

Property Highlights

- Building is 14,976 SF and shows the building siting on 78,449 sf. or 1.8 acres with 77 parking spaces and 4 handicap spaces
- Located just off US-60 and across from high performing Sprouts center
- Average household income exceeds \$70,000 in trade area
- Daytime Population within 3 miles: 114,874
- S Higley Rd: 40,257 ADT N Higley Rd: 33,756 ADT

Area Co-Tenants



Contact

DAVID UHLES 602.778.3743
duhles@w-retail.com

BRIAN GAUSDEN 602.778.3740
bgausden@w-retail.com

JAKE MCCLAUGHRY 602.368.1088
jmclaughry@w-retail.com



WESTERN
RETAIL ADVISORS

Former Walgreen's

1138 S Higley Road | Northwest Corner Higley Road & Southern Avenue | Mesa, Arizona



WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Ste 200, Phoenix, AZ 85016

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors has not verified such information and makes no guarantee, warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



WESTERN
RETAIL ADVISORS

Former Walgreen's

1138 S Higley Road | Northwest Corner Higley Road & Southern Avenue | Mesa, Arizona



MONUMENT SIGN

MONUMENT SIGN

Southern Ave
20,951 ADT

Higley Rd
40,257 ADT

WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Ste 200, Phoenix, AZ 85016

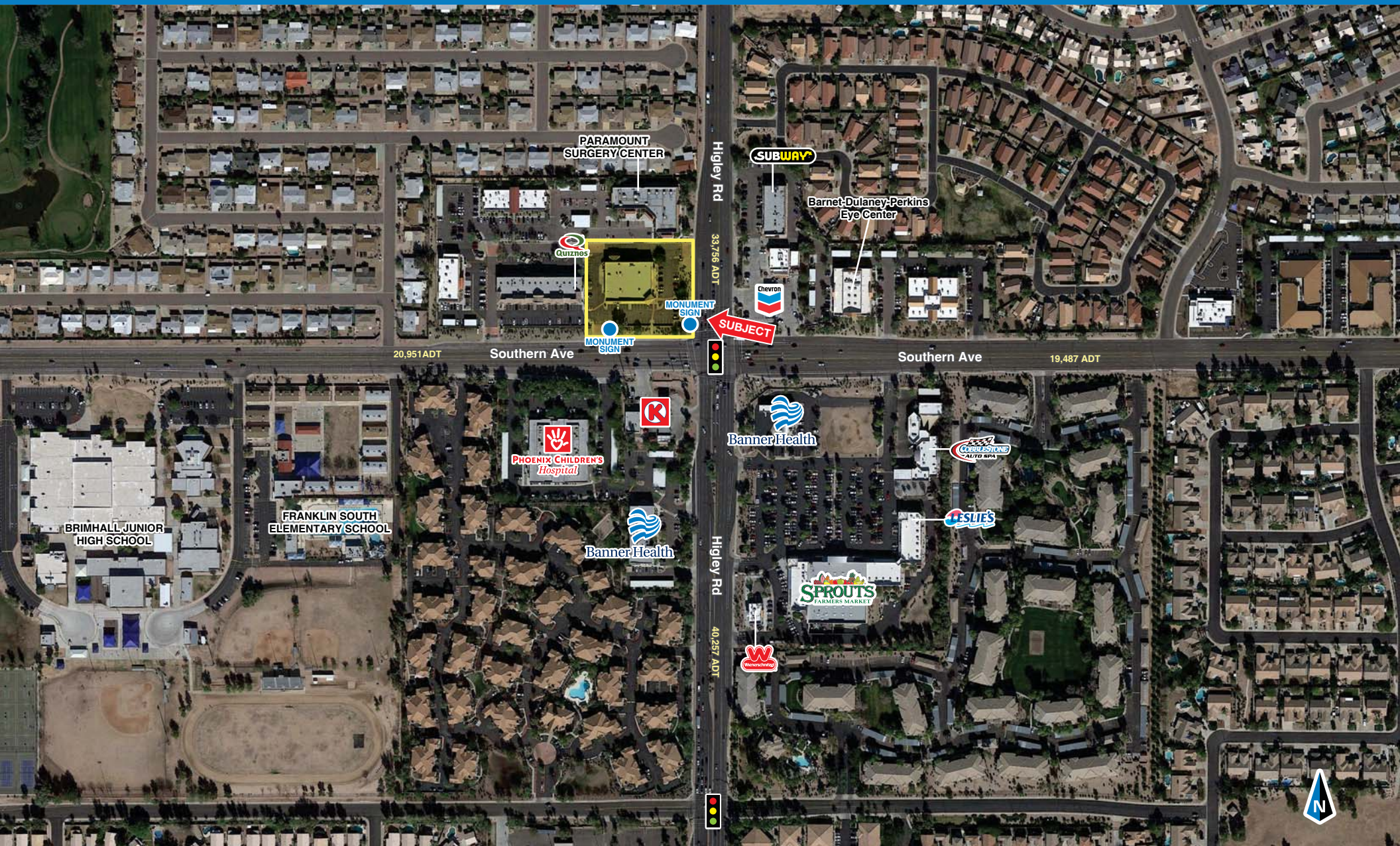
The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors has not verified such information and makes no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



