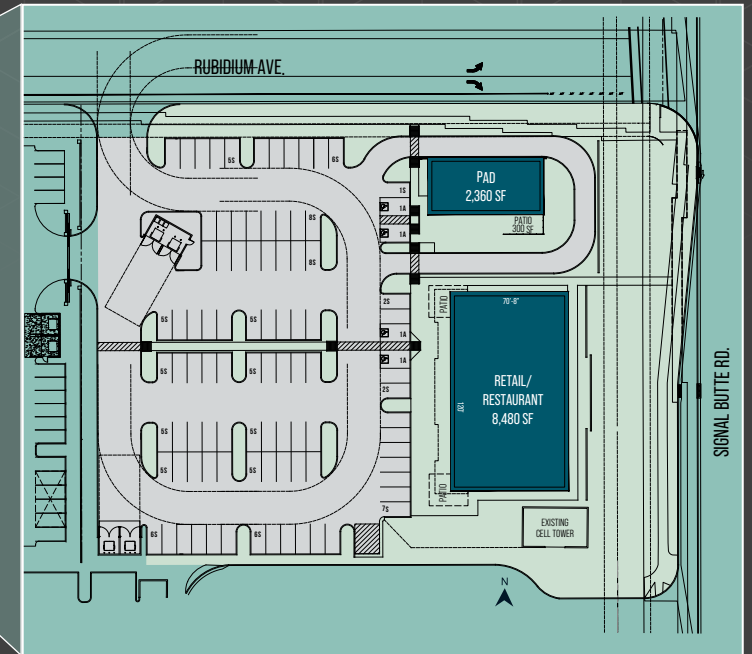


SIGNAL BUTTE RD & RUBIDIUM DR.

±2.24 ACRE PAD IN THE EASTMARK COMMUNITY



LOCATED IN EASTMARK'S THRIVING COMMUNITY

 COMMERCIAL GROWTH

 33K VPD AT INTERSECTION**

 +158K JOBS IN MESA**

 1.22 % POPULATION GROWTH RATE*

 1.44% HOUSEHOLD GROWTH RATE*

 2.86% MEDIAN HH INCOME GROWTH RATE*



THE OFFERING

- **LAND SIZE:** 2.24 AC
- **PROPOSED SITE PLAN:** 8,480 SF RETAIL/RESTAURANT, 2,360 SF DRIVE-THRU
- **ADDRESS:** S.W.C. SIGNAL BUTTE RD. AND RUBIDIUM AVE
- **ZONING:** PC

PROPERTY HIGHLIGHTS

- FRONTAGE ON SIGNAL BUTTE RD AT THE HARD CORNER OF RUBIDIUM AVE
- LOCATED IN THE EPICENTER OF THE AWARD-WINNING EASTMARK COMMUNITY
- ADJACENT TO A NEWLY DEVELOPED +/- 63,000 SQUARE FOOT SAFEWAY GROCERY ANCHORED RETAIL SHOPPING CENTER
- IDEALLY POSITIONED AND ACCESSIBLE TO 3 MAJOR FREEWAYS (LOOP 202, US 60, & SR 24)
- LESS THAN 1 MILE SOUTH OF APPLE'S +/- 1.3 MILLION SQUARE FOOT GLOBAL COMMAND DATA CENTER
- SIGNIFICANT INVESTMENT IN THE TRADE AREA WITH MILLIONS OF SQ. FT. OF DATA CENTERS FROM META, APPLE, AMAZON AND EDGECORE.
- ADJACENT TO +/- 800 SINGLE FAMILY HOME UNITS WITHIN THE HIGHLAND RIDGE COMMUNITY

2024 DEMOGRAPHICS	EASTMARK COMMUNITY	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	21,219	65,069	132,892	342,678
TOTAL HOUSEHOLDS	6,766	21,618	48,565	124,347
MEDIAN AGE	35	37.5	39.9	38.9
AVG. HOUSEHOLD INCOME	\$172,298	\$177,567	\$142,658	\$119,123

*Demo Source: Esri (2024-2029 growth rate in 5-mile) | **Demo source: Esri | **Demo: geo.azmag.gov

EASTMARK COMMUNITY

DESIGNED FOR CONNECTION

Our site is nestled within Eastmark, Mesa's award-winning master-planned community that redefines modern living through meaningful connectivity. This thoughtfully designed community brings together families, innovators, entrepreneurs, artists, educators, and students in an environment where authentic relationships flourish.

Eastmark's inclusive and diverse culture embraces constant evolution while nurturing neighborly bonds that extend far beyond shared streets. The community celebrates unique traditions and fosters lasting connections that create a genuine sense of belonging.

