



950 E Baseline Ave - Baseline Business Center

Apache Junction, Arizona 85119 (Pinal County) - Pinal County Submarket



Warehouse

Amenities

- Cooler
- Fenced Lot
- Yard

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
101+- Yard Space	Industrial	Direct	5,376 - 7,296	7,296	\$13.20 IG	Vacant	1 - 10 Years	-	2
104+- Yard Space	Industrial	Direct	1,920	1,920	\$14.40 IG	Vacant	1 - 10 Years	-	1

Contacts

Type	Name	Location	Phone
Recorded Owner	Baseline Business Center LLC	-	-
True Owner	Clint Nichols	Mesa, AZ 85209	(602) 525-5538
Primary Leasing	Clint Nichols	Mesa, AZ 85209	(602) 525-5538
Contacts	Clint Nichols (602) 525-5538		

For Lease Summary

Number of Spaces	2	% Leased	81.1%
Smallest Space	1,920 SF	Asking Rent	\$13.20 - 14.40 SF/Year
Max Contiguous	7,296 SF	Service Type	Industrial Gross
Vacant	9,216 SF	Industrial Available	9,216 SF





950 E Baseline Ave - Baseline Business Center

Apache Junction, Arizona 85119 (Pinal County) - Pinal County Submarket



Warehouse



2026 CoStar Group - Licensed to AK Commercial Properties - 475568

Information provided by AK Commercial Properties from sources deemed reliable, however no warrant, guarantee, or representation is made as to its accuracy.



8/26/2026

Page 2



950 E Baseline Ave - Baseline Business Center

Apache Junction, Arizona 85119 (Pinal County) - Pinal County Submarket



Warehouse

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	18.9%	↑ 18.9%	12 Month Leased	262,363 SF	↓ -34.7%
Submarket 1-3 Star	6.7%	↑ 3.3%	Months on Market	7.4	↑ 1 mo
Market Overall	10.6%	↓ -1.7%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$14.27/SF	↑ 1.9%	12 Month Sales Volume	\$100.04M	\$45.75M
Submarket 1-3 Star	\$12.94/SF	↑ 3.0%	Market Sale Price Per Area	\$142/SF	\$135/SF
Market Overall	\$13.23/SF	↑ 3.4%			

Property Details

Land Area	6.40 AC (278,784 SF)	Power	200 - 600a/ 3p
Building FAR	0.17	Zoning	CI-1
Crane	None	Parcel	102-20-010L

Property Notes

- * Baseline Ave. frontage
- * Trailer lot
- * Ideal for warehouse or manufacturing use
- * 6 downdraft swamp coolers
- * Light industrial zoning

Property Summary

RBA (% Leased)	48,768 SF (81.1%)
Built/Renovated	1985/2009
Tenancy	Multiple
Available	1,920 - 9,216 SF
Max Contiguous	7,296 SF
Asking Rent	\$13.20 - 14.40 SF/Year/IG
Clear Height	20'
Drive Ins	4 total/14' w x 12' h
Docks	None
Levelers	None
Parking Spaces	0.14/1,000 SF; 7 Surface Spaces





950 E Baseline Ave - Baseline Business Center

Apache Junction, Arizona 85119 (Pinal County) - Pinal County Submarket



Warehouse

No Site Plan Available





950 E Baseline Ave - Baseline Business Center

Apache Junction, Arizona 85119 (Pinal County) - Pinal County Submarket



Warehouse

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Value Art	1	2,100	-	Oct 2009	-
Eco Tower Systems	1	1,848	-	Jun 2021	-
Modern Transport Solutions	1	1,083	-	May 2023	May 2028
All Erc	1	-	-	May 2026	-
All Rock Supply, Inc.	1	-	-	Jun 2010	-

Showing 5 of 6 Tenants





8035 E Pecos Rd - Tailwinds at Gateway

Mesa, Arizona 85212 (Maricopa County) - Chandler N/Gilbert Submarket



Warehouse

Amenities

- Air Conditioning

Available Spaces

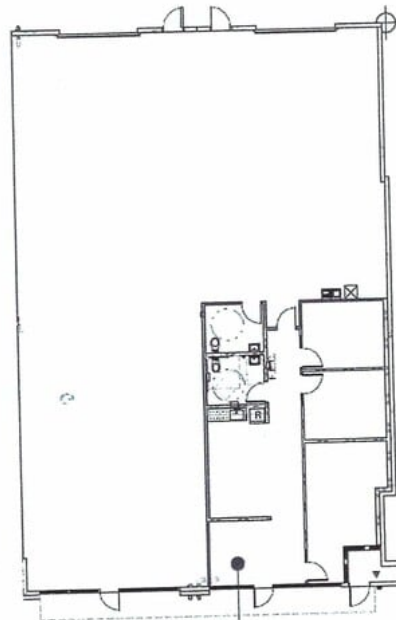
Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
104	Industrial	Direct	2,354	2,354	\$26.40 NNN	30 Days	Negotiable	-	1

Contacts

Type	Name	Location	Phone
Recorded Owner	101 MCC Tailwinds Property Owner LLC	Costa Mesa, CA 92626	-
True Owner	McCarthy Cook & Co.	Costa Mesa, CA 92626	(714) 913-6900



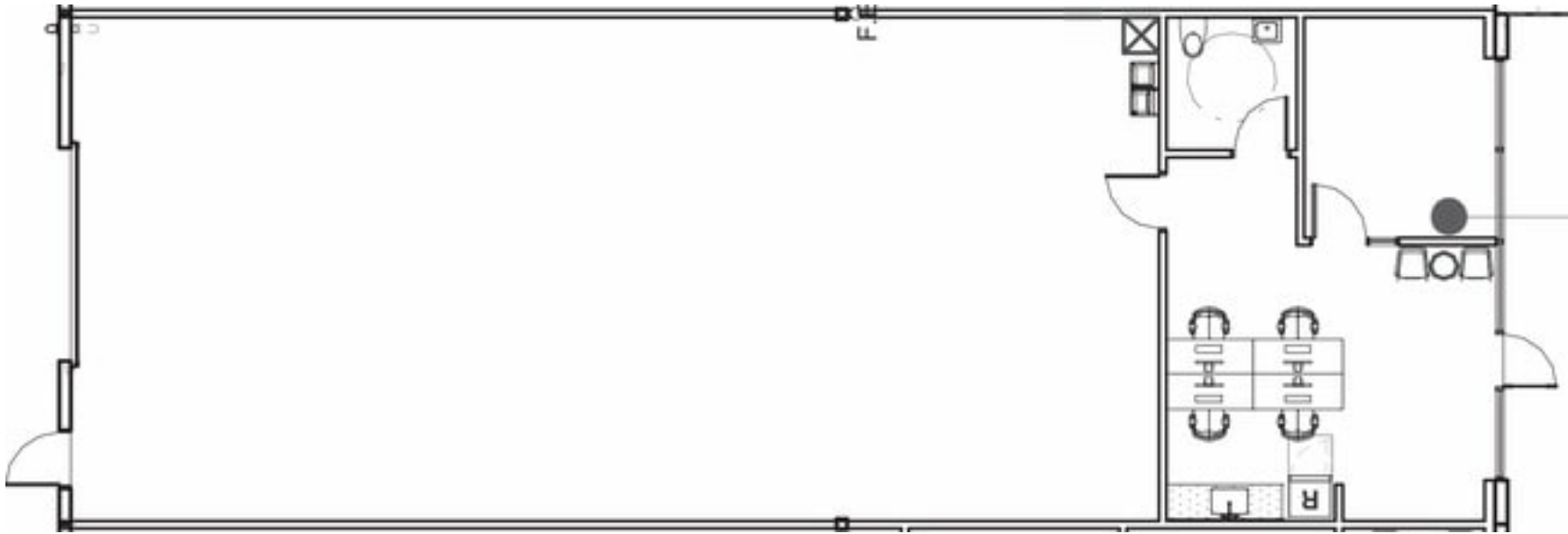
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SCHEDULE 2 TENANT SPACE PLAN

SUITE 101
1,208 SF OFFICE
3,733 WAREHOUSE
4,942 SF TOTAL

27



Partial 1st Floor • Suite 104



8035 E Pecos Rd - Tailwinds at Gateway

Mesa, Arizona 85212 (Maricopa County) - Chandler N/Gilbert Submarket



Warehouse

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	2,354 SF	Asking Rent	\$26.40 SF/Year
Max Contiguous	2,354 SF	Service Type	Triple Net
Vacant	0 SF	Industrial Available	2,354 SF







8035 E Pecos Rd - Tailwinds at Gateway

Mesa, Arizona 85212 (Maricopa County) - Chandler N/Gilbert Submarket



Warehouse

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	3,796,880 SF	↑ 68.0%
Submarket 2-4 Star	19.1%	↓ -6.0%	Months on Market	5.5	↑ 2.1 mo
Market Overall	10.6%	↓ -1.7%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$23.50/SF	↑ 2.9%	12 Month Sales Volume	\$738.52M	\$400.93M
Submarket 2-4 Star	\$15.32/SF	↑ 3.3%	Market Sale Price Per Area	\$220/SF	\$209/SF
Market Overall	\$13.23/SF	↑ 3.4%			

Previous Sale

Sale Date	4/29/2025	Sale Type	Investment
Sale Price	\$5,042,260	Comp Status	Research Complete
Comp ID	7149841	Actual Cap Rate	6.4%

Property Details

Land Area	1.39 AC (60,548 SF)	Zoning	LI
Building FAR	0.28	Parcel	304-61-013H
Sprinklers	ESFR		

Property Summary

RBA (% Leased)	17,095 SF (100%)
Built	2023
Tenancy	Multiple
Available	2,354 SF
Max Contiguous	2,354 SF
Asking Rent	\$26.40 SF/Year/NNN
Drive Ins	7 total/12' w x 14' h
Levelers	None
Parking Spaces	Surface Spaces Available





8035 E Pecos Rd - Tailwinds at Gateway

Mesa, Arizona 85212 (Maricopa County) - Chandler N/Gilbert Submarket



Warehouse

No Site Plan Available





8035 E Pecos Rd - Tailwinds at Gateway

Mesa, Arizona 85212 (Maricopa County) - Chandler N/Gilbert Submarket



Warehouse

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
E. Interiors LLC	1	2,354	-	Aug 2023	-
United Resin Corporation	1	-	3	Mar 2023	-

Showing 2 of 2 Tenants





22275 S Scotland Ct

Queen Creek, Arizona 85142 (Maricopa County) - Chandler N/Gilbert Submarket



Warehouse

Amenities

- Signage
- Skylights

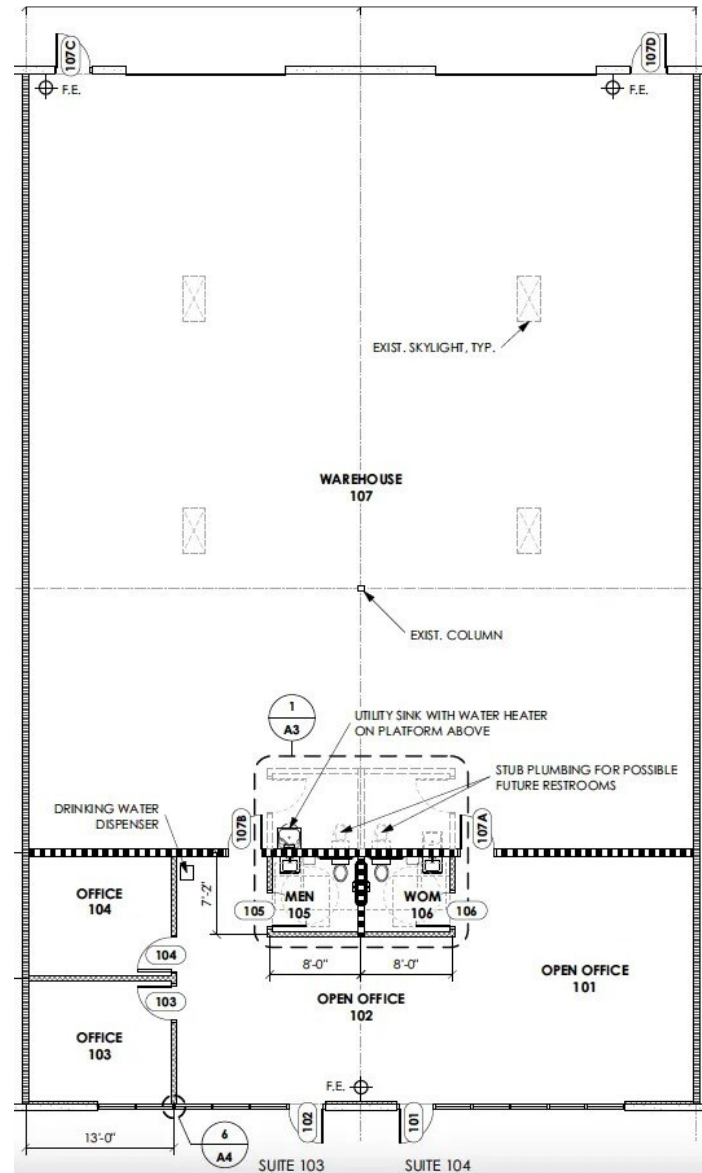
Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
103	Industrial	Direct	2,738/411 Office	2,738	\$21.60 MG	Vacant	Negotiable	-	1

Contacts

Type	Name	Location	Phone
Recorded Owner	Pcg Scotland Llc	-	-
True Owner	Scotland Industrial Partners, LLC	Irvine, CA 92612	(801) 836-9579
Primary Leasing	Commercial Properties, Inc.	Tempe, AZ 85281	(480) 966-2301
Contacts	Leroy Breinholt (480) 966-6593, Cory Breinholt (480) 220-9987, Cory Sposi (480) 586-1195		



Partial 1st Floor • Suite 103



22275 S Scotland Ct

Queen Creek, Arizona 85142 (Maricopa County) - Chandler N/Gilbert Submarket



Warehouse

For Lease Summary

Number of Spaces	1	% Leased	83.2%
Smallest Space	2,738 SF	Asking Rent	\$21.60 SF/Year
Max Contiguous	2,738 SF	Service Type	Modified Gross
Vacant	2,738 SF	Industrial Available	2,738 SF





22275 S Scotland Ct

Queen Creek, Arizona 85142 (Maricopa County) - Chandler N/Gilbert Submarket



Warehouse



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8/26/2026

Page 17



22275 S Scotland Ct

Queen Creek, Arizona 85142 (Maricopa County) - Chandler N/Gilbert Submarket



Warehouse

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	16.8%	↑ 16.8%	12 Month Leased	3,796,880 SF	↑ 68.0%
Submarket 2-4 Star	19.1%	↓ -6.0%	Months on Market	5.5	↑ 2.1 mo
Market Overall	10.6%	↓ -1.7%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$22.72/SF	↑ 3.1%	12 Month Sales Volume	\$738.52M	\$400.93M
Submarket 2-4 Star	\$15.32/SF	↑ 3.3%	Market Sale Price Per Area	\$220/SF	\$209/SF
Market Overall	\$13.23/SF	↑ 3.4%			

Previous Sale

Sale Date	12/31/2020	Sale Type	Investment
Sale Price	\$1,395,000	Comp Status	Research Complete
Comp ID	5698787		

Property Details

Land Area	1.04 AC (45,302 SF)	Zoning	I-1
Building FAR	0.36	Parcel	304-64-092 (+1 more)
Sprinklers	ESFR		

Property Summary

RBA (% Leased)	16,284 SF (83.2%)
Built	2021
Tenancy	Multiple
Available	2,738 SF
Max Contiguous	2,738 SF
Asking Rent	\$21.60 SF/Year/MG
Clear Height	22'4"
Drive Ins	6 total/14' w x 14' h
Docks	None
Levelers	None
Parking Spaces	2.14/1,000 SF; 35 Surface Spaces





22275 S Scotland Ct

Queen Creek, Arizona 85142 (Maricopa County) - Chandler N/Gilbert Submarket



Warehouse

No Site Plan Available





22275 S Scotland Ct

Queen Creek, Arizona 85142 (Maricopa County) - Chandler N/Gilbert Submarket



Warehouse

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Monster Card Shop, LLC	1	5,573	-	Oct 2025	-
Shift Speed Shop, LLC	1	5,476	-	Sep 2021	-
Big-D Construction Southwest, Llc	1	2,783	5	Jan 2025	-
Meet Your Mechanic LLC	1	2,738	-	Apr 2026	-
Paragon Service Pros Heating & Air Conditioning	1	-	10	Mar 2025	-

