

±1,045 - 2,614 SF
Broadway Promenade



450 S Sossaman Rd

Mesa, Arizona 85208

Property Features

- Great visibility from S Sossaman Rd
- Close to US-60 & Loop 202
- Close to Superstition Springs
- Co-tenants include: Walgreen's, Subway, 45 Nails & Gravitare Smoke Shop



Traffic Counts

	VPD
E Broadway Rd:	16,700
S Sossaman Rd:	17,843

For Lease: \$18.00/SF, NNN

Horth Hong

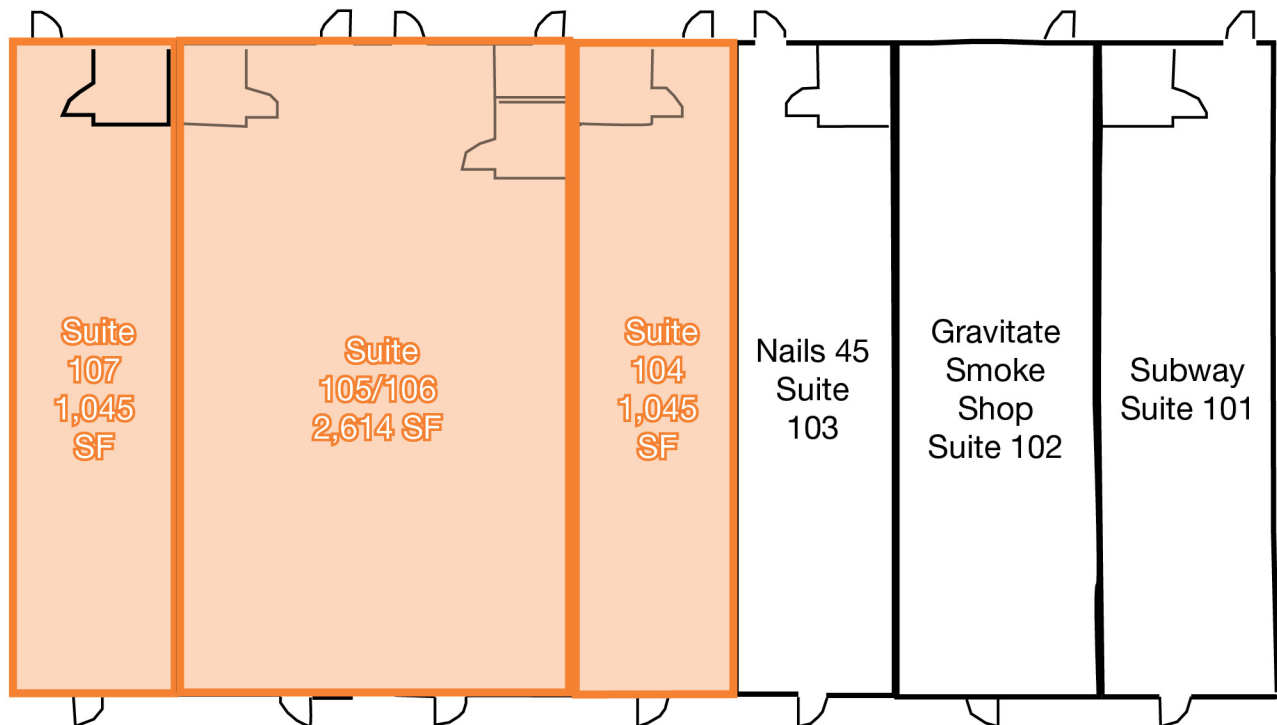
602 393 6782

horth.hong@naihorizon.com

Site Plan

For Lease

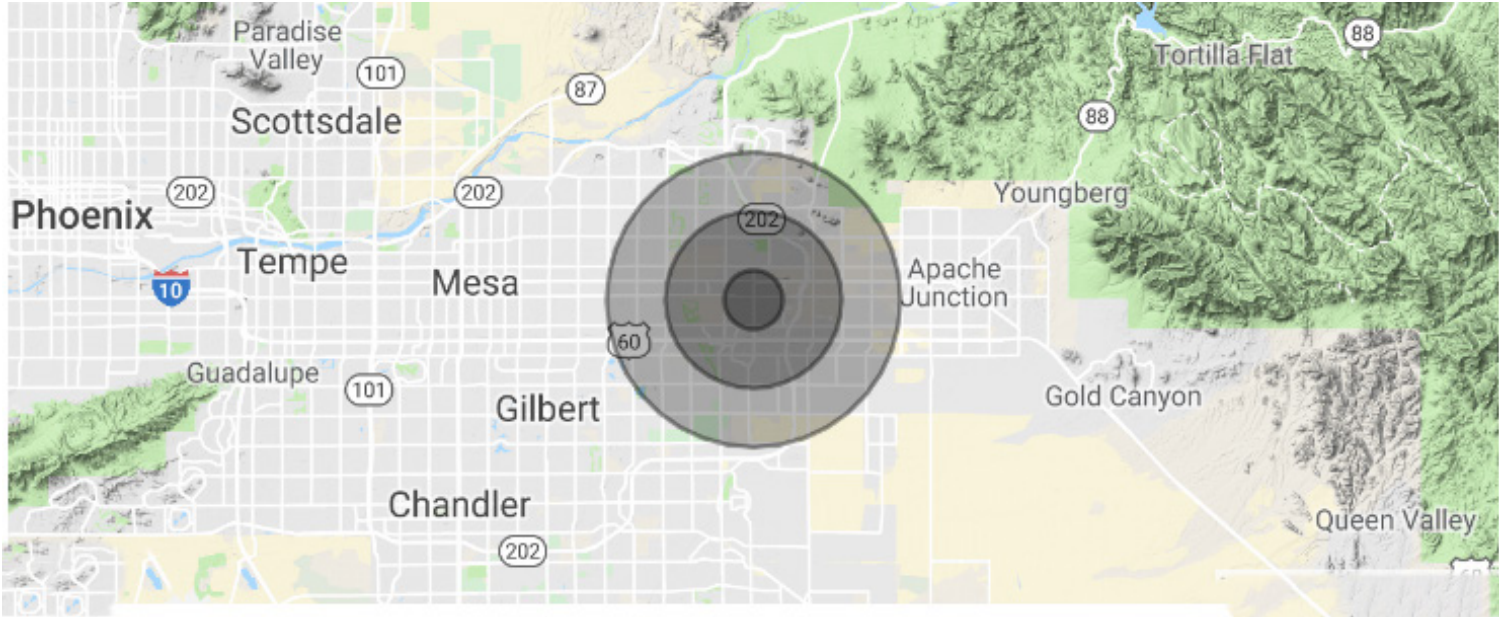
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SUITE	SIZE	LEASE RATE	LEASE TYPE	AVAILABILITY
Suite 104	1,045 SF	\$18.00/SF	NNN	Vacant
Suite 105/106	2,614 SF	\$18.00/SF	NNN	Vacant
Suite 107	1,045 SF	\$18.00/SF	NNN	Vacant

Demographics

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ETHNICITY

	1 Mile	3 Miles	5 Miles
White:	14,504 92.27%	94,844 91.13%	236,231 90.05%
Black:	389 2.47%	2,935 2.82%	7,805 2.98%
Am Indian & Alaskan:	253 1.61%	1,538 1.48%	3,653 1.39%
Asian:	240 1.53%	2,082 2.00%	7,237 2.76%
Hawaiian & Pacific Island:	30 1.93%	2,420 2.33%	686 0.26%
Hispanic:	2,514 54.16%	68,888 41.86%	134,300 32.86%
Other:	2,514 15.99%	17,628 16.94%	40,455 15.42%

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Average Age:	51.30	45.90	42.80
Average HH Income:	\$51,762	\$63,160	\$75,091