

FOR LEASE › SHOP SPACE & STAND-ALONE PAD AVAILABLE

Shops on Signal Butte

NEC SIGNAL BUTTE ROAD & SOUTHERN AVENUE | MESA, ARIZONA



Opportunity Highlights

- › NEC Signal Butte Road & Southern Avenue - convenient homebound side of major N/S arterial thoroughfare
- › Large monument signage opportunities available at the intersection
- › 1,150-3,000 up to 4,500 SF available for retail, convenience, services, medical, and/or office uses
- › Existing Shoppes at Parkwood Ranch and planned Mountain View Marketplace Mixed use development located on the NW and SW corners of the intersection will create a strong regional draw to the trade area
- › Pad available: 37,864 SF, great visibility, drive-thru approved

JK JACKSON

602 222 5115

jk.jackson@colliers.com

LARRY MILLER

602 222 5114

larry.miller@colliers.com

COLLIERS INTERNATIONAL

2390 East Camelback Road, Suite 100
Phoenix, AZ 85016

www.colliers.com/greaterphoenix



\$15.00-\$25.00/SF > ± NNN

Property Highlights

- > Shop space and vacant pad available to compliment existing strong national and local tenants
- > Center services Mountain Vista Medical Center, The District at Mountain Vista luxury apartment community, and dense surrounding residential homes
- > Site provides great access and visibility to both Southern and Signal Butte
- > Full interchange access from US-60
- > 3-mile radius demographics show a current daytime population of approximately 75,000

Traffic Counts

US 60	82,242 VPD
Signal Butte Road	18,988 VPD
Southern Avenue	17,609 VPD

Snapshot Demographics

2016	3 Mile	5 Mile	7 Mile
Total Population	93,215	186,157	260,682
Average HH Income	\$33,746	\$67,595	\$95,308
Median HH Income	\$50,249	\$51,346	\$52,341

Nearby Tenants







Existing Site Availability

SUITE	TENANT	SQ.FT.
101-104	Gental Dental	4,530 sf
105	Careful Cleaners	1,378 sf
106	AVAILABLE <i>(fully fixurized former pizza restaurant)</i>	3,026 sf
108	AVAILABLE <i>(frozen yogurt operator, beautifully built out)</i>	1,543 sf
109	State Farm	1,250 sf
110	AVAILABLE <i>(former insurance office, perfect for financial services)</i>	1,150 sf
111	Edward Jones	1,000 sf
112	Invincible Nail Spa	1,200 sf
113	AVAILABLE	1,598 sf
PAD	AVAILABLE	37,864 sf

Contact Us

JK JACKSON

602 222 5115

[jk.jackson@colliers.com](mailto:jackson@colliers.com)

LARRY MILLER

602 222 5114

[larry.miller@colliers.com](mailto:miller@colliers.com)

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