

FOR SALE | DEVELOPMENT OPPORTUNITY

Colliers
INTERNATIONAL

Odyssey Medical &
Professional Center

Future
LDS Church

Children's Learning
Adventure

CRISMON RD.

RETAIL SHOPS

RETAIL SHOPS

- › Black Rock Coffee
- › El Bella Day Spa
- › Filiberto's Mexican Food
- › Radius Fitness

Banner Health

Future
Senior Care

Fully Entitled Mixed Use Project

Land: 1.6 Acre Parcel with adjacent retail center.
(City-approved building plans available)

Price: \$550,000.00

Parcel Number: 220-81-974

4-Story Building=
Ground level retail
2nd and 3rd Floors Office
4th Floor Residential
Rooftop private viewing decks

BASELINE RD.



CRISMON GATEWAY

1759 S. Crismon Rd., Mesa, AZ

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CRISMON GATEWAY > NEC CRISMON RD & BASELINE RD • MESA, AZ



Fully Entitled
Mixed-Use Project

\$550,000.00
SALE PRICE

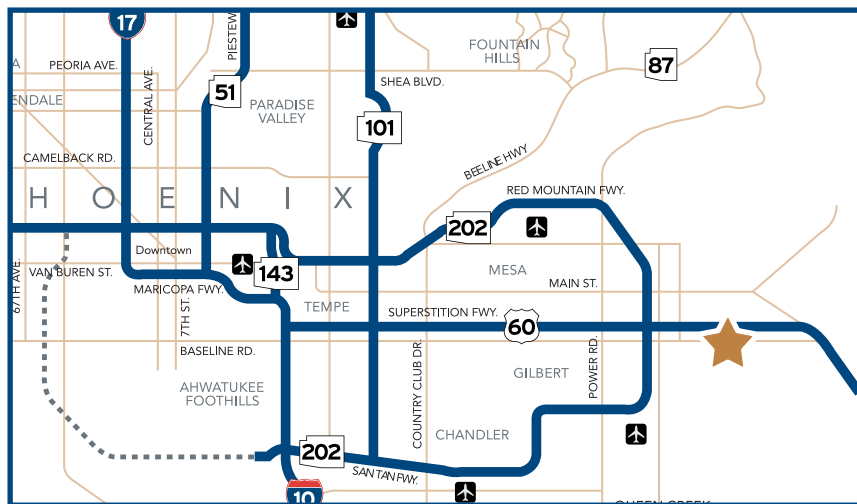


- ▶ Highly visible project identifier fronting Crismon Rd.
- ▶ Adjacent to Banner Healthcare's 10.5 acre medical campus featuring emergency care, an imaging center, general and specialty healthcare physicians, pharmacy and outpatient surgery center
- ▶ Close to Mountain Vista Medical Center, Banner Baywood Hospital and Banner Higley Hospital
- ▶ Major thoroughfare through DMB's EastMark master-planned community
- ▶ Spectacular views of the Superstition Mountains

