



CITY OF MESA, ARIZONA

SUPERSTITION SPRINGS BOULEVARD AND SOUTHERN AVENUE



SUPERSTITION SPRINGS CENTER

SUPERSTITION SPRINGS BLVD

60



SUBJECT SITE

LEISURE WORLD DR

SOUTHERN AVE

Property Looking Southeast

NATHAN & ASSOCIATES, INC.

PHONE 480.367.0700 / www.NathanLandAZ.com
7600 E Doubletree Ranch Road #150, Scottsdale, AZ 85255

COLLIERS ARIZONA RETAIL SERVICES

PHONE 602 222 5055 / www.colliers.com
2390 E Camelback Rd, Suite 100, Phoenix, AZ 85016

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CITY OF MESA, ARIZONA

SUPERSTITION SPRINGS BOULEVARD AND SOUTHERN AVENUE

LOCATION

Located west of the southwest corner of Superstition Springs Boulevard and Southern Avenue in the City of Mesa, Arizona.

SIZE

2.802 Acres

ZONING

LC (Limited Commercial) | City of Mesa

PRICE

Submit

TERMS

Cash

ASSESSOR PARCEL NUMBER

141-53-051M

PROPERTY TAXES

2024 Assessment: \$12,382.88

UTILITIES

All to Site

- Electricity: SRP
- Water and Sewer: City of Mesa
- Gas: Southwest Gas

COMMENTS

Site is an infill parcel that fronts the Superstition Springs Golf Course and Southern Road and is on the west side of the Walmart shopping center.



MESA QUICK FACTS



POPULATION

2025 population: **529,900**
Population growth 2010 - 2020: **17.7%**
Median age of **37.2**



HOUSEHOLDS

Number of Mesa households: **194,032**
Average household income: **\$95,399**



RANKING

19th best run city in the nation.
A top 10 city for startups.
#32 of the **Top 100** Best Places to Live in the country.



TECH

Named one of the Top **10** Digital Cities in the US.



EDUCATION

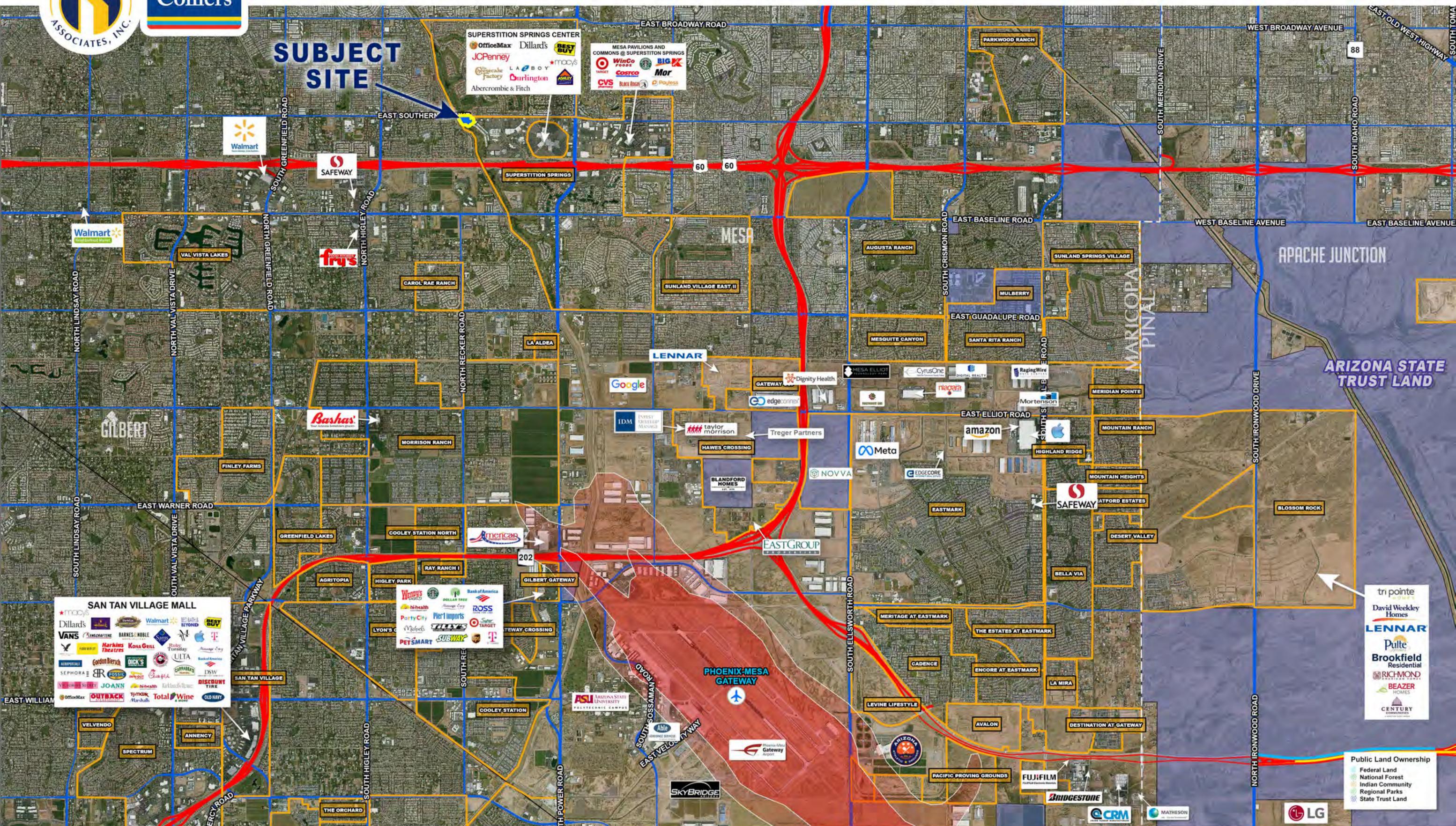
Mesa Community College **30,000**
East Valley Institute of Technology **5,000**
Arizona State University– Polytechnic **4,380**
Chandler-Gilbert Community College **20,000**
A.T. Still University **1,920**
Northern Arizona University– Mesa **451**
Benedictine University **508**
Upper Iowa University **350**



