



Property Highlights

- Space available from 1,200 to 4,965 SF
- Located right off US 60 Fwy. with over 212,000 VPD
- Over 163,000 people within a 3 mile radius
- Average Household Incomes over \$81,000 within 1 mile radius

Intersection / Area Co-Tenants



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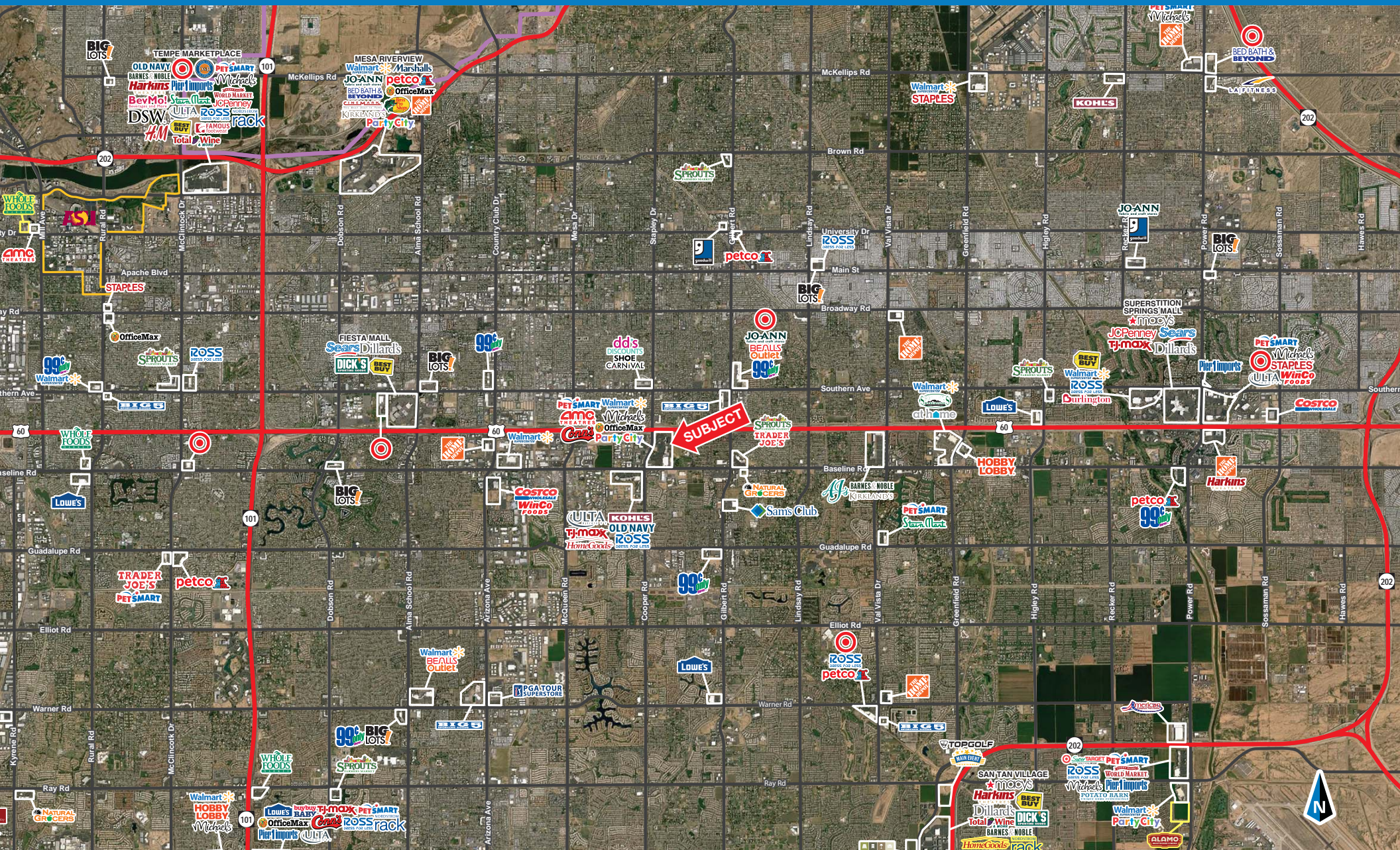
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WESTERN
RETAIL ADVISORS

Mesa Grand

Northeast Corner Baseline Road & Stapley Drive | Mesa, Arizona



WESTERN RETAIL ADVISORS
2525 E Camelback Rd, Ste 625, Phoenix, AZ 85016

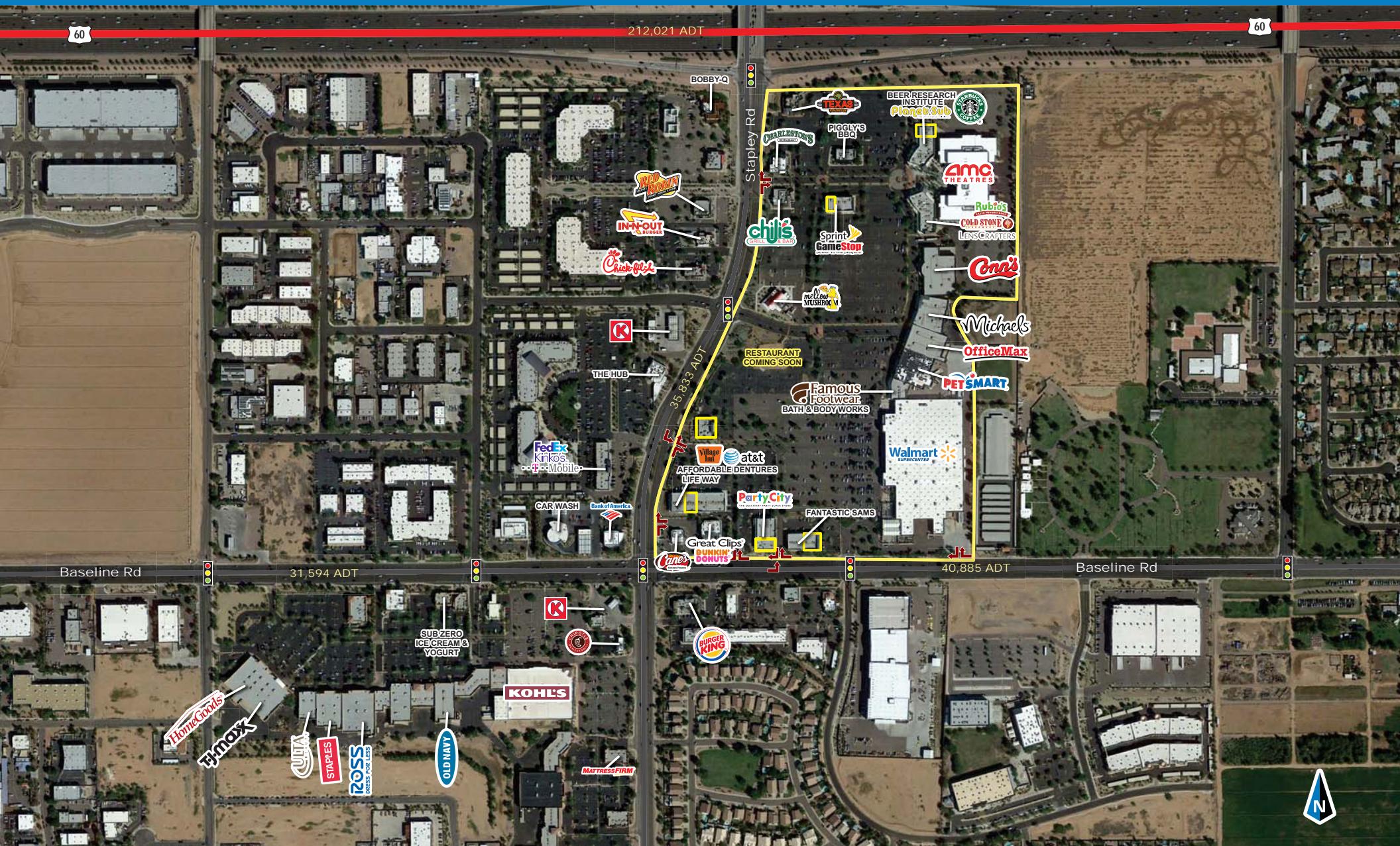
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SHOP	TENANT	SF
SHOP A1	STARBUCKS	1,605
SHOP A2	HOUSE MODERN SUSHI	1,598
SHOP A3	BEER RESEARCH INSTITUTE	5,257
SHOP A4	PLANET SUB	1,598
SHOP A5	VACANT	4,965
SHOP B1	LENSCRAFTERS	2,954
SHOP B2	ZERO DEGREES	1,434
SHOP B3	ARIZONA NATIONAL GUARD	1,740
SHOP B4	EDIBLE ARRANGEMENTS	1,993
SHOP B5	RUBIO'S	2,205
SHOP B6	THAI TIME KITCHEN	1,505
SHOP B7	COLD STONE CREAMERY	1,280