**WESTERN
RETAIL ADVISORS**

Former Walgreen's

1138 S Higley Road | Northwest Corner Higley Road & Southern Avenue | Mesa, Arizona



WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Ste 200, Phoenix, AZ 85016

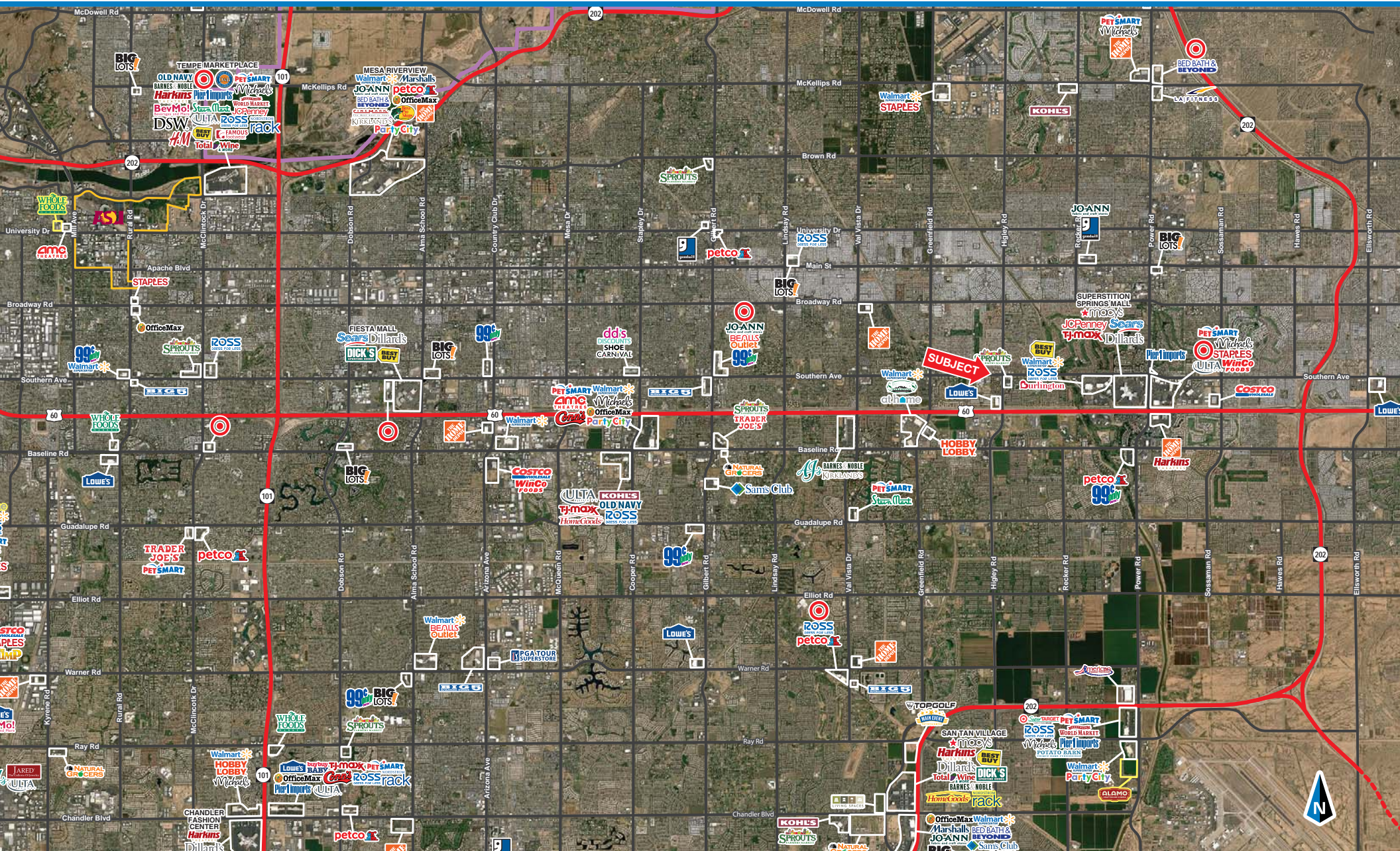
The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors has not verified such information and makes no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



