

# MOUNTAINVIEW VILLAGE

SEC Baseline Rd & Signal Butte Rd, Mesa AZ

MTNVIEW VILLAGE SHOPS I  
**FULLY LEASED**

MTNVIEW VILLAGE SHOPS II  
**4,000-7,000 SF**  
Planned Building



## PROPERTY INFO

- ± 40,000 existing & planned service/retail buildings.
- Mountainview Village Shops II development site is available for QSR, retail, or other area services.
- ± 100,000 cars/day travel the US-60 at Signal Butte.
- ± 35,000 cpd travel Signal Butte & Baseline Roads.

## FEATURES

- Four points of ingress and egress from Baseline and Signal Butte roads.
- Exceptional visibility from Baseline Road.
- Anchor tenants: Walgreens; PNC Bank; Barro's Pizza.
- Exciting growth area for new residential, commercial and employment.

\*TRAFFIC COUNTS CITY OF MESA 2022

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# MOUNTAINVIEW VILLAGE SHOPS II

## PLANNED BUILDING SITE



### MOUNTAINVIEW VILLAGE SHOPS II

Fully-developed pad with an existing monument sign is planned for a 4000-8000 ft. building. The Shops II site is available immediately for Ground or Build to Suit. Newly constructed area apartment projects will supply the solution for much needed rental communities.

### AREA HIGHLIGHTS

Signal Butte & Baseline is the hub of east Mesa residential, commercial and employment. Residential developments in the area include masterplans like Augusta Ranch, Sunland Springs Village, Mulberry and EastMark.

Area retailers attract local residents and shoppers from across the east valley because of easy access provided by US 60, 202, and SR 24 Freeways. Retailers include: WalMart, Kohls, AMC Theatres, LA Fitness, EOS Fitness, Sprouts Grocery, Fry's Grocery, Walgreens, PNC bank and many others.

Area employers include Phoenix-Mesa Gateway Airport, Apple, Google, Meta, Amazon, Banner Health, and Dignity Health.