Showing 5 of 5 Tenants





8926 Waltham Ave - Gateway Airport Commerce Park

Mesa, Arizona 85212 (Maricopa County) - Chandler N/Gilbert Submarket



Warehouse

Amenities

- Air Conditioning

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
129	Industrial	Direct	1,738/116 Office	1,738	\$28.80 MG	Vacant	Negotiable	-	1
124	Industrial	Direct	1,463/120 Office	1,463	\$29.40 MG	Vacant	Negotiable	-	1
128	Industrial	Direct	1,296/122 Office	1,296	\$28.68 MG	Vacant	Negotiable	-	1
126	Industrial	Direct	1,296/122 Office	1,296	\$28.68 MG	Vacant	Negotiable	-	1
125	Industrial	Direct	1,293/120 Office	1,293	\$28.68 MG	Vacant	Negotiable	-	1
120	Industrial	Direct	1,293/120 Office	1,293	\$28.68 MG	Vacant	Negotiable	-	1
119	Industrial	Direct	1,293/120 Office	1,293	\$28.68 MG	Vacant	Negotiable	-	1
118	Industrial	Direct	1,182/120 Office	1,182	\$29.40 MG	Vacant	Negotiable	-	1

For Lease Summary

Number of Spaces	8	% Leased	25.8%
Smallest Space	1,182 SF	Asking Rent	\$28.68 - 29.40 SF/Year
Max Contiguous	1,738 SF	Service Type	Modified Gross
Vacant	0 SF	Industrial Available	10,854 SF







8926 Waltham Ave - Gateway Airport Commerce Park

Mesa, Arizona 85212 (Maricopa County) - Chandler N/Gilbert Submarket



Warehouse

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	-	-	12 Month Leased	3,796,880 SF	↑ 68.0%
Submarket 3-5 Star	21.8%	↓ -7.3%	Months on Market	5.5	↑ 2.1 mo
Market Overall	10.6%	↓ -1.7%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$28.91/SF	-	12 Month Sales Volume	\$738.52M	\$400.93M
Submarket 3-5 Star	\$15.02/SF	↑ 3.2%	Market Sale Price Per Area	\$220/SF	\$209/SF
Market Overall	\$13.23/SF	↑ 3.4%			

Property Details

Land Area	1.99 AC (86,684 SF)	Zoning	I-1
Building FAR	0.17	Parcel	304-62-148 (+1 more)

Property Summary

RBA (% Leased)	14,633 SF (25.8%)
Status	Under Construction
Built	September 2026
Tenancy	Multiple
Available	1,182 - 10,854 SF
Max Contiguous	1,738 SF
Asking Rent	\$28.68 - 29.40 SF/Year/MG
Drive Ins	10 total/10' w x 12' h
Docks	None
Levelers	None





8926 Waltham Ave - Gateway Airport Commerce Park

Mesa, Arizona 85212 (Maricopa County) - Chandler N/Gilbert Submarket



Warehouse

No Site Plan Available





8926 Waltham Ave - Gateway Airport Commerce Park

Mesa, Arizona 85212 (Maricopa County) - Chandler N/Gilbert Submarket



Warehouse

No Data Available





NEC Ellsworth & Elliot Rd - East Gate Plaza

Mesa, Arizona 85212 (Maricopa County) - Gateway Airport Submarket



Retail

Amenities

- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	1,612 - 3,783	3,783	3,783	Withheld	Vacant	Negotiable
P 1	-	Retail	Direct	2,171	2,171	2,171	Withheld	Vacant	Negotiable
P 1	-	Retail	Direct	1,612	1,612	1,612	Withheld	Vacant	Negotiable
P 1	-	Retail	Direct	1,563	1,563	1,563	Withheld	Vacant	Negotiable

Contacts

Type	Name	Location	Phone
Recorded Owner	El Coyote Llc	-	-
True Owner	Joanne Haselwood	Silverdale, WA 98383	(360) 405-6208
Contacts	Joanne Haselwood (360) 405-6208		
Primary Leasing	Diversified Partners, LLC	Scottsdale, AZ 85250	(480) 947-8800
Contacts	Matt Pergola (602) 579-7655, Brandon Vasquez (480) 620-4738, Austin Payne (480) 322-4264		

For Lease Summary

Number of Spaces	4	% Leased	68.5%
Smallest Space	1,563 SF	Asking Rent	Withheld
Max Contiguous	3,783 SF	Retail Available	9,129 SF
Vacant	0 SF		







NEC Ellsworth & Elliot Rd - East Gate Plaza

Mesa, Arizona 85212 (Maricopa County) - Gateway Airport Submarket



Retail

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	-	-	12 Month Leased	70,548 SF	↑ 17.1%
Submarket 2-4 Star	4.2%	↑ 0.4%	Months on Market	5.0	↓ -13.7 mo
Market Overall	4.7%	↑ 0.1%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$30.71/SF	-	12 Month Sales Volume	\$40.65M	\$130.74M
Submarket 2-4 Star	\$30.74/SF	↑ 5.0%	Market Sale Price Per Area	\$296/SF	\$277/SF
Market Overall	\$27.26/SF	↑ 4.8%			

Property Details

Land Area	17.00 AC (740,520 SF)	Zoning	LC
Building FAR	0.04	Parcel	304-04-923

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	29,000 SF (68.5%)
Status	Under Construction
Built	December 2026
Tenancy	Multiple
Available	1,563 - 9,129 SF
Max Contiguous	3,783 SF
Asking Rent	Withheld
Frontage	1,200' on Ellsworth
Parking Spaces	10.00/1,000 SF; 662 Surface Spaces





NEC Ellsworth & Elliot Rd - East Gate Plaza

Mesa, Arizona 85212 (Maricopa County) - Gateway Airport Submarket



Retail

No Site Plan Available





NEC Ellsworth & Elliot Rd - East Gate Plaza

Mesa, Arizona 85212 (Maricopa County) - Gateway Airport Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Zeitouna Mediterranean	1	2,200	-	Jan 2027	-

Showing 1 of 1 Tenants





NEC of Ellsworth Rd & Heritage Loop

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

Amenities

- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	3,048	3,048	3,048	Withheld	TBD	Negotiable
P 1	-	Retail	Direct	2,221	2,221	2,221	Withheld	Vacant	Negotiable

For Lease Summary

Number of Spaces	2	% Leased	62.9%
Smallest Space	2,221 SF	Asking Rent	Withheld
Max Contiguous	3,048 SF	Retail Available	5,269 SF
Vacant	0 SF		







NEC of Ellsworth Rd & Heritage Loop

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	-	-	12 Month Leased	32,867 SF	↓ -26.4%
Submarket 2-4 Star	1.2%	↑ 0.6%	Months on Market	4.2	↓ -17.9 mo
Market Overall	4.7%	↑ 0.1%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$36.47/SF	-	12 Month Sales Volume	\$59.78M	\$37M
Submarket 2-4 Star	\$30.06/SF	↑ 5.2%	Market Sale Price Per Area	\$328/SF	\$304/SF
Market Overall	\$27.26/SF	↑ 4.8%			

Property Details

Land Area	2.61 AC (113,692 SF)	Zoning	C-2
Building FAR	0.12	Parcel	304-72-958A

Property Summary

GLA (% Leased)	14,193 SF (62.9%)
Status	Under Construction
Built	June 2027
Tenancy	Multiple
Available	2,221 - 5,269 SF
Max Contiguous	3,048 SF
Asking Rent	Withheld





NEC of Ellsworth Rd & Heritage Loop

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

No Site Plan Available





NEC of Ellsworth Rd & Heritage Loop

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Rumble Boxing	1	3,809	-	Feb 2025	-
Elite Vet	1	3,240	-	Sep 2026	-
Chiropractic Office	1	3,200	-	Apr 2026	-
Tastea Pho Banh Mi Cafe	1	2,500	-	Dec 2024	-
Aloha Nails Lounge	1	2,000	-	Dec 2024	-

Showing 5 of 5 Tenants





20852 E Ocotillo Rd - Queen Creek Village Center

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	2,113	2,113	2,113	Withheld	90 Days	10 Years

Contacts

Type	Name	Location	Phone
Recorded Owner	PV Dysart, LLC	San Diego, CA 92122	(858) 625-0100
True Owner	PacVentures, Inc.	San Diego, CA 92122	(858) 625-0100
Contacts	Andrew Kaplan (858) 625-0100		
Primary Leasing	De Rito Partners, Inc.	Scottsdale, AZ 85250	(480) 834-8500
Contacts	Paul Serafin (602) 432-3129		

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	2,113 SF	Asking Rent	Withheld
Max Contiguous	2,113 SF	Retail Available	2,113 SF
Vacant	0 SF		







20852 E Ocotillo Rd - Queen Creek Village Center

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	32,867 SF	↓ -26.4%
Submarket 2-4 Star	1.2%	↑ 0.6%	Months on Market	4.2	↓ -17.9 mo
Market Overall	4.7%	↑ 0.1%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$26.43/SF	↑ 5.9%	12 Month Sales Volume	\$59.78M	\$37M
Submarket 2-4 Star	\$30.06/SF	↑ 5.2%	Market Sale Price Per Area	\$328/SF	\$304/SF
Market Overall	\$27.26/SF	↑ 4.8%			

Previous Sale

Sale Date	4/22/2015	Comp Status	Research Complete
Sale Price	\$714,638	Actual Cap Rate	8.4%
Comp ID	3281918	Sale Conditions	1031 Exchange
Sale Type	Investment		

Property Details

Land Area	0.87 AC (37,897 SF)	Zoning	C-TC
Building FAR	0.20	Parcel	304-66-743

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	7,641 SF (100%)
Built	2006
Tenancy	Multiple
Available	2,113 SF
Max Contiguous	2,113 SF
Asking Rent	Withheld
Frontage	205' on East Ocotillo Road





No Site Plan Available





Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Dr Kelly's Surgery-queen Creek	1	7,641	-	Apr 2026	-
Magnus Title Agency	1	2,115	4	Dec 2020	Dec 2027
Poolwerx	1	1,223	-	Oct 2016	-
Rebel Ink Tattoo	1	1,181	-	Sep 2013	-
Berkner Naturopathic	1	-	4	Jul 2016	-

Showing 5 of 8 Tenants



7931 E Pecos Rd - Pecos Commerce Park

Mesa, Arizona 85212 (Maricopa County) - Chandler N/Gilbert Submarket



Warehouse

Amenities

- Signage

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
150	Industrial	Direct	8,114	12,830	Withheld	Vacant	Negotiable	-	-
149	Industrial	Direct	4,716	12,830	Withheld	Vacant	Negotiable	-	-
145	Industrial	Direct	4,488	4,488	Withheld	Vacant	3 - 10 Years	-	-

Contacts

Type	Name	Location	Phone
Recorded Owner	GKI PECOS LLC	New York, NY 10017	-
True Owner	BKM Capital Partners	Newport Beach, CA 92660	(949) 566-8800
Primary Leasing	CBRE	Phoenix, AZ 85016	(602) 735-5555
Contacts	Jonathan Teeter (602) 810-8373		

For Lease Summary

Number of Spaces	3	% Leased	62.3%
Smallest Space	4,488 SF	Asking Rent	Withheld
Max Contiguous	12,830 SF	Industrial Available	17,318 SF
Vacant	17,318 SF		







7931 E Pecos Rd - Pecos Commerce Park

Mesa, Arizona 85212 (Maricopa County) - Chandler N/Gilbert Submarket



Warehouse

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	37.7%	↑ 10.3%	12 Month Leased	3,796,880 SF	↑ 68.0%
Submarket 2-4 Star	19.1%	↓ -6.0%	Months on Market	5.5	↑ 2.1 mo
Market Overall	10.6%	↓ -1.7%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$17.78/SF	↑ 3.1%	12 Month Sales Volume	\$738.52M	\$400.93M
Submarket 2-4 Star	\$15.32/SF	↑ 3.3%	Market Sale Price Per Area	\$220/SF	\$209/SF
Market Overall	\$13.23/SF	↑ 3.4%			

Previous Sale

Sale Date	5/26/2022	Sale Type	Investment
Sale Price	\$7,760,800	Comp Status	Research Complete
Comp ID	6031791		

Property Details

Land Area	17.92 AC (780,715 SF)	Zoning	M-1, Mesa
Building FAR	0.06	Parcel	304-61-007D
Crane	None		

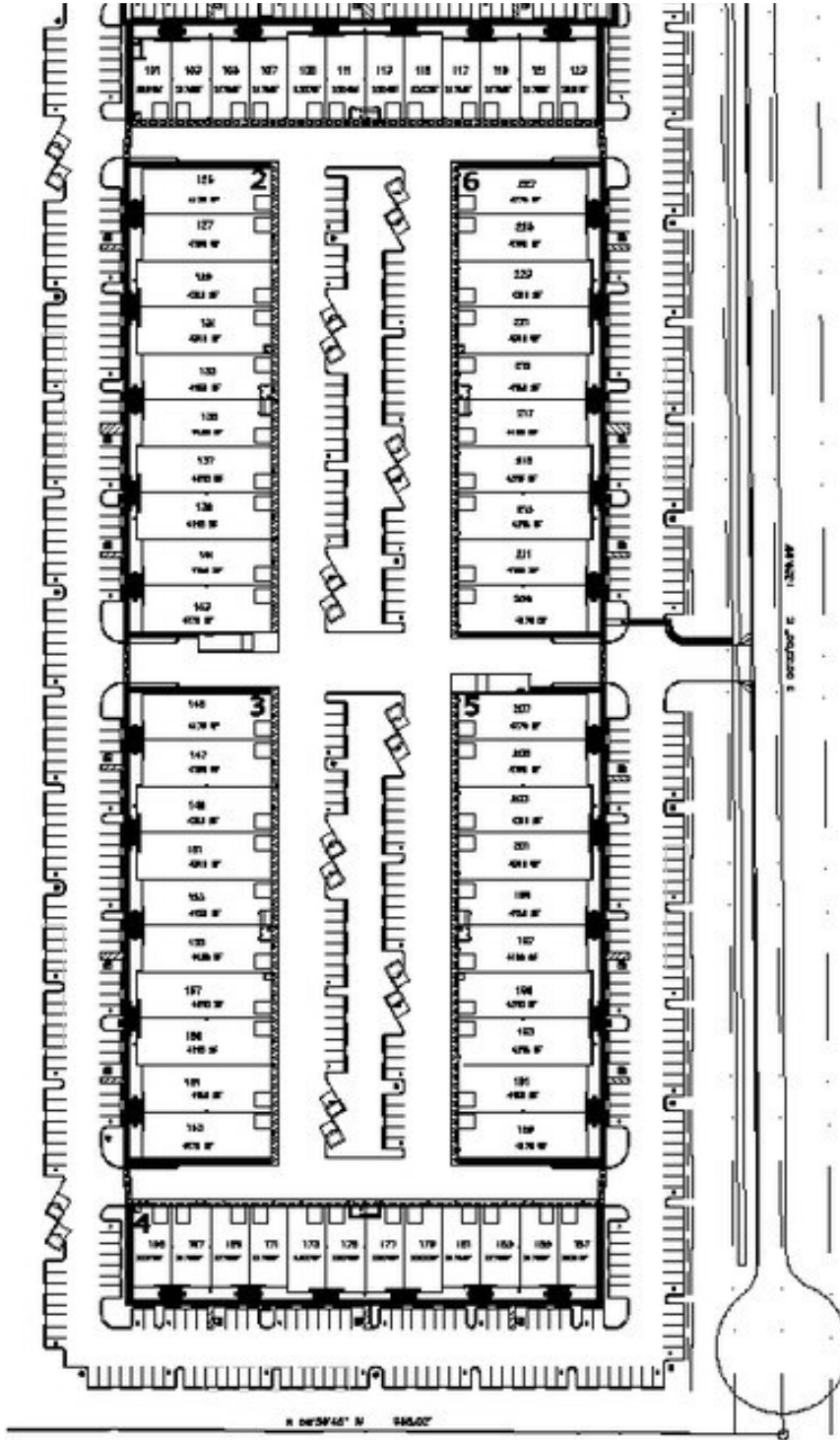
Property Notes

One of 6 buildings in Pecos Commerce Center on the South West corner of Pecos Road and 80th Street.

Property Summary

RBA (% Leased)	45,941 SF (62.3%)
Built	2008
Tenancy	Multiple
Available	4,488 - 17,318 SF
Max Contiguous	12,830 SF
Asking Rent	Withheld
Drive Ins	10 total/8' w x 10' h
Docks	None
Levelers	None
Parking Spaces	0.91/1,000 SF; 40 Surface Spaces