WESTERN
RETAIL ADVISORS

Former Walgreen's

1138 S Higley Road | Northwest Corner Higley Road & Southern Avenue | Mesa, Arizona

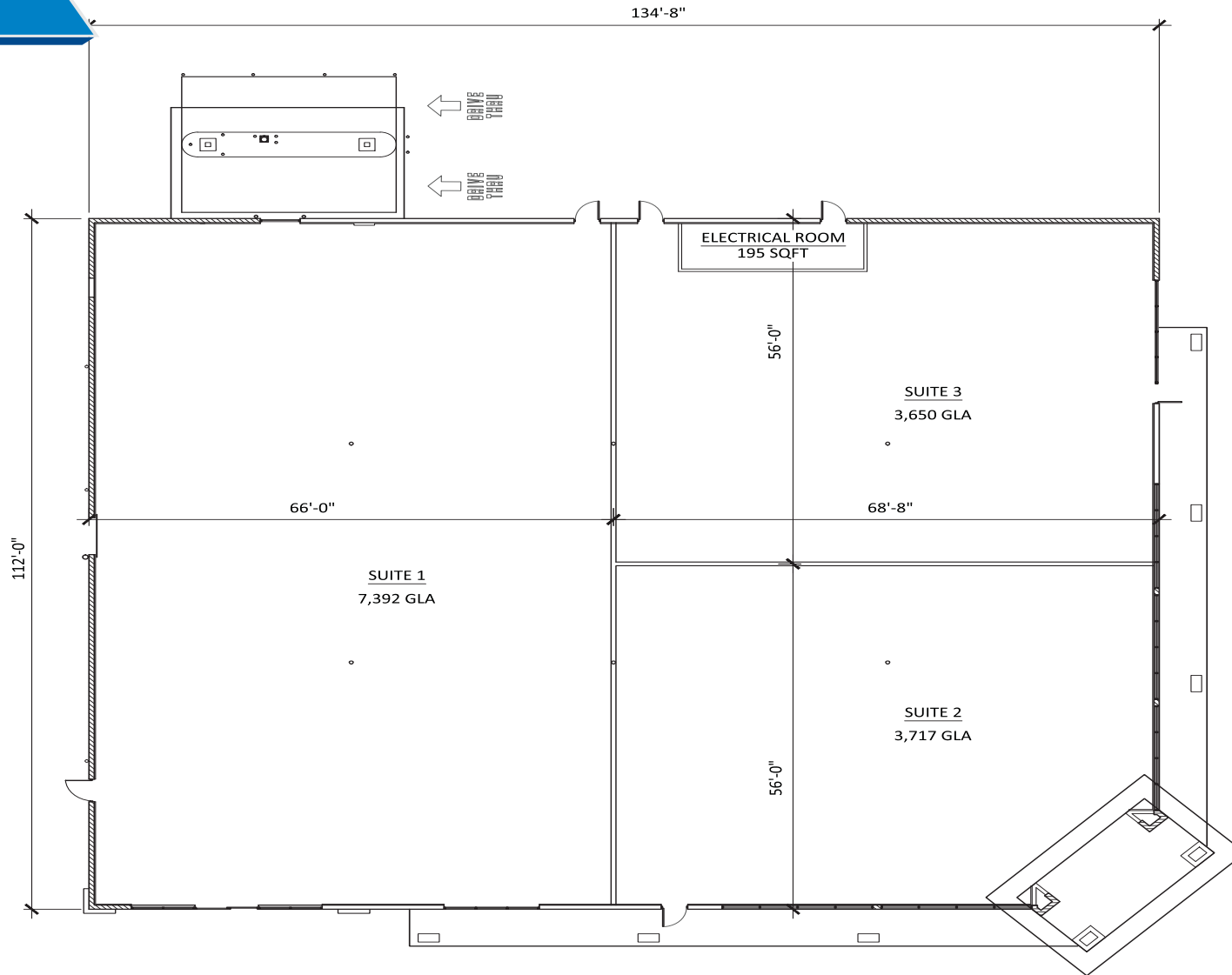


WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Ste 200, Phoenix, AZ 85016

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors has not verified such information and makes no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