CRISMON GATEWAY > AMENITY MAP



CRISMON GATEWAY > LOCATION AND DEMOGRAPHICS



POPULATION

1 MILE 9,043
3 MILES 96,534
5 MILES 197,936



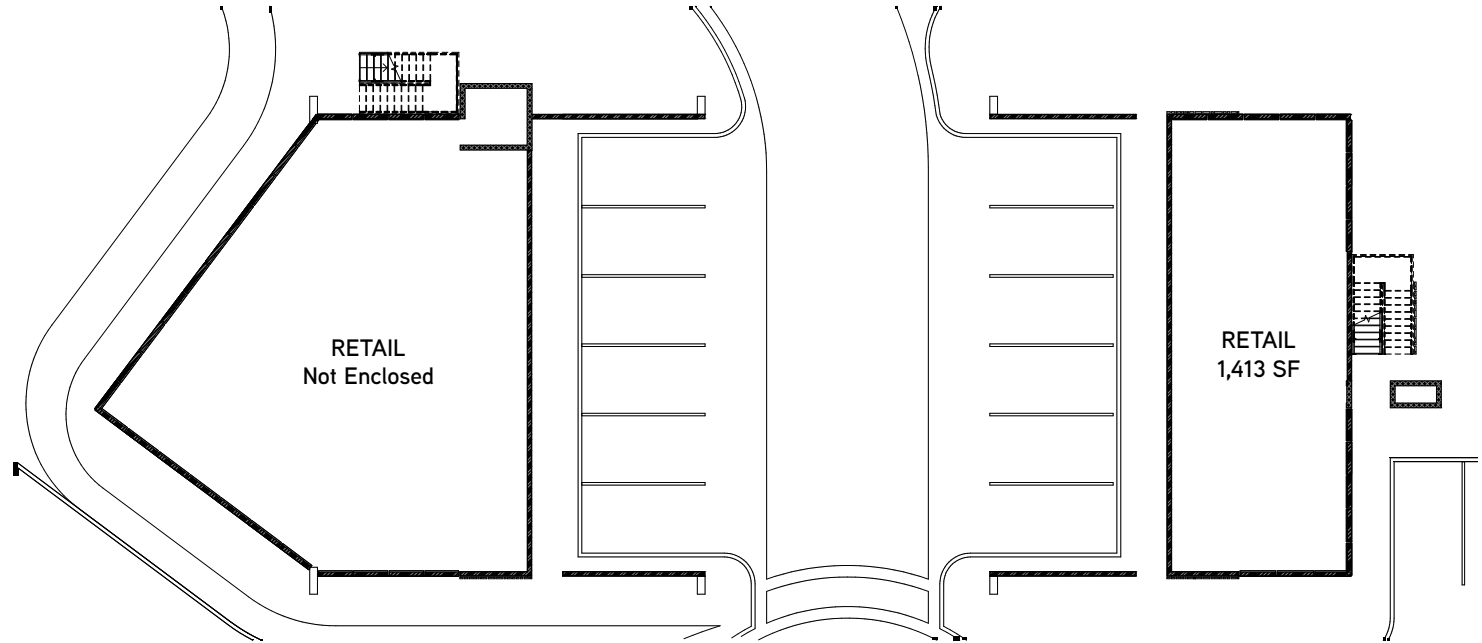
TRAFFIC COUNTS

50,717 VPD
Baseline and Crismon Roads

