

STAPLEY SQUARE

415 & 525 North Stapley Drive Mesa, Arizona 85203

RETAIL SPACE AVAILABLE FOR LEASE

Contact for More Information:

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Available Space: 1,091 - 2,308 SF

Lease Rate: Call for Details

Total GBA: ± 24,568 SF

Year Built: 1999 | Renovated 2005

Zoning: LC, Mesa

Frontage: Stapley & University Drive

Traffic Count: 53,542 VPD (Intersection)

TENANT ROSTER & MAP

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MESA PUBLIC SCHOOLS CURRICULUM
SERVICES CENTER

Stapley Drive | 23,407 VPD

University Drive | 20,135 VPD



Suite	Tenant	Size
A101	El Pueblo LLC	± 1,400 SF
A102	GNC	± 1,400 SF
A103	Available	±1,400 SF
A104	Subway	± 1,400 SF
A105	Athletico	± 4,125 SF
A110	Nails World	± 835 SF
A111	Palms Spa	± 900 SF
*A112	Available	±1,091 up to ±2,308 SF
*A113	Available	±1,217 up to ±2,308 SF
B101	BBVA USA	± 1,996 SF
B103 / B106 / B107	Scootin Boots	± 8,804 SF

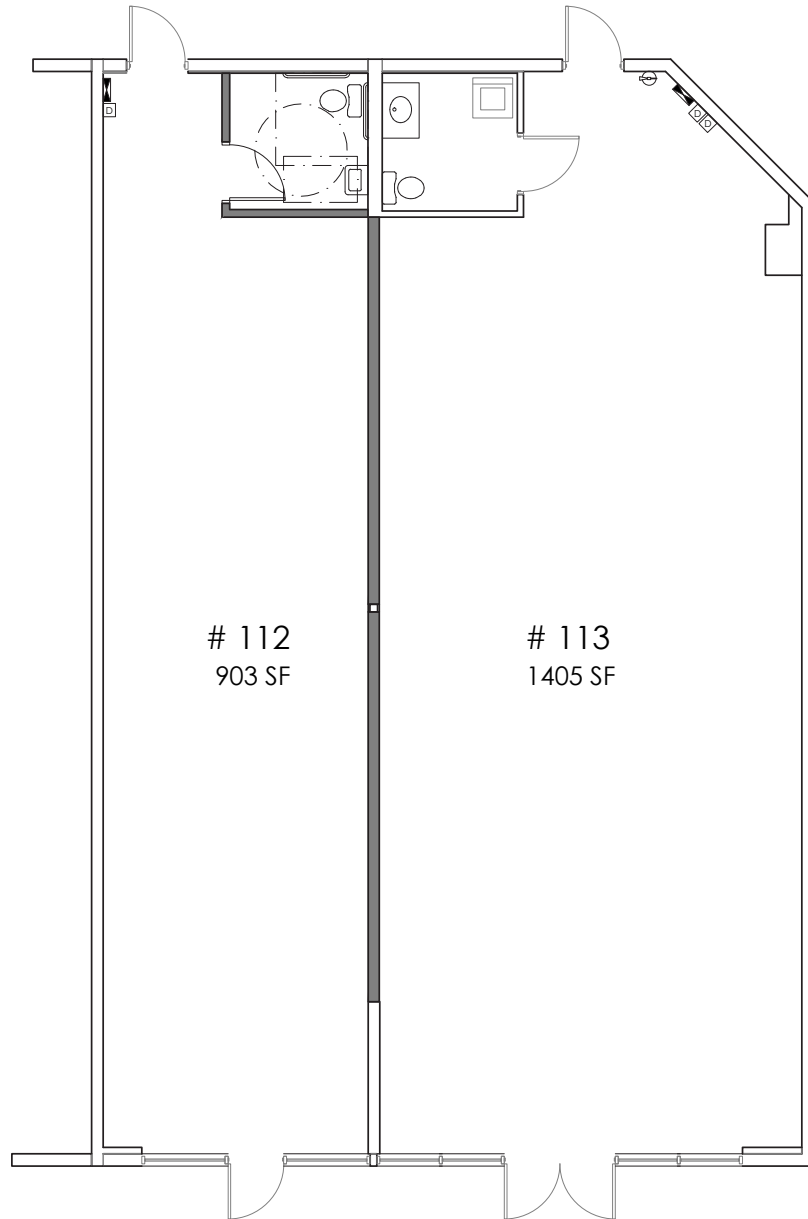
*Contiguous
Property Total: ± 24,568 SF

OWNED BY THE UNITED STATES OF AMERICA
ZONED PS, MESA

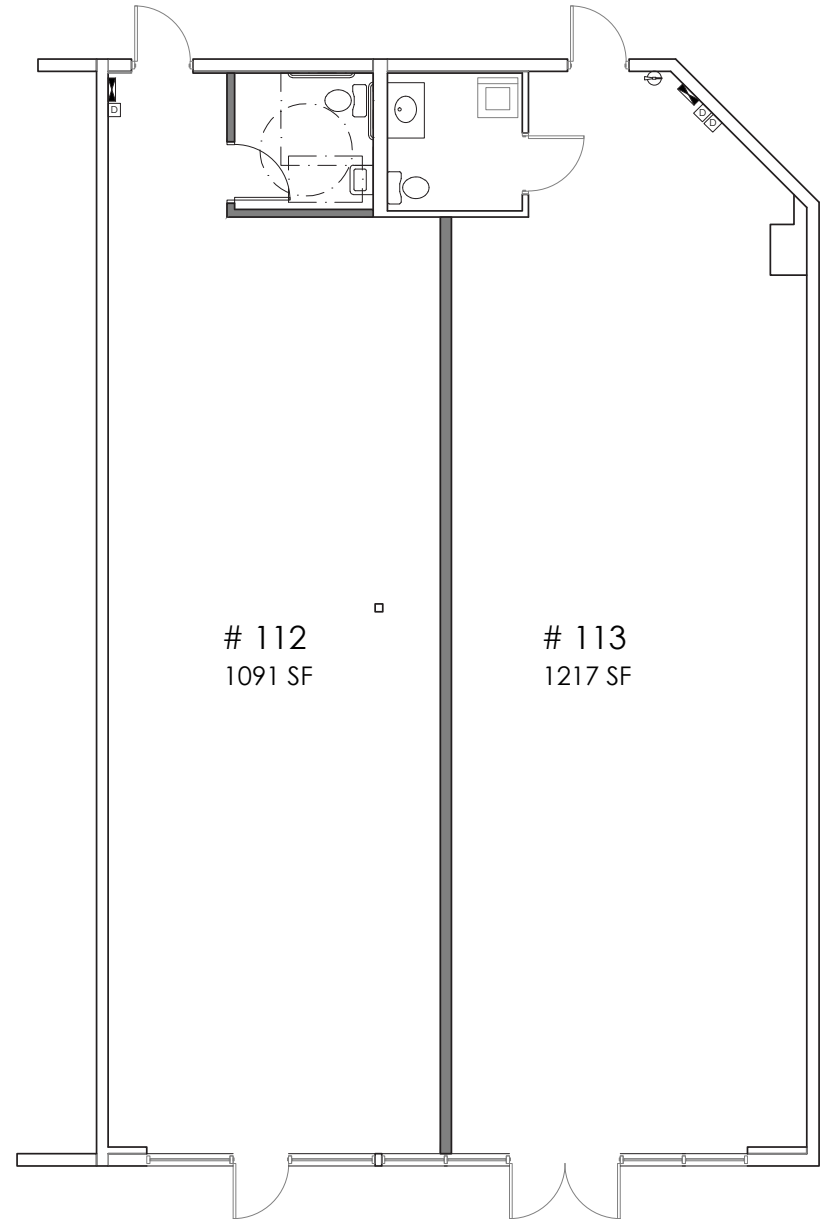
SUITES 112 AND 113

CONTIGUOUS UP TO ± 2,308 SF

LEASE OPTIONS



LEASE PLAN OPT 1



LEASE PLAN OPT 2





Site Area: **± 2.11 Acres | ± 91,967 SF**

Parcel Numbers: Maricopa County
APN 137-04-008; 137-04-010

Parking: **110 Total Spaces** at 4.49/1,000 SF

Access: There are **four points of Ingress/Egress** - one along University Drive and three points of Ingress/Egress along Stapley Drive.

Foundation: The foundations consist of continuous **monolithic slabs** poured on **reinforced concrete footings**.

Construction: The construction components are primarily masonry block.

Exterior Walls: Exterior walls are stucco and masonry block with **plate glass storefront panels** in **anodized aluminum frames**.

