

# MESA, AZ

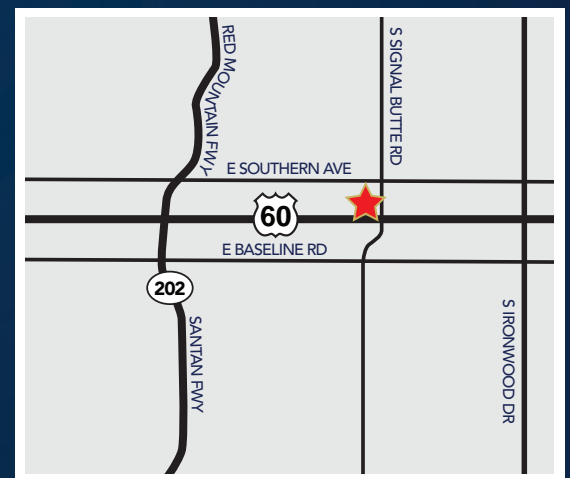
## MIXED-USE CENTER



### US 60 AND S SIGNAL BUTTE RD

#### PROPERTY HIGHLIGHTS

- Anchored by Target (Proposed)
- This location is the first stop for major retail on US 60 westbound for a 60-mile trade area
- Prominent destination for dining & entertainment
- Signal Butte Road is the major arterial to the GM Mesa Proving Grounds, a 5,000 acre mixed-use project
- Adjacent to +/- 458,000 square feet major medical center and +/- 180,000 square feet state of the art medical offices
- Partially improved land available to buy, lease or build-to-suit



#### CONTACT

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#### DEMOGRAPHICS

2013 EST	1 mile	3 miles	5 miles
Population	9,189	86,841	168,723
Pop. Growth	1.6%	1.7%	1.7%
Households	3,094	34,395	67,292
Ave. HH Income	\$69,883	\$56,800	\$57,923
Median Age	31.2	41.8	42.2

# US 60 AND S SIGNAL BUTTE RD

MESA, ARIZONA

## PROPOSED RENDERINGS



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