MESA'S LARGE EMPLOYERS

Banner Health System **8,275**
The Boeing Company **3,642**
Drivetime Automotive **1,276**
24-7 Intouch **1,200**
Mountain Vista Medical Center **820**
Empire Southwest **733**
Salt River Project **614**
Dexcom **580**
AT&T **576**
On Source Virtual HR **557**
Santander Consumer USA **515**



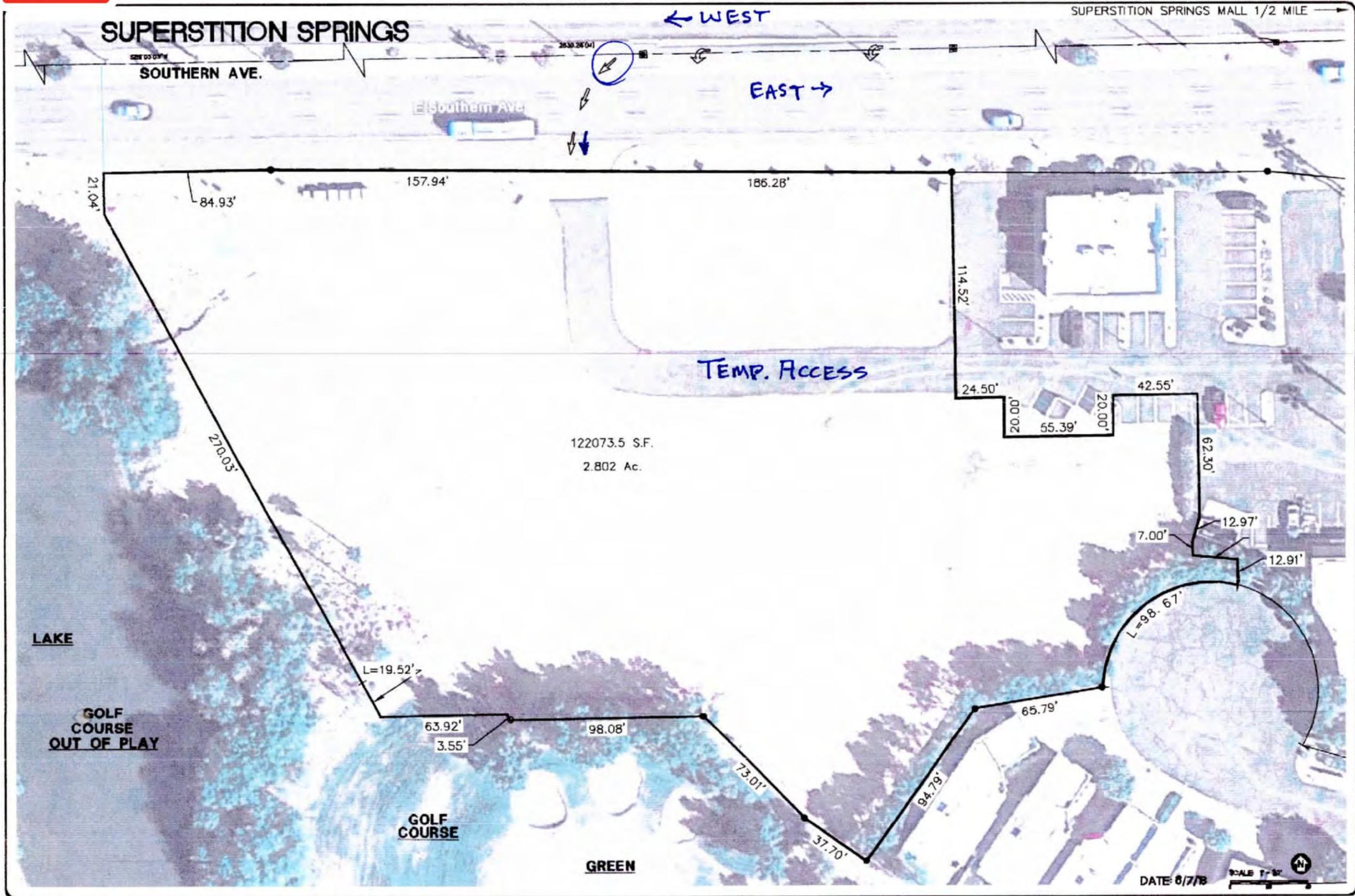


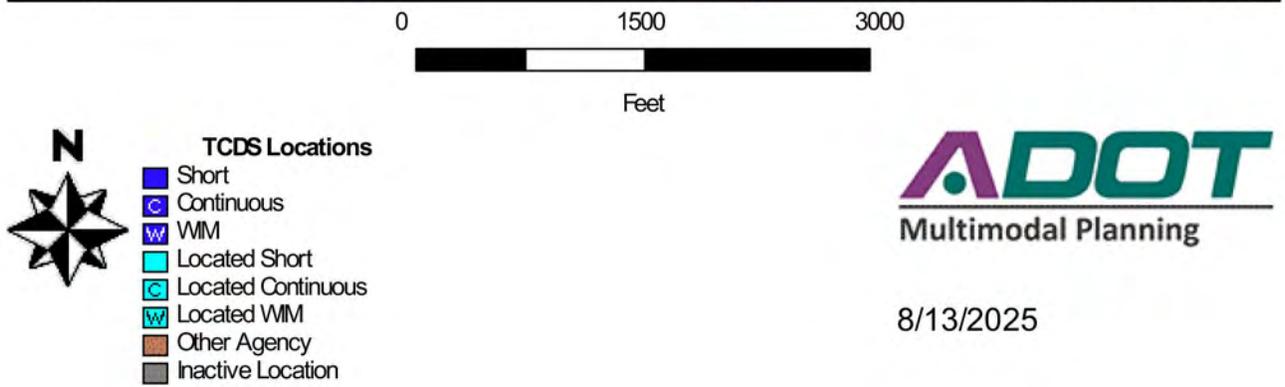
