

SPACE AVAILABLE

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Traffic Counts:

34,500 vpd Val Vista Dr.

25,850 vpd Southern Ave.

Average HH Income

\$72,042- 5 mile radius

\$64,655- 3 mile radius

\$68,579-1 mile radius

Population

378,811- 5 mile radius

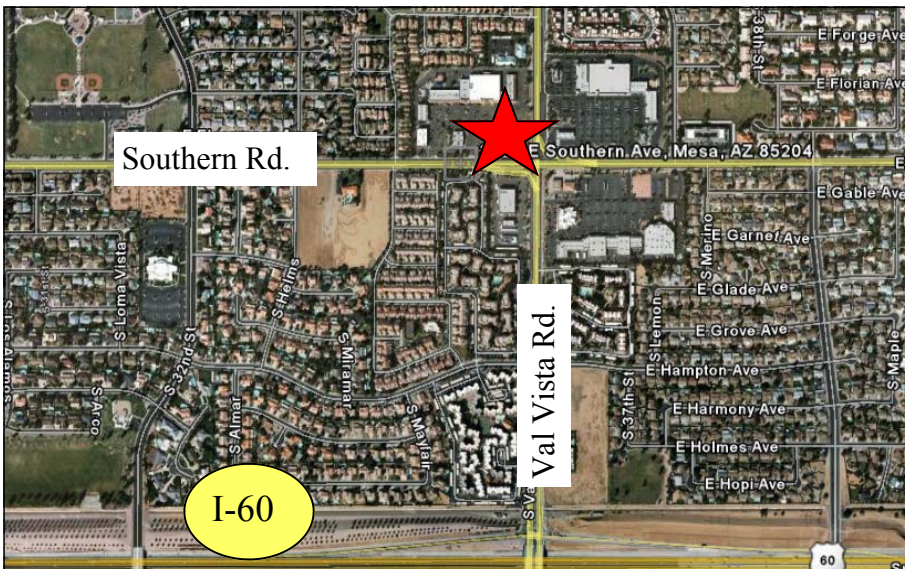
149,954- 3 mile radius

16,780- 1 mile radius



NWC Val Vista & Southern

Located 1/2 mile from the I-60 freeway, this vibrant center can also be easily accessed by customers coming from outside the immediate neighborhood. This is an excellent project for retailers, restaurants, medical and office users alike. Notable businesses in the project include: Starbucks, Blockbuster Video, Aaron Rents, Little Caesar's Pizza, Tots Unlimited and Wells Fargo Bank.



- Great Lease Rates!
- High Traffic Counts
- Great Visibility
- Close to I-60 Freeway
- Good household Incomes
- Zoning C-2, City of Mesa
- Project Size: 76,300 Sq. Ft.

3458 E. Southern Ave; Mesa