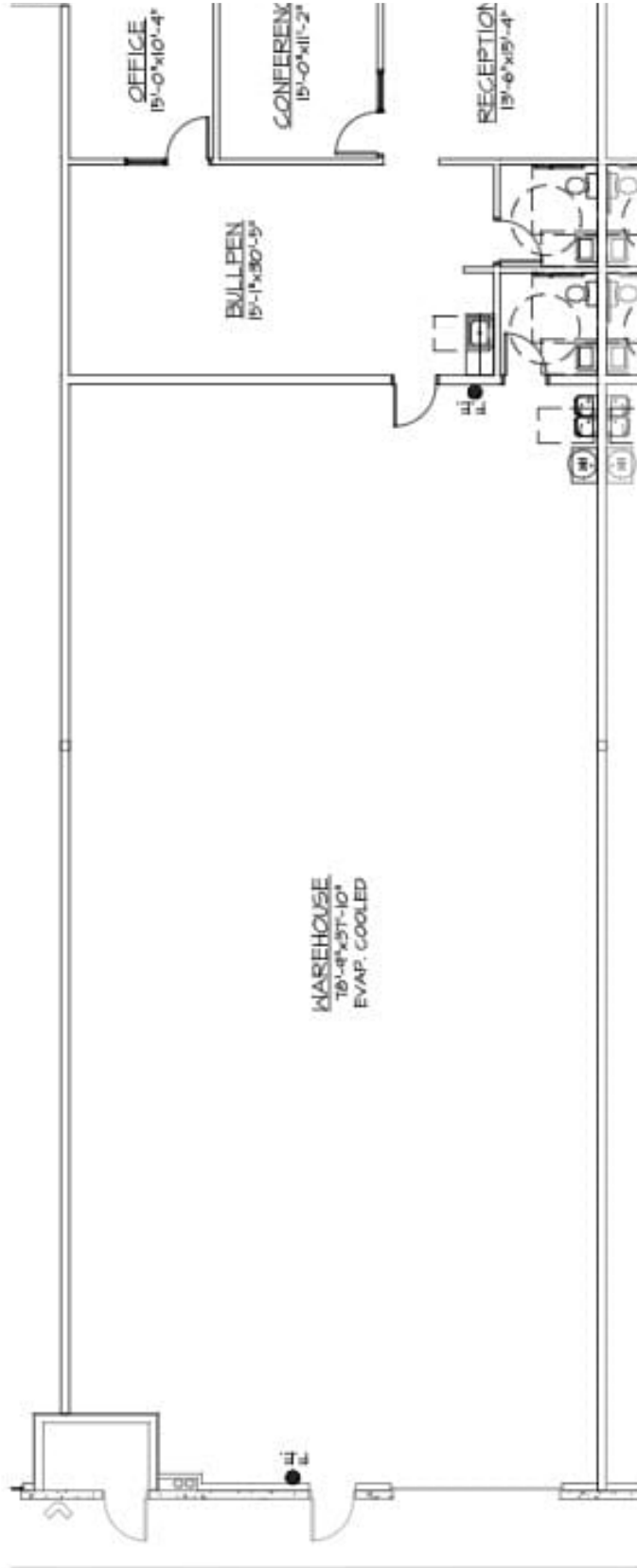




PECOS COMMERCE CENTER

7931 E. PECOS RD.
MESA, ARIZONA 85212

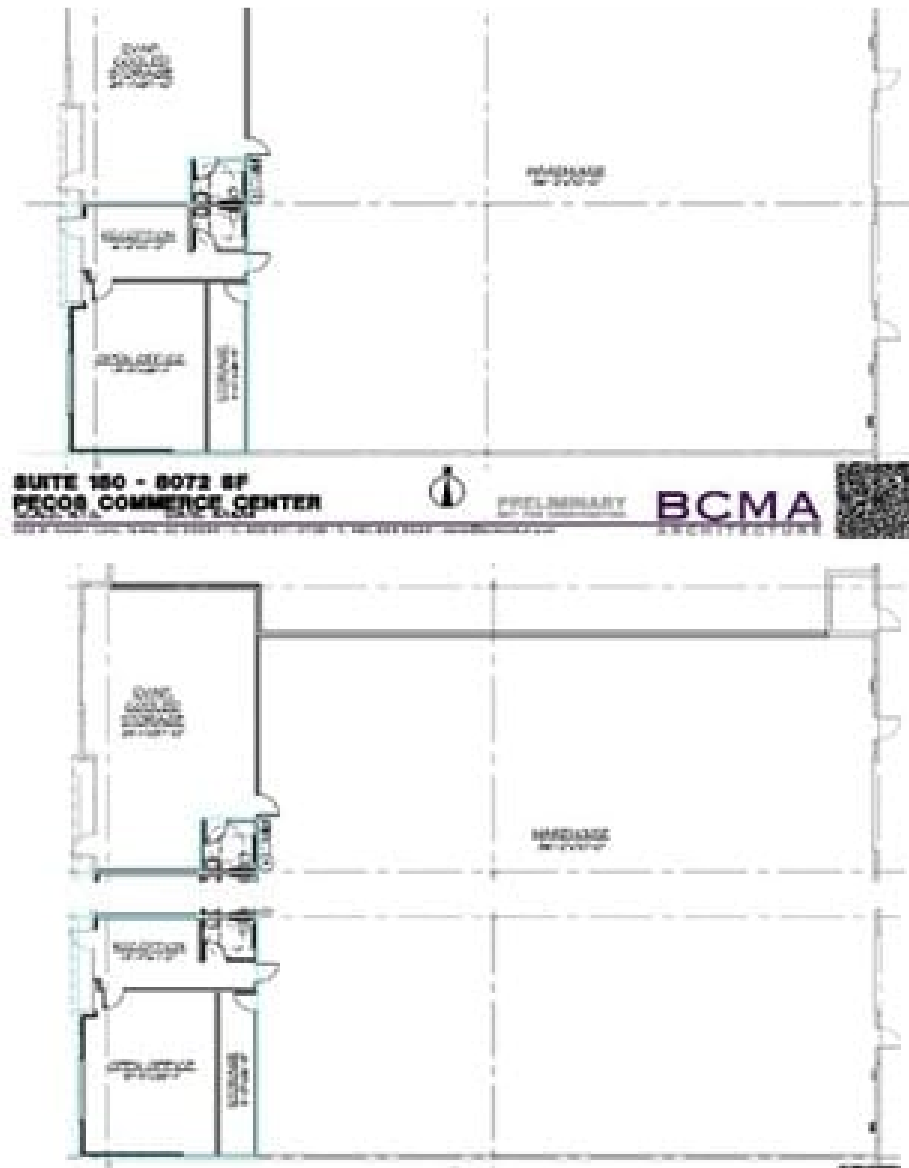




FLOOR PLAN A
7931 E. PECOS RD. SUITE 182
SCALE: N.T.S. DATE: 1/21/2021
323 W. KNIGHT LANE, TEMPE, AZ 85284 - C. 602-571-5728 - T. 480.664.6224 - BRIAN@BCMAARCH.COM