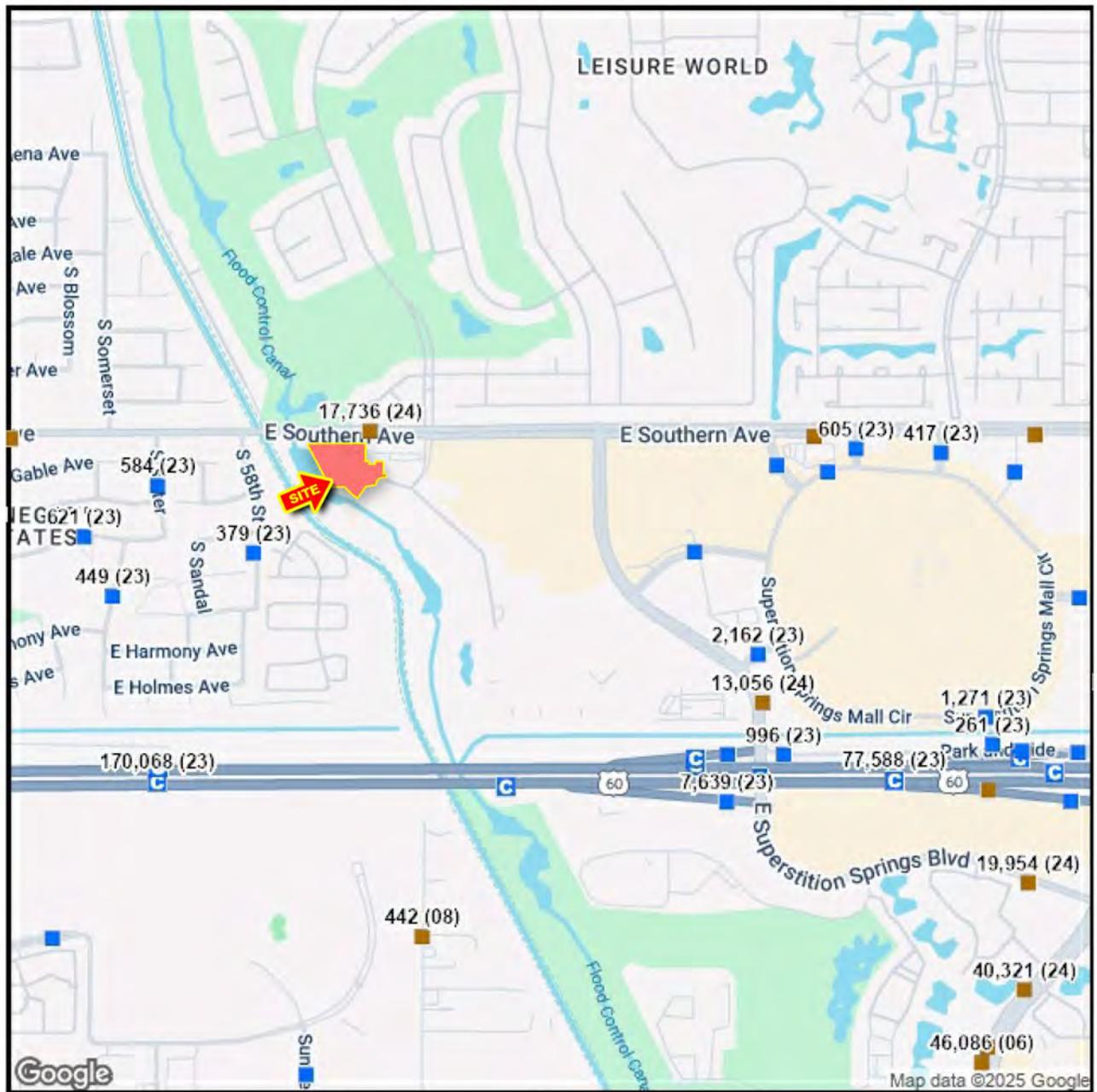




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SUPERSTITION SPRINGS BOULEVARD AND SOUTHERN AVENUE / BOUNDARY EXHIBIT





ADOT
Multimodal Planning

8/13/2025

Southern Ave & Superstition Springs Blvd Area Demographics

	1 mile	3 miles	5 miles
Population			
Area Total	6,567	115,367	305,008
Median Age	56.8	47.7	42.1
Household Income			
Average Income	\$116,731	\$102,450	\$113,606
Daytime Workforce			
Total Businesses	583	2,966	7,072
Employees	9,317	39,603	80,598
Daytime Population	14,416	113,163	263,322
Education			
Percentage with Degrees	49.0%	42.5%	46.1%
Employment			
White Collar	71.5%	66.8%	68.0%
Services	15.3%	15.2%	15.2%
Blue Collar	13.1%	18.0%	16.8%
Household Statistics			
Households	3,617	48,933	118,452
Average Home Value	\$613,357	\$559,896	\$579,907