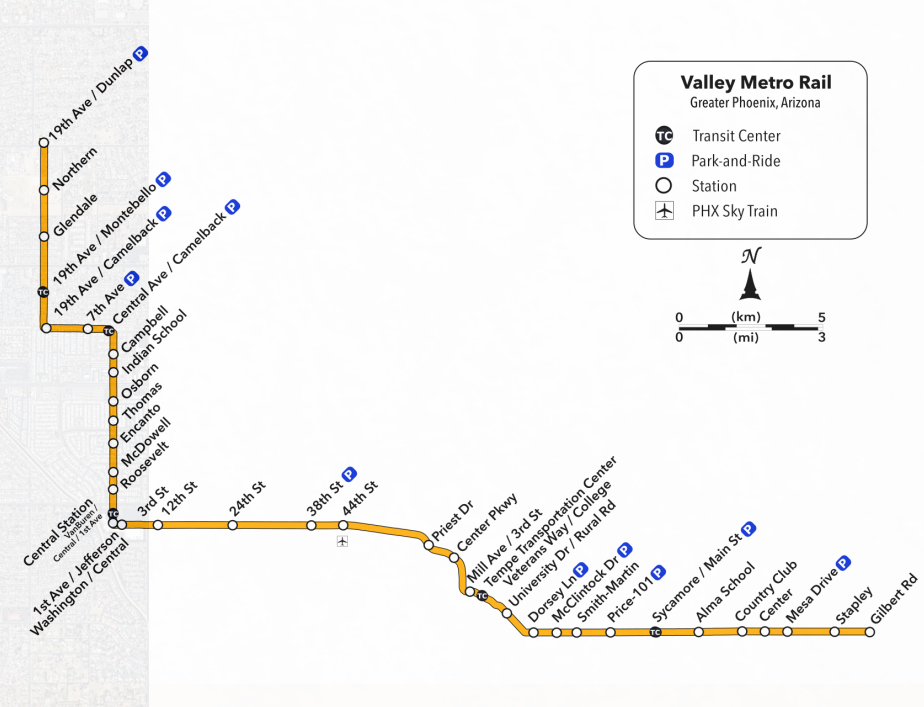
Roof Cover: The buildings have flat roof decks with built-up membrane covering.

Interior Finishes: The interior areas are **typical building standard retail showroom finish**. The walls are textured and painted sheetrock. The ceilings are a **combination of texture and painted sheetrock and suspended acoustical tile**. The lighting is standard commercial fluorescent fixtures.

HVAC, Electrical, Plumbing: Each building is **100% heated and air conditioned** via roof-mounted units. Plumbing components include cast iron sanitary sewer systems with copper domestic water mains and distribution lines.

Fire Protection: The improvements are **100% fire sprinklered** by an overhead wet system that is connected via radio dialers. The improvements have adequate fire alarm systems, fire exits, fire extinguishers, fire escapes and/or other fire protection measures to meet local fire marshal requirements.

Landscaping: The property features a combination of gravel and natural desert landscaping to meeting zoning requirements and enhance the curb appeal of the site.



On May 18, 2019, officials and over 1,000 people from the local community welcomed the first train into the new Gilbert Road/Main Street light rail station. The 1.9-mile Gilbert Road light rail extension opened to serve residents in Mesa and connect people to jobs, school and entertainment across the now 28 miles of light rail service across Mesa, Tempe and Phoenix. The extension, which includes the light rail system's first roundabout at Horne and Main Street, broke ground in October 2016. It includes a station at Stapley Drive and a transit center with bus service and a park-and-ride at Gilbert Road.

"Since the light rail opened in Mesa, it's been a force for revival and renewal," said Mesa Mayor John Giles. "Not only does it provide options for our residents to reach important destinations, it has resulted in \$240 million of completed economic development projects with more on the way. Without the light rail, investment on this scale, over the past few years, would not have occurred."

EASTBOUND ROUTE

From Dunlap/19th Avenue Station to Gilbert Road/Main Street:

1. Depart Dunlap/19th Avenue Station;
2. South on 19th Avenue;
3. East on Camelback Road;
4. South on Central Avenue/First Avenue;
5. East on Jefferson Street/Washington Street;
6. Cross Tempe Town Lake Bridge;
7. East along Third Street to Mill Avenue;
8. Southeast along Veteran's Way to University Drive;
9. Southeast on Terrace Road;
10. East on Apache Boulevard/Main Street;
11. Arrive at Gilbert Road/Main Street.

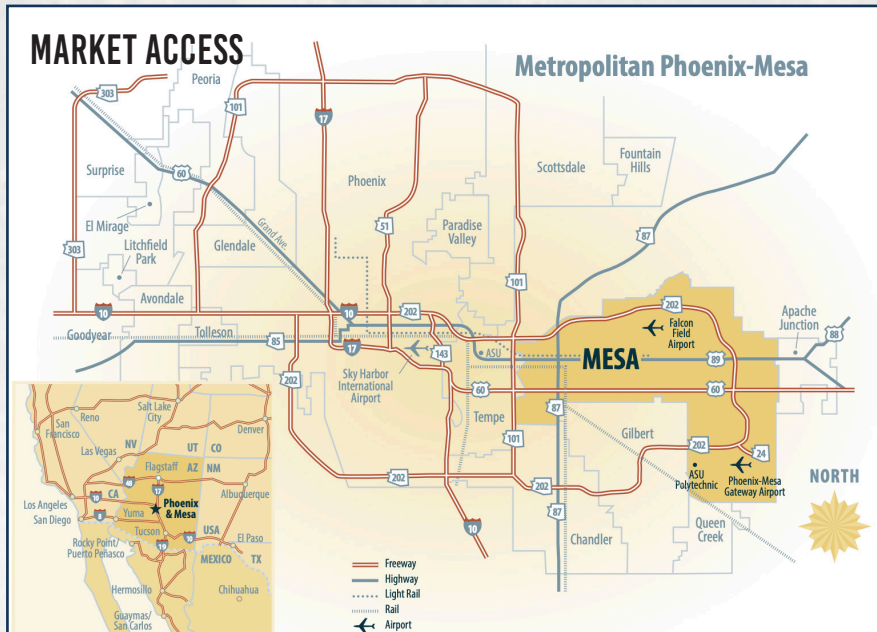
WESTBOUND ROUTE

From Gilbert/Main Street to Dunlap/19th Avenue Station:

1. Depart Gilbert Road/Main Street;
2. West on Main Street in Mesa;
3. Continue West on Apache Boulevard;
4. Northwest on Terrace Road to University;
5. Continue Northwest along Veteran's Way to Mill Avenue;
6. West along Third Street;
7. North Across Tempe Town Lake Bridge;
8. West on Washington Street
9. North on Central Avenue
10. West on Camelback Road;
11. North on 19th Avenue;
12. Arrive at Dunlap/19th Avenue Station.

A SMART LOCATION FOR INTELLIGENT COMPANIES

With a population of more than 508,000 Mesa, Arizona is the 37th largest city in the United States and second largest in the Phoenix-Mesa metro area and is larger than Miami, Minneapolis, Atlanta and St. Louis. **Mesa encompasses 138 square miles inside a 21-city region that has a population of 4.9 million people, and is projected to *grow to 5.3 million by 2025*.**



508K+

More than a half a million people live in Mesa, Arizona

2nd

Largest City in Phoenix.
3rd Largest in Arizona

37th

Largest City in the U.S. *Larger than Miami, St. Louis

1.4M

Workforce Population within a 30-min drive

MESA OFFERS:

- *A diverse and sustainable economy that features a balance of base industries that create high quality jobs.*
- *An educated workforce.*
- *A partnership of government and industry that considers next generation technologies and products as economic opportunities.*
- *Business people who see Mesa as their home and the world as their marketplace.*



DOWNTOWN
MESA
"Uniquely Local"

ABUNDANT, AFFORDABLE, HIGH-QUALITY WORKFORCE

Leading employers like Boeing and Banner Medical Centers benefit from **Mesa's well-educated workforce**, more than 37.8% of which have an associate's degree or higher. From January 2010 to May 2020 the **labor force in the Phoenix-Mesa MSA has increased by 19.33%** and currently has **more than 2,500,000 workers**.

(Source: ESRI)

As a right to work state, Arizona has one of the lowest unionization rates in the nation. Additionally, Arizona employers, on average, pay the 6th lowest unemployment insurance premium taxes. Whether focused on high-tech jobs, administrative operations, or customer service, Mesa and the Greater Phoenix area can meet all labor force needs.

Mesa's strong economic development, along with the state's pro-business ideology, has attracted a variety of industries including **Healthcare, Education, Aerospace/Aviation and Technology**.

The low risk of natural disaster ranks Phoenix-Mesa metro among the **safest places in the US for high-tech companies to do business**. A 2008 study by Sustain-Lane ranked Mesa as the **safest place in the nation** when considering natural disaster risks. In 2015, Apple revealed plans and selected Eastmark as a premier location for its \$2 billion Data and Global Operations Center. The 1.3 million square foot project was completed in August of 2018 and the building is 100 percent powered by clean solar energy. EdgeCore Data Campus is located within the Elliot Road Technology Corridor with an on-site substation designed to deliver 280 MW of utility power. The campus consists of 7 data centers utilizing 1.2 million square feet. EdgeCore selected Mesa because of the highly competitive power rates relative to southwestern US markets, along with the cost saving from Arizona's data center tax incentive.


MESA BASED EMPLOYEES

Data represents number of employees at given locations




2022 Summary (SitesUSA)	One Mile	Three Mile	Five Mile
Daytime Population:	26,398	222,123	468,560
Residential Population:	21,397	168,411	335,253
Average Household Income:	\$71,820	\$75,891	\$77,979
Average Household Size:	3.0	2.8	2.6
Median Age:	31.6	33.8	35.4
Housing Units:	7,705	66,187	141,463
Total Households:	7,038	58,850	125,762
Total Businesses:	787	6,312	15,447

468,560
5-mile
Daytime
Population



\$77,979
5-mile
Average
Household Income



15,447+
5-mile
Businesses in
the Area