment	\$12.2 M 5.7%	\$105 M 5.6%	\$233 M 5.6%
Food and Beverages	\$31.2 M 14.4%	\$276 M 14.7%	\$616 M 14.8%
Furnishings and Equipment	\$7.65 M 3.5%	\$64.4 M 3.4%	\$143 M 3.4%
Gifts	\$5.65 M 2.6%	\$45.8 M 2.4%	\$101 M 2.4%
Health Care	\$16.7 M 7.7%	\$151 M 8.1%	\$338 M 8.1%
Household Operations	\$6.46 M 3.0%	\$52.9 M 2.8%	\$117 M 2.8%
Miscellaneous Expenses	\$3.14 M 1.5%	\$27.7 M 1.5%	\$61.8 M 1.5%
Personal Care	\$2.79 M 1.3%	\$24.3 M 1.3%	\$54.1 M 1.3%
Personal Insurance	\$1.69 M 0.8%	\$13.7 M 0.7%	\$30.4 M 0.7%
Reading	\$483 K 0.2%	\$4.15 M 0.2%	\$9.24 M 0.2%
Shelter	\$44.6 M 20.6%	\$386 M 20.6%	\$859 M 20.6%
Tobacco	\$1.20 M 0.6%	\$11.6 M 0.6%	\$26.1 M 0.6%
Transportation	\$40.7 M 18.8%	\$358 M 19.1%	\$796 M 19.1%
Utilities	\$15.6 M 7.2%	\$141 M 7.5%	\$315 M 7.5%
Educational Attainment (2018)			
Adult Population Age 25 Years or Over	5,836	58,980	132,152
Elementary (Grade Level 0 to 8)	112 1.9%	1,940 3.3%	4,922 3.7%
Some High School (Grade Level 9 to 11)	202 3.5%	3,799 6.4%	9,521 7.2%
High School Graduate	1,332 22.8%	16,949 28.7%	38,564 29.2%
Some College	1,528 26.2%	15,813 26.8%	36,850 27.9%
Associate Degree Only	735 12.6%	5,547 9.4%	11,728 8.9%
Bachelor Degree Only	1,213 20.8%	9,832 16.7%	20,056 15.2%
Graduate Degree	713 12.2%	5,099 8.6%	10,511 8.0%

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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

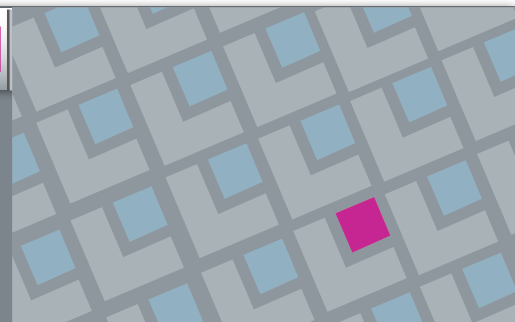
DEMOGRAPHICS

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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3788/-111.6016

RFS

E Baseline Rd & S Signal Butte Rd

	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2015)						
1 Detached Unit	2,527	100.3	21,467	76.1%	47,137	74.4%
1 Attached Unit	195	7.8%	1,169	4.1%	2,575	4.1%
2 to 4 Units	23	0.9%	532	1.9%	1,819	2.9%
5 to 9 Units	94	3.7%	459	1.6%	1,472	2.3%
10 to 19 Units	120	4.8%	650	2.3%	1,723	2.7%
20 to 49 Units	82	3.2%	242	0.9%	717	1.1%
50 or More Units	53	2.1%	481	1.7%	1,185	1.9%
Mobile Home or Trailer	21	0.8%	6,816	24.2%	16,205	25.6%
Other Structure	-	-	290	1.0%	683	1.1%
Homes Built By Year (2015)						
Homes Built 2010 or later	55	2.2%	618	2.2%	1,787	2.8%
Homes Built 2000 to 2009	2,155	85.5%	12,910	45.8%	22,140	35.0%
Homes Built 1990 to 1999	485	19.3%	8,180	29.0%	19,177	30.3%
Homes Built 1980 to 1989	82	3.2%	3,652	12.9%	11,805	18.6%
Homes Built 1970 to 1979	161	6.4%	3,577	12.7%	10,330	16.3%
Homes Built 1960 to 1969	56	2.2%	1,112	3.9%	3,094	4.9%
Homes Built 1950 to 1959	18	0.7%	577	2.0%	1,555	2.5%
Homes Built Before 1949	41	1.6%	344	1.2%	645	1.0%
Home Values (2015)						
Home Values \$1,000,000 or More	9	0.4%	176	0.8%	363	0.7%
Home Values \$500,000 to \$999,999	66	3.2%	931	4.2%	2,240	4.6%
Home Values \$400,000 to \$499,999	127	6.3%	1,188	5.3%	2,722	5.5%
Home Values \$300,000 to \$399,999	445	22.0%	2,794	12.6%	6,205	12.6%
Home Values \$200,000 to \$299,999	1,009	49.9%	6,718	30.2%	14,187	28.9%
Home Values \$150,000 to \$199,999	301	14.9%	4,262	19.2%	10,135	20.6%
Home Values \$100,000 to \$149,999	107	5.3%	2,800	12.6%	6,639	13.5%
Home Values \$70,000 to \$99,999	14	0.7%	1,188	5.3%	3,062	6.2%
Home Values \$50,000 to \$69,999	10	0.5%	962	4.3%	2,323	4.7%
Home Values \$25,000 to \$49,999	5	0.3%	1,185	5.3%	2,948	6.0%
Home Values Under \$25,000	64	3.2%	2,515	11.3%	5,791	11.8%
Owner-Occupied Median Home Value	\$256,887		\$180,327		\$172,958	
Renter-Occupied Median Rent	\$1,075		\$944		\$875	
Transportation To Work (2015)						
Drive to Work Alone	3,105	78.1%	30,164	78.3%	65,821	78.1%
Drive to Work in Carpool	339	8.5%	4,430	11.5%	9,474	11.2%
Travel to Work by Public Transportation	19	0.5%	298	0.8%	639	0.8%
Drive to Work on Motorcycle	31	0.8%	229	0.6%	496	0.6%
Walk or Bicycle to Work	66	1.7%	545	1.4%	1,411	1.7%
Other Means	88	2.2%	494	1.3%	1,178	1.4%
Work at Home	328	8.2%	2,378	6.2%	5,220	6.2%
Travel Time (2015)						
Travel to Work in 14 Minutes or Less	810	22.2%	6,873	19.0%	15,674	19.8%
Travel to Work in 15 to 29 Minutes	1,166	32.0%	11,596	32.1%	24,856	31.5%
Travel to Work in 30 to 59 Minutes	966	26.5%	12,115	33.5%	26,381	33.4%
Travel to Work in 60 Minutes or More	385	10.6%	2,974	8.2%	5,986	7.6%
Average Minutes Travel to Work	23.4		25.8		25.0	

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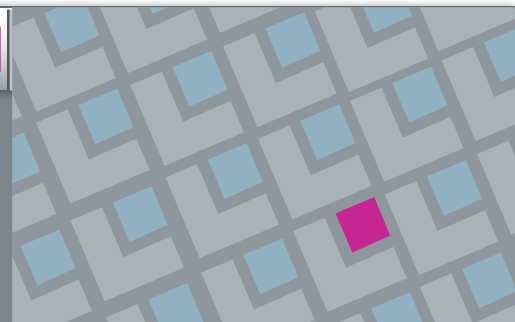
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