WESTERN
RETAIL ADVISORS



RETAIL PROPERTY FOR LEASE

STAPLEY AT 60

1455 S Stapley Dr Mesa, AZ 85204

JASON FESSINGER
602.368.1090
jfessinger@w-retail.com

KALEN RICKARD
602.931.4492
krickard@w-retail.com

JAKE MCCLAUGHRY
602.368.1088
jmcclaughry@w-retail.com

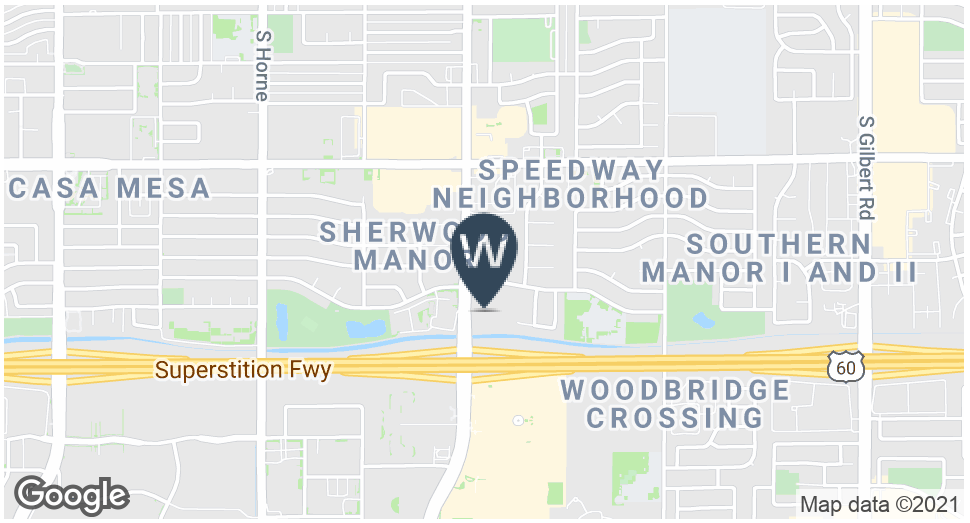
JULIE GREEN
602.710.1786
jgreen@w-retail.com

WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Suite 200
Phoenix AZ, 85016
602.778.3747 | w-retail.com

STAPLEY AT 60

1455 S Stapley Dr, Mesa, AZ 85204





LOCATION DESCRIPTION

NEC Stapley Dr & US -60

PROPERTY HIGHLIGHTS

- Strong regional retail trade area
- Max allowable monument signage including LED tenant display
- Complex architectural upgrade to entire center
- Full diamond interchange @ Stapley & US 60
- Completely renovated in 2017

AREA COTENANTS

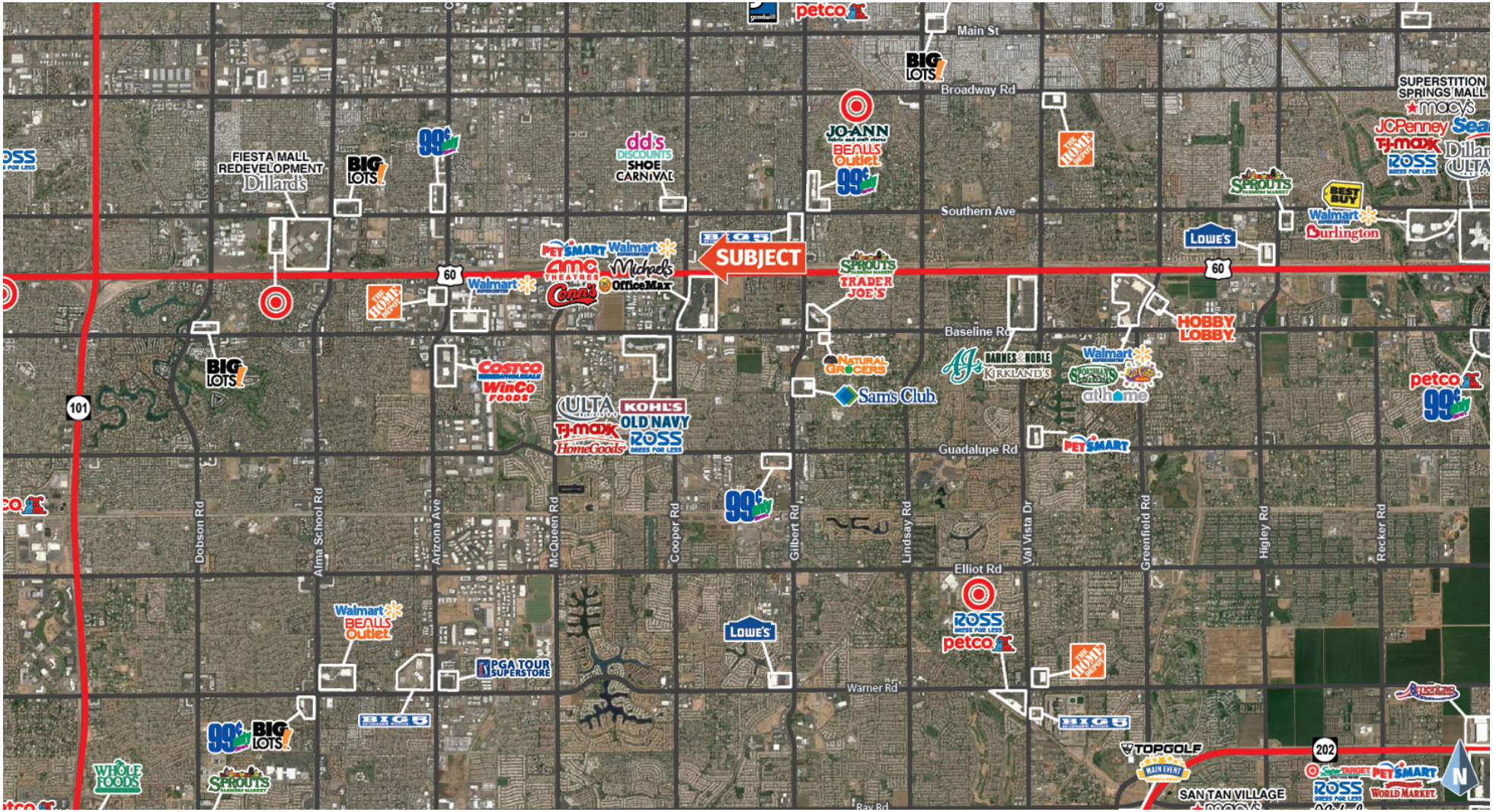
AMC THEATRES · Walmart · PETSMART · Michaels · Party City THE DISCOUNT PARTY SUPER STORE · D-BAT

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Suite 200, Phoenix AZ, 85016
602.778.3747 | w-retail.com