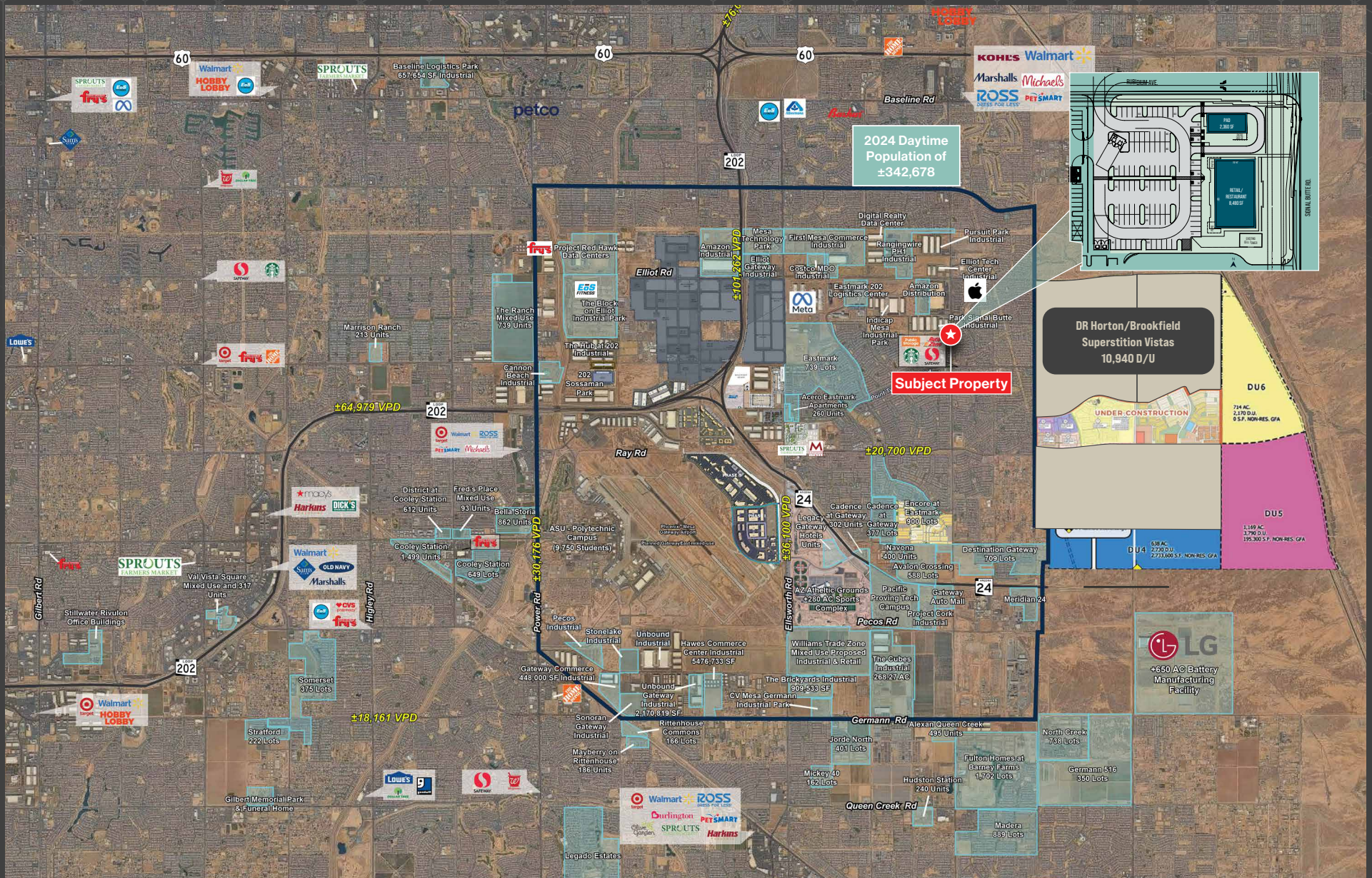
Spanning 3,200 acres, Eastmark seamlessly weaves together residential neighborhoods with dynamic spaces for employment, education, recreation, and commerce. This innovative integration enhances quality of life by bringing all aspects of daily living within reach. The community's adaptive development approach ensures it evolves alongside market demands, creating sustained value and relevance for residents and businesses alike.

Strategically positioned in the coveted Gateway Corridor of the Phoenix metropolitan area, Eastmark delivers unparalleled accessibility. With convenient proximity to major highways 202 and 60, plus close access to Phoenix-Mesa Gateway Airport, this location represents one of the most desirable addresses in the Phoenix market.

Experience where thoughtful planning meets boundless opportunity at Eastmark.



WELCOME TO THE NEIGHBORHOOD



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