SHOP	TENANT	SF
SHOP B8	AS YOU WISH	1,807
SHOP C1	SPRINT	2,000
SHOP C2	GAMESTOP	1,807
SHOP C3	VACANT	4,225
SHOP D1	VILLAGE INN	4,995
SHOP D2	HALAL GUYS	2,155
SHOP D3	VACANT	2,384
SHOP D4	AFFORDABLE DENTURES	4,000
SHOP D5	AT&T	1,913
SHOP D6	LIFEWAY CHRISTIAN STORES	7,087
SHOP E1	PARTY CITY	12,000
SHOP E2	VACANT	1,400
SHOP E3	VACANT	1,200
SHOP F1	CRUMBL	1,500
SHOP F2	PENDING	1,300
SHOP F3	FANTASTIC SAMS	1,575
SHOP F4	GALAXY NAILS & SPA	1,350
SHOP F5	VACANT	6,400
PAD 1	PIGGLY'S BBQ	8,000
PAD 2	TEXAS ROADHOUSE	7,150
PAD 3	CHARLESTON'S RESTAURANT	6,800
PAD 4	CHILI'S BAR & GRILL	5,547
PAD 5	MELLOW MUSHROOM	7,200
LOT 7	RESTAURANT COMING SOON	8,000
SHOP G1	STARBUCKS	2,101
SHOP G2	PENDING	2,544
SHOP G3	RESTAURANT (AT LEASE)	2,800
ANCHOR 1	WALMART SUPER CENTER	219,750
ANCHOR 2	FAMOUS FOOTWEAR	5,000
ANCHOR 3	BATH & BODY WORKS	2,484
ANCHOR 4	PETSMART	26,352
ANCHOR 5	OFFICEMAX	23,530
ANCHOR 6	MICHAELS	22,784
ANCHOR 7	CONN'S APPLIANCE	33,948
ANCHOR 8	AMC THEATER	94,744

	1 miles	3 miles	5 miles
POPULATION SUMMARY			
2018 Total Population	9,711	154,120	431,750
2023 Total Population	10,053	163,229	459,243
2018-2023 Annual Growth Rate	0.69%	1.16%	1.24%
2018 Median Age	32.1	31.7	33.9
INCOME SUMMARY			
Median Household Income	\$67,334	\$54,135	\$54,458
Average Household Income	\$81,304	\$70,440	\$72,115
BUSINESS DATA			
Total Businesses:	817	5,967	13,177
Total Employees:	10,019	74,767	151,081
Daytime Population:	14,284	151,339	364,212
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	10.1%	8.8%	9.1%
Bachelor's Degree	26.9%	17.8%	19.3%
Graduate/Professional Degree	8.9%	8.3%	9.5%
Percent of Population with Degrees	45.9%	34.9%	37.9%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	5,447	77,547	218,619
White Collar	60.1%	56.8%	60.3%
Services	23.2%	23.1%	20.7%
Blue Collar	16.7%	20.2%	19.0%
HOUSEHOLD SUMMARY			
2018 Households	3,320	51,810	157,472
2018 Average Household Size	2.91	2.95	2.72
2018 Average Family Size	3.46	3.53	3.36
2018 Median Home Value	\$234,738	\$206,402	\$209,147