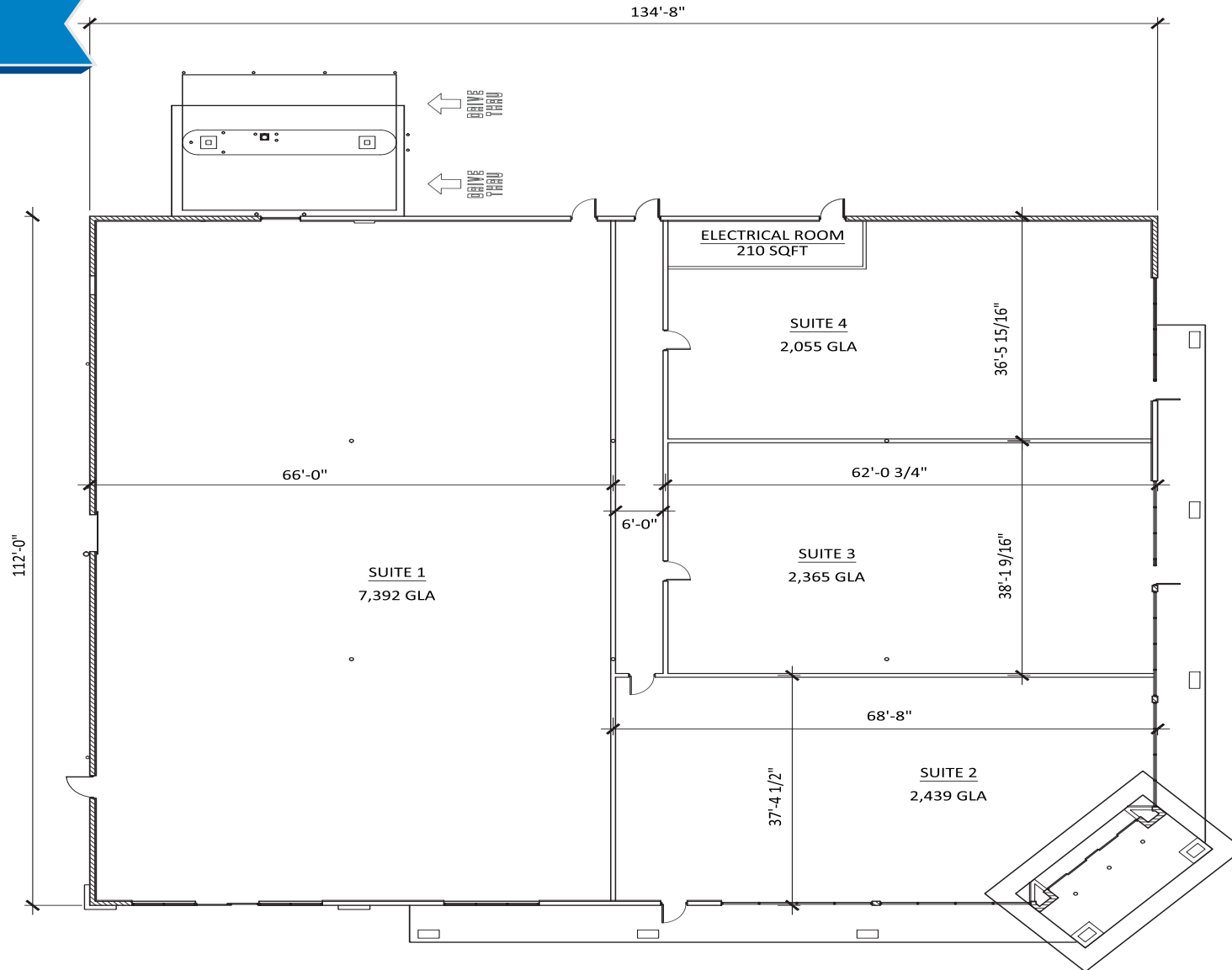


**Conceptual
Site Plan**





**Conceptual
Site Plan**



	1 miles	3 miles	5 miles
POPULATION SUMMARY			
2017 Total Population	14,237	125,294	316,204
2022 Total Population	15,030	134,265	340,725
2015-2020 Annual Growth Rate	1.09%	1.39%	1.50%
2017 Median Age	39.9	43.6	38.9
INCOME SUMMARY			
Median Household Income	\$51,262	\$52,523	\$54,065
Average Household Income	\$64,712	\$70,187	\$71,345
BUSINESS DATA			
Total Businesses:	415	3,706	7,870
Total Employees:	4,825	44,838	87,614
Daytime Population:	12,838	114,874	261,715
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	9.0%	8.8%	9.0%
Bachelor's Degree	18.1%	19.0%	18.0%
Graduate/Professional Degree	9.3%	9.1%	8.9%
Percent of Population with Degrees	36.4%	36.9%	35.9%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	6,680	55,257	142,104
White Collar	73.9%	65.9%	62.9%
Services	13.1%	17.6%	19.4%
Blue Collar	13.0%	16.5%	17.7%
HOUSEHOLD SUMMARY			
2017 Households	6,270	51,856	121,179
2017 Average Household Size	2.24	2.39	2.59
2017 Average Family Size	2.92	3.03	3.16
2017 Median Home Value	\$192,354	\$184,142	\$188,718