STAPLEY AT 60

1455 S Stapley Dr, Mesa, AZ 85204

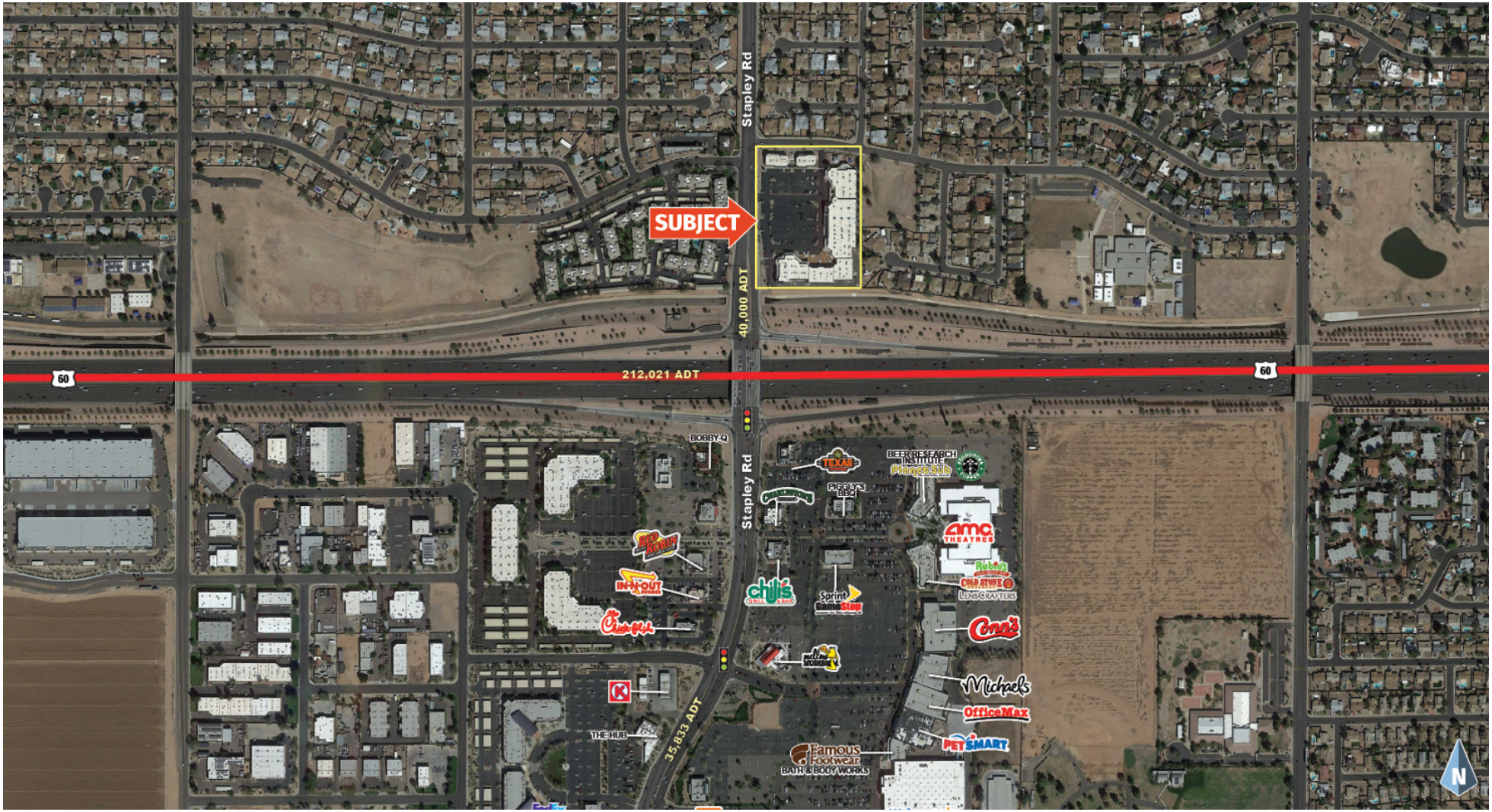


The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Suite 200, Phoenix AZ, 85016
602.778.3747 | w-retail.com

STAPLEY AT 60

1455 S Stapley Dr, Mesa, AZ 85204



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Suite 200, Phoenix AZ, 85016
602.778.3747 | w-retail.com

STAPLEY AT 60

1455 S Stapley Dr, Mesa, AZ 85204



LEGEND

Available

Unavailable

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Suite 200, Phoenix AZ, 85016
602.778.3747 | w-retail.com

STAPLEY AT 60

1455 S Stapley Dr, Mesa, AZ 85204

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	935 - 15,600 SF	Lease Rate:	CALL FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1	PEDIATRIC CARE	0 SF	LEASED	-	-
2	STUDIO 3 IMAGES	0 SF	LEASED	-	-
3	Available	1,043 SF	NNN	CALL FOR PRICING	-
4A	PRESTIGE	0 SF	LEASED	-	-
4B	Available	1,991 SF	NNN	CALL FOR PRICING	-
8	WORK ATHLETICS	0 SF	LEASED	-	-
9	STATE FARM INSURANCE	0 SF	LEASED	-	-
5-10	MAXWELL PRESCHOOL ACADEMY	0 SF	LEASED	-	-
11	Available	15,600 SF	NNN	CALL FOR PRICING	-
12	BANQUET HALL	0 SF	LEASED	-	-
13	Available	7,860 SF	NNN	CALL FOR PRICING	-
14-21	DBAT	0 SF	LEASED	-	-
22	ATL WINGS	0 SF	CALL	-	-
25	Available	938 SF	NNN	CALL FOR PRICING	-
26	Available	935 SF	NNN	CALL FOR PRICING	-

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

STAPLEY AT 60

1455 S Stapley Dr, Mesa, AZ 85204

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
27	Available	943 SF	NNN	CALL FOR PRICING	-
28	Available	1,422 SF	NNN	CALL FOR PRICING	-

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

STAPLEY AT 60

1455 S Stapley Dr, Mesa, AZ 85204

	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2020 Total Population	14,429	162,353	430,763
2025 Total Population	15,021	173,302	457,222
2015-2020 Annual Growth Rate	0.81%	1.31%	1.20%
2020 Median Age	30.3	31.8	34.2
INCOME SUMMARY			
Median Household Income	$58,425	$54,224	$58,801
Average Household Income	$71,351	$71,628	$79,359
BUSINESS DATA			
Total Businesses	862	5,871	13,169
Total Employees	9,728	73,589	147,798
Daytime Population	16,919	157,409	365,678
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	10.8%	9.4%	9.7%
Bachelor's Degree	17.6%	16.8%	19.3%
Graduate/Professional Degree	6.0%	7.4%	9.5%
Percent of Population with Degrees	34.44%	33.68%	38.50%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total Employees	7,237	78,533	212,882
White Collar	56.9%	56.4%	61.6%
Services	20.8%	21.8%	19.3%
Blue Collar	22.2%	21.8%	19.1%
HOUSEHOLD SUMMARY			
2020 Households	4,564	55,467	158,435
2020 Average Household Size	3.15	2.90	2.70
2020 Average Family Size	3.69	3.50	3.31
2020 Median Home Value	$212,371	$225,773	$242,765

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.