

**Now open!**

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**Opening soon!**

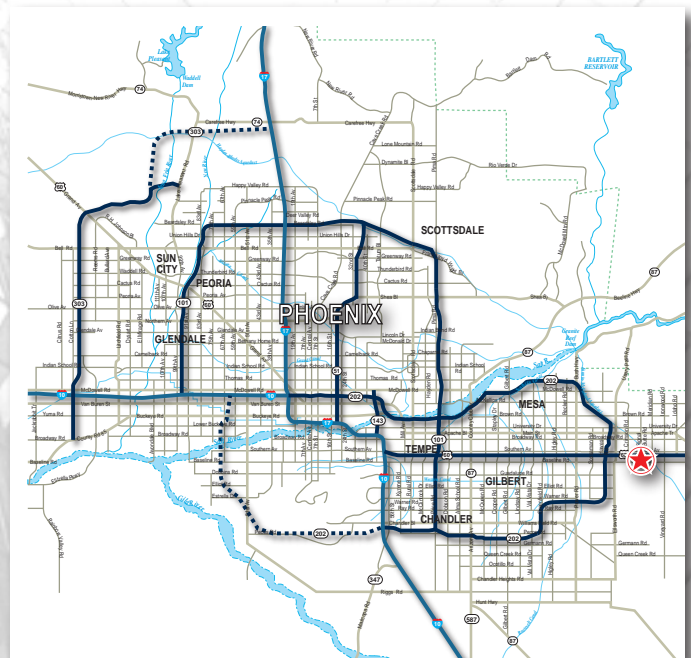


**Coming soon!**



## PROPERTY FEATURES

- Newly constructed 13,000 SF retail building with the **last ± 3,216 SF available for lease in Shops I.**
- Shops II development site is available for QSR, retail, or area services.
- ± 70,800 cars per day travel US 60 at Signal Butte Road\*.
- ± 20,000 cars per day travel Signal Butte Road near Baseline\*\*.
- 4 separate points of ingress/egress on Baseline and Signal Butte.
- Retail / Restaurant / Services / Medical uses available.
- Exceptional visibility from Baseline Road.
- **Walgreens, BBVA Compass, and Barro's Pizza** anchor the project.
- Area tenants include **Walmart, Kohl's, LA Fitness, PetSmart,** and more.



\*Arizona Department of Transportation 2013

\*\* City of Mesa 2014

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DEVELOPED BY:

