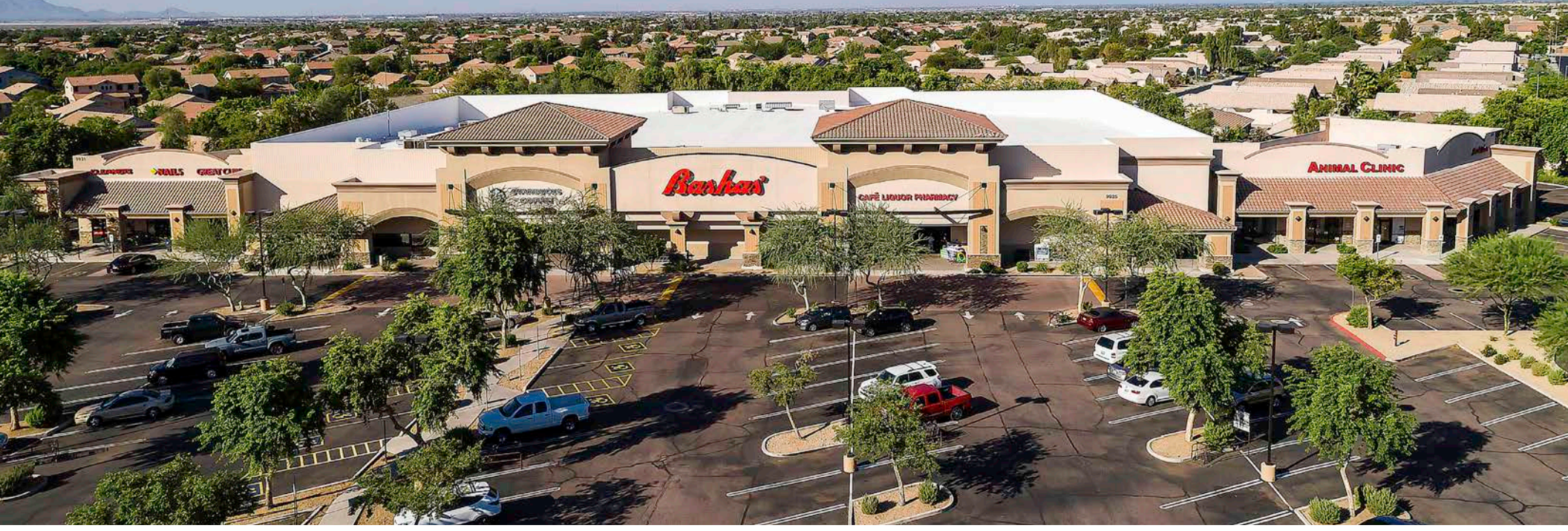


AUGUSTA RANCH

9911-9931 E. BASELINE ROAD | MESA, AZ 85209

RETAIL SPACE FOR LEASE



MICHAEL WAXMAN
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FOSTER BUNDY
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COMMERCIAL REAL ESTATE



