

FOR LEASE

# Mountain Vista Marketplace

NWC US 60 & Signal Butte Rd | Mesa, AZ 85208



## Overview

AVAILABLE RATE

Shops Space  
Call for Rates

## Demographics

	1 MILE	3 MILE	5 MILE
2020 Est Population	7,413	95,588	199,246
2025 Est Population	8,177	102,879	214,791
Average HH Income	\$101,694	\$76,747	\$78,335
Daytime Population	7,790	84,161	175,536

Year: 2020 | Source: Esri

## Traffic Counts

US-60	87,687 VPD
Signal Butte Road	25,476 VPD
Southern Avenue	13,762 VPD

Year: 2020 | Source: MPSI

## Contact

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## Description

- **McDonald's is Now Open!**
- Quick Quack Car Wash under construction and AutoZone coming soon
- Shops space ready for occupancy
- Adjacent to the 3 story, 381,000 SF Mountain Vista Medical Center (178 beds/600 employees)
- Excellent visibility from US-60, Southern Avenue & Signal Butte Road
- Full freeway interchange access
- More than 95,000 people within three miles

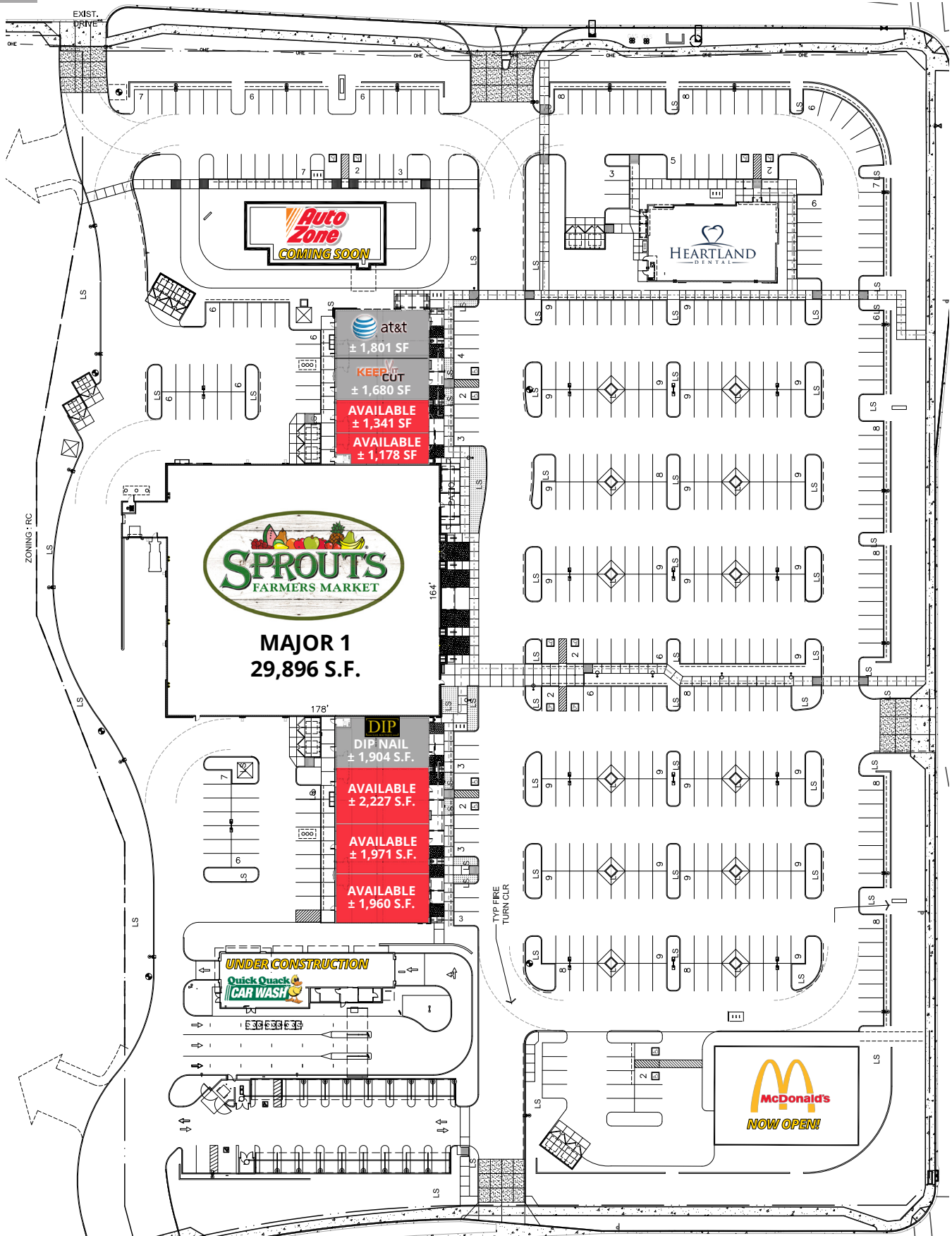


Developed by: **KITCHELL**

Leasing by: **SRS**

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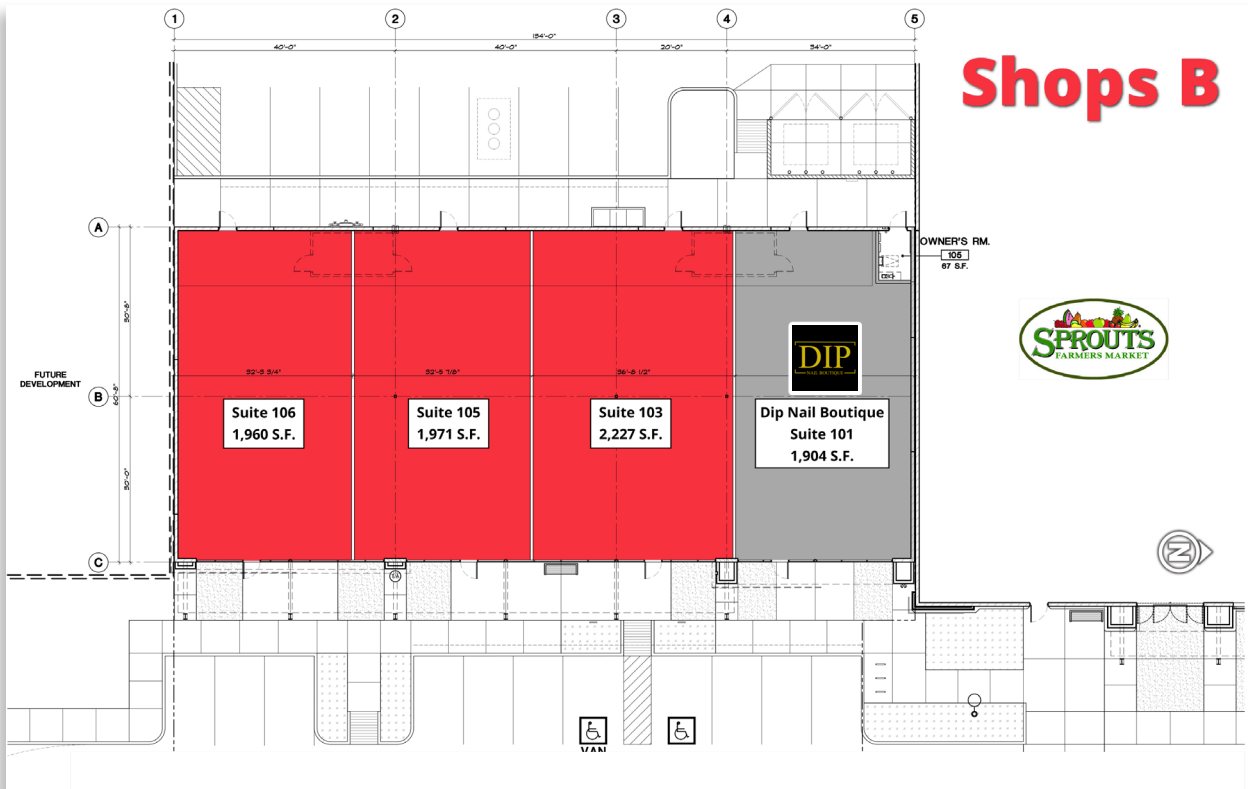
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## Shops A



## Shops B



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**HOBBY LOBBY**