PRELIMINARY
NOT FOR CONSTRUCTION

BCMA
ARCHITECTURE





7931 E Pecos Rd - Pecos Commerce Park

Mesa, Arizona 85212 (Maricopa County) - Chandler N/Gilbert Submarket



Warehouse

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Carter's Gymnastics LLC	1	12,051	10	Sep 2008	-
Tint Cartel	1	4,364	-	Aug 2020	-
HSIX Motors	1	3,055	-	Jan 2023	-
Medident Supplies	1	3,055	-	Aug 2020	-
Southwest Supply Company	1	3,055	-	Jan 2023	-

Showing 5 of 7 Tenants





21258 E Rittenhouse Rd - Shoppes at Indigo Trails

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

Amenities

- Air Conditioning
- Smoke Detector

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	101	Retail	Direct	1,700	1,700	1,700	Withheld	Vacant	Negotiable

Contacts

Type	Name	Location	Phone
Recorded Owner	Rittenhouse Retail I LLC	Tempe, AZ 85281	-
Recorded Owner	Rittenhouse Retail II LLC	Tempe, AZ 85281	-
True Owner	Tyson L Breinholt	Tempe, AZ 85281	(480) 966-7513
Contacts	Tyson Breinholt (480) 966-7513		
Primary Leasing	Commercial Properties, Inc.	Tempe, AZ 85281	(480) 966-2301
Contacts	Tyson Breinholt (602) 315-7131, Caleb Allen (480) 622-4174, Jack Elder (602) 573-3210		

For Lease Summary

Number of Spaces	1	% Leased	86.4%
Smallest Space	1,700 SF	Asking Rent	Withheld
Max Contiguous	1,700 SF	Retail Available	1,700 SF
Vacant	1,700 SF		







Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	13.6%	↑ 13.6%	12 Month Leased	32,867 SF	↓ -26.4%
Submarket 2-4 Star	1.2%	↑ 0.6%	Months on Market	4.2	↓ -17.9 mo
Market Overall	4.7%	↑ 0.1%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$30.45/SF	↑ 2.2%	12 Month Sales Volume	\$59.78M	\$37M
Submarket 2-4 Star	\$30.06/SF	↑ 5.2%	Market Sale Price Per Area	\$328/SF	\$304/SF
Market Overall	\$27.26/SF	↑ 4.8%			

Previous Sale

Sale Date	12/28/2022	Sale Type	Investment
Sale Price	\$2,700,000	Comp Status	Research Complete
Comp ID	6256847	Actual Cap Rate	7.5%

Property Details

Land Area	2.16 AC (94,090 SF)	Zoning	C-2 PAD, Queen Creek
Building FAR	0.13	Parcel	304-65-989

Property Notes

Subject property is Shops B and C of the The Shoppes at Indigo Trails, a 40,904 square foot neighborhood center. The property is located within the "commercial core" of the high growth area of Queen Creek, AZ. Vestar is planning a major regional retail mall one mile northwest of this property.

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	12,500 SF (86.4%)
Built	2007
Tenancy	Multiple
Available	1,700 SF
Max Contiguous	1,700 SF
Asking Rent	Withheld
Frontage	Ocotillo Rd
Frontage	Rittenhouse Rd
Parking Spaces	4.33/1,000 SF; 58 Surface Spaces







Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Beacon Wellness Centers	1	4,800	-	Apr 2020	-
Hatch Haven LLC	1	4,800	-	Jul 2024	-
Pressed For Time LLC	1	4,100	1	Dec 2017	-
One Swing Away	1	2,400	-	Jul 2024	-
Underground Burger	1	-	-	Sep 2023	-

Showing 5 of 5 Tenants



Signal Butte & Williams Field Rd

Mesa, Arizona 85212 (Maricopa County) - Gateway Airport Submarket



Retail

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	21,710	21,710	21,710	Withheld	Vacant	Negotiable
P 1	Shops B	Retail	Direct	1,000 - 9,280	9,280	9,280	Withheld	Vacant	Negotiable
P 1	Retail A	Retail	Direct	8,200	8,200	8,200	Withheld	Vacant	Negotiable
P 1	-	Retail	Direct	7,500	7,500	7,500	Withheld	10/2026	Negotiable
P 1	Shops D	Retail	Direct	1,000 - 6,080	6,080	6,080	Withheld	Vacant	Negotiable
P 1	Shops F	Retail	Direct	1,000 - 6,080	6,080	6,080	Withheld	Vacant	Negotiable
P 1	Shops J	Retail	Direct	1,000 - 6,080	6,080	6,080	Withheld	Vacant	Negotiable
P 1	Shops E2	Retail	Direct	1,000 - 3,580	3,580	3,580	Withheld	Vacant	Negotiable

For Lease Summary

Number of Spaces	8	% Leased	72.6%
Smallest Space	1,000 SF	Asking Rent	Withheld
Max Contiguous	21,710 SF	Retail Available	68,510 SF
Vacant	0 SF		





Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	-	-	12 Month Leased	70,548 SF	↑ 171%
Submarket 2-4 Star	4.2%	↑ 0.4%	Months on Market	5.0	↓ -13.7 mo
Market Overall	4.7%	↑ 0.1%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$32.57/SF	-	12 Month Sales Volume	\$40.65M	\$130.74M
Submarket 2-4 Star	\$30.74/SF	↑ 5.0%	Market Sale Price Per Area	\$296/SF	\