PROPERTY SUMMARY

PROPERTY ADDRESS: 9911-9931 E Baseline Rd
Mesa, AZ

LEASE RATE: \$18.00/SF NNN

TOTAL BUILDING SIZE: ±83,743 SF

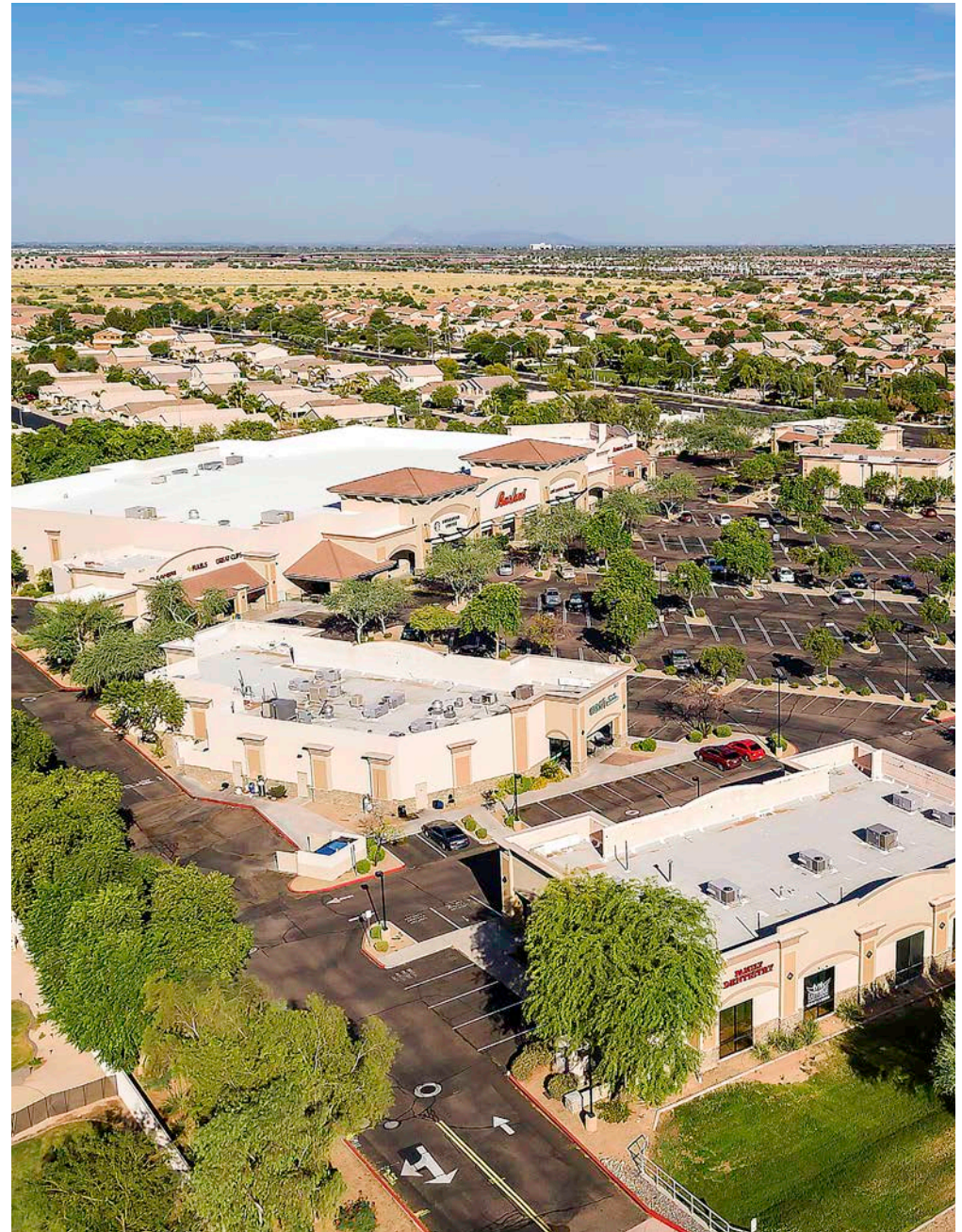
OCCUPANCY: 93%

LAND AREA: ±452,578 SF

ZONING: LC, Mesa

PARCEL: 312-01-976, 312-01-977 &
312-01-979

YEAR BUILT: 2005



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COMMERCIAL REAL ESTATE

TCN
MAGNITUDE
REAL ESTATE SERVICES

AERIAL



PhxMesa **Gateway** Airport

PLANNED
Dignity Health.

ELLIOT ROAD
TECHNOLOGY CORRIDOR

SAFeway
Peter Piper
Pizza Hut
hi-health
Wendy's
WELLS FARGO
CHASE

LOOP
202

Albertsons
ups
McDonald's
STARBUCKS COFFEE
YOGIS GRILL
TACO BELL

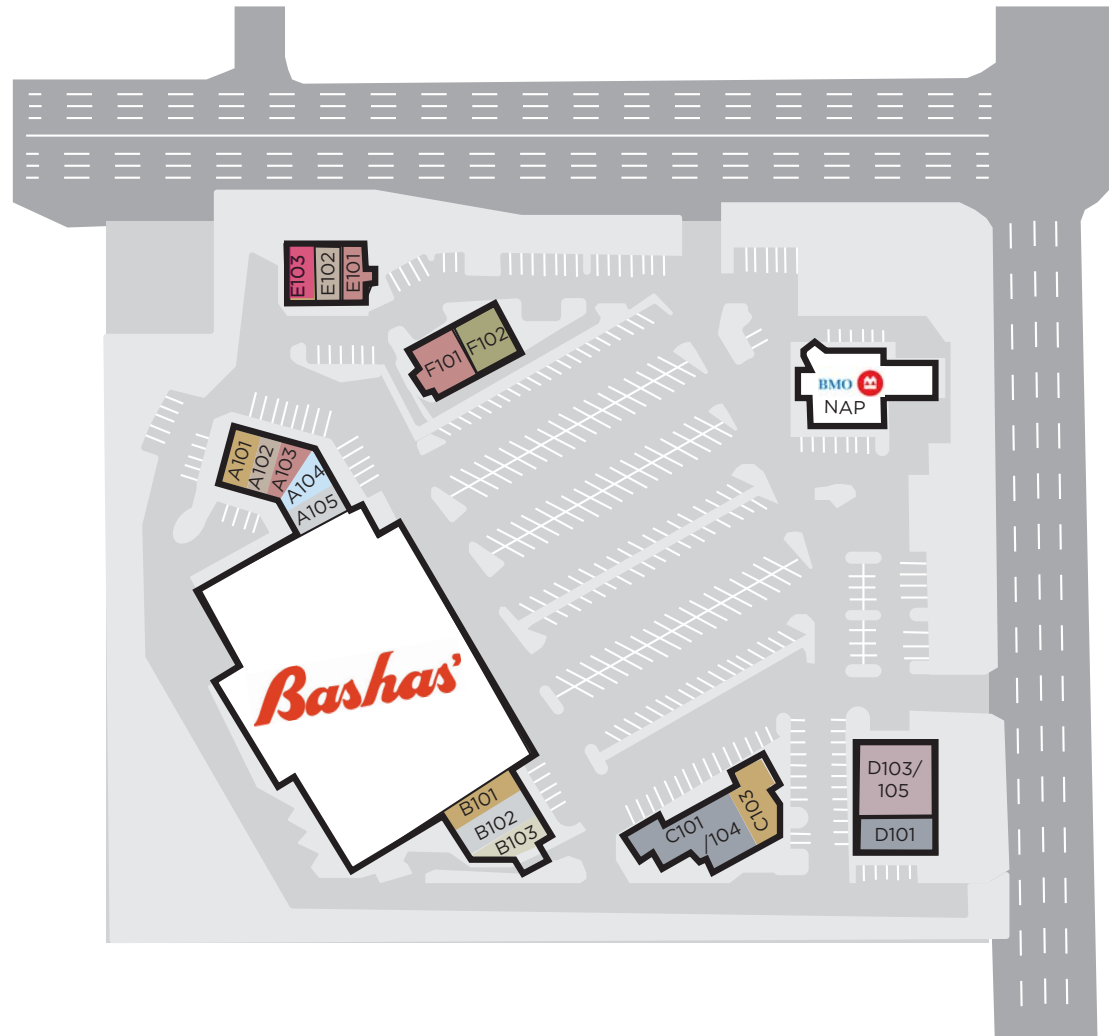
S. CRISMON RD

E. BASELINE RD

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SITE PLAN

STE.	TENANT	SF
Anchor	Bashas	54,405
A-101	In2Homes Excel RE	1,141
A-102	Avare' Salon & Day Spa	1,200
A-103	Vacant	1,120
A-104	Agape Animal Clinic	2,110
A-105	The Habit Smoke Shop	1,244
B-101	Great Clips	1,200
B-102	Lava Nails	1,137
B-103	Pressed for Time	987
C101-102	Fat Willy's	4,599
C-103	Geno's Pizza	1,500
D101-102	Eastridge Family Dentistry	2,400
D103-105	A Quilter's Oasis	3,600
E-101	Vacant	1,587
E-102	Back In Balance Chiro	1,113
E-103	Vacant	900
F-101	Vacant	1,800
F-102	Dairy Queen	1,700
PAD2	BMO Harris Bank	0



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AERIAL



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PARCEL



AERIAL



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DEMOGRAPHICS



2018 POPULATION	12,519	88,885	194,341
2023 POPULATION	13,572	96,382	211,989
POP GROWTH	8.41%	8.43%	9.08%
AVERAGE	34.50	42.10	42.10



2018 TOTAL HOUSEHOLDS	4,155	34,392	75,920
HH GROWTH 2018-2023	8.04%	8.30%	8.94%
MEDIAN HOUSEHOLD INC	\$81,477	\$56,777	\$55,018
MEDIAN HOME VALUE	\$265,998	\$190,794	\$187,851







BMO  Harris Bank

OPEN Clearance 14'-0" OPEN ATM / Drive-Up



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