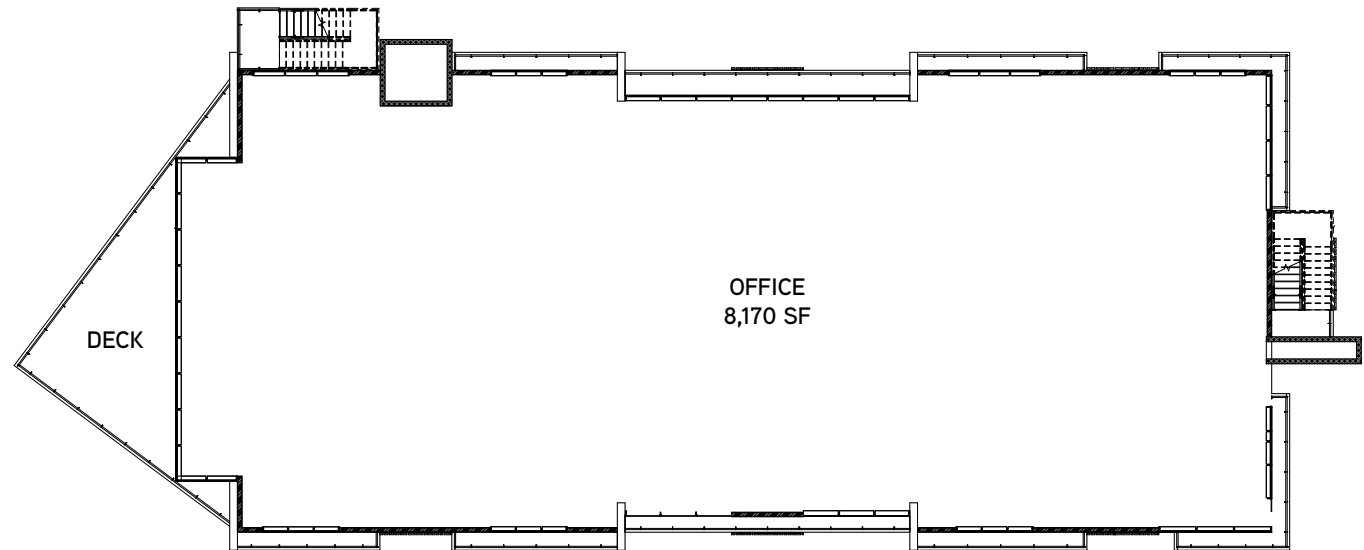


30 MINUTE
drive to Sky Harbor
International Airport
15 MINUTE
drive to Phoenix
Gateway Mesa Airport

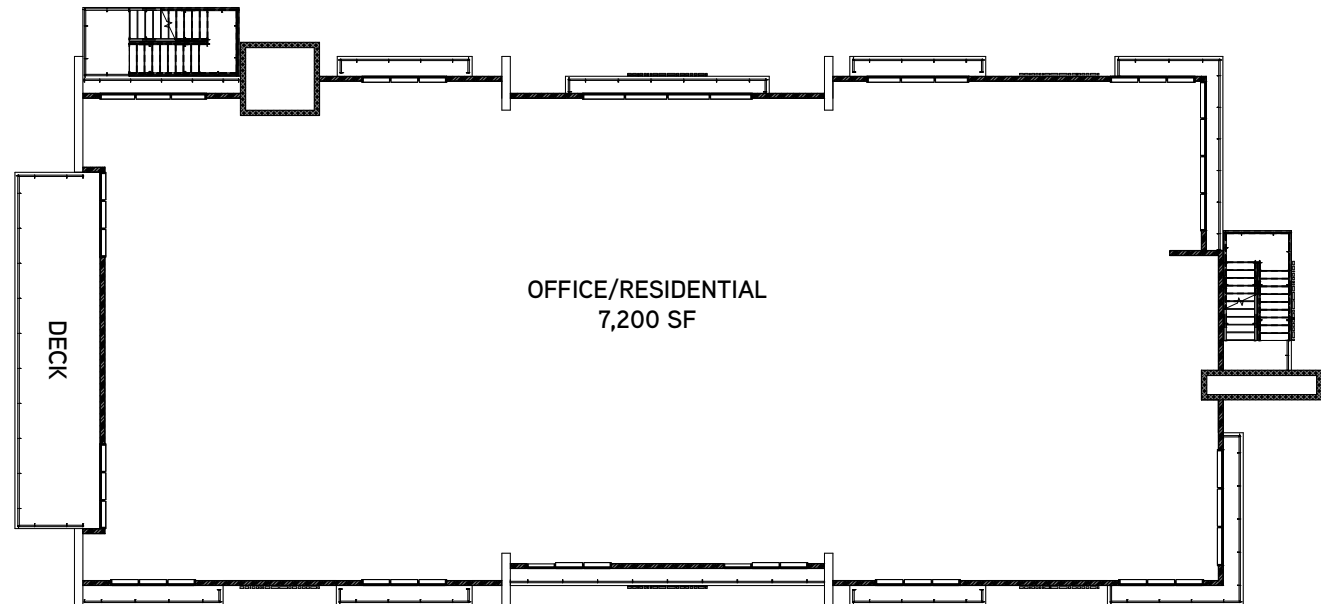
FIRST FLOOR RETAIL/OFFICE



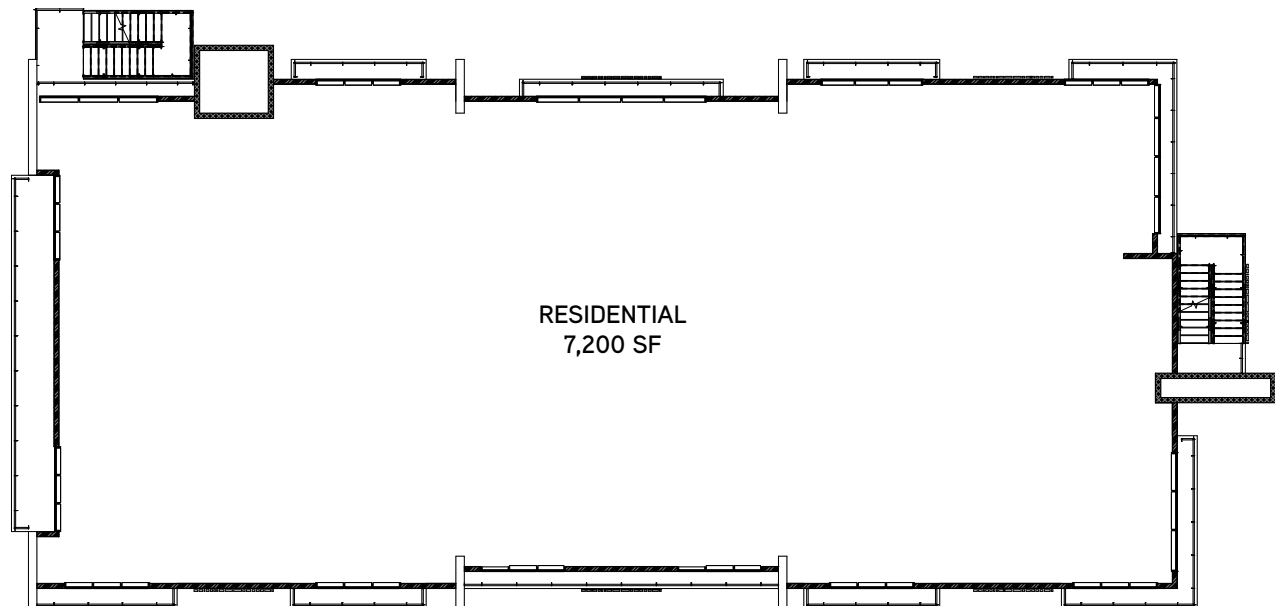
SECOND FLOOR OFFICE



THIRD FLOOR OFFICE/RESIDENTIAL

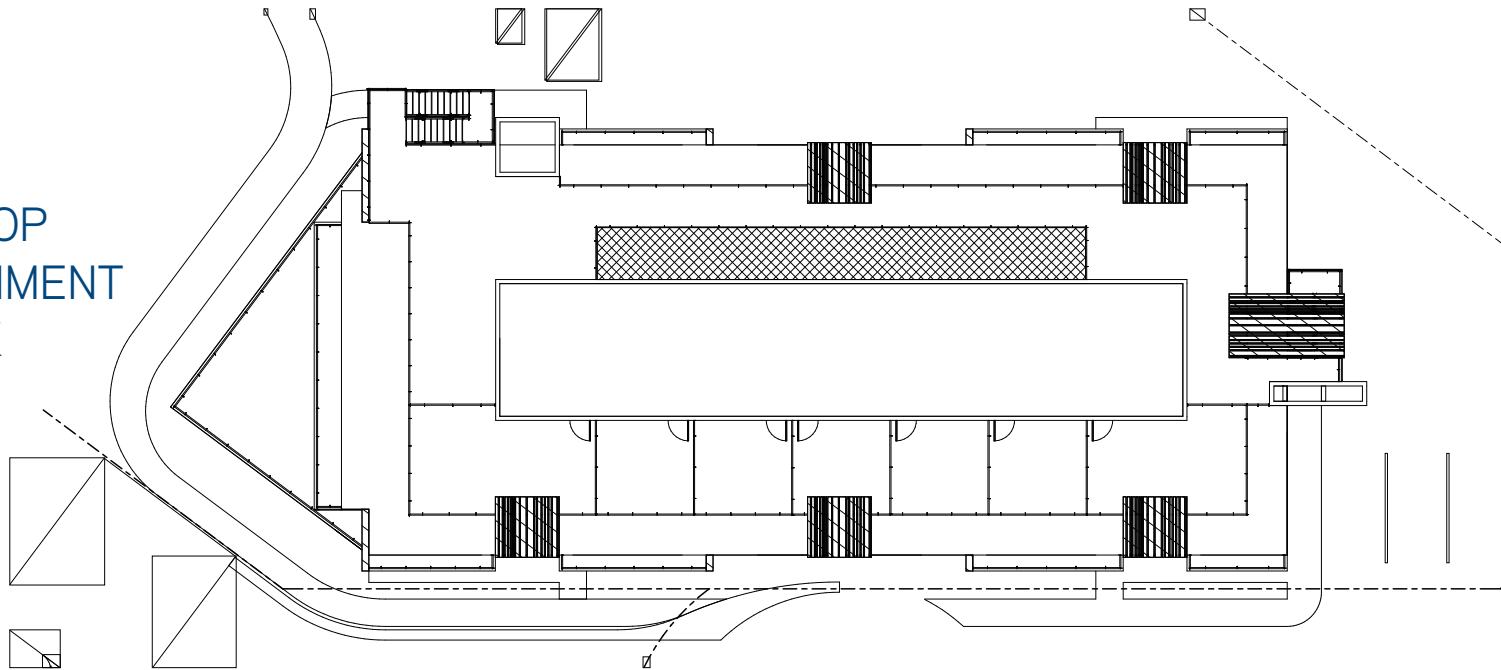


FOURTH FLOOR RESIDENTIAL



CRISMON GATEWAY > FLOOR PLANS

ROOFTOP
ENTERTAINMENT
DECK



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