**DOLLAR TREE**

**brakes plus**

**FIREHOUSE SUBS**

**ALL KIDS URGENT CARE**

**Little Caesars**

**tcf bank**

**ihop**

**Wendy's**

**loabb**

**KNEADERS BAKERY & CAFE**

**Edward Jones**

**State Farm**

**TACO BELL COMING SOON**

**K**

**Southern Avenue**  
17,590 VPD '18

**Signal Butte Road**  
20,236 VPD '20

**Southern Avenue**  
13,763 VPD '18

**Auto Zone**  
COMING SOON

**HEARTLAND DENTAL**

**at&t**

**KEEP IT CUT**

**SPROUTS**

**Dip Nail**

**Quick Quack CAR WASH**  
UNDER CONSTRUCTION

**McDonald's**  
NOW OPEN

**UNDER CONSTRUCTION**  
**Ascend at Mountain Vista Apartments**  
300 Units

**Hampton Avenue**

**Signal Butte Road**  
25,476 VPD '20

**State Trust Land**



**105th Place**

**Canfield**

**Vegas**

**Flower Avenue**

**Vegas**

**Flossmor Ave**

**110th St**

**109th Place**

**Flower Avenue**

**Flossmor Avenue**

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**PLANNED**  
**GrandeVita BioCity**  
 ± 20 Acres  
 Mixed-Use Site  
 Residence Inn

**PLANNED**  
**Odyssey Medical Plaza**

**Mesa Market Place Swap Meet**

**Signal Butte Road**  
 30,061 VPD '20

**60 Superstition Freeway**  
 87,687 VPD '20

**60 Superstition Freeway**  
 85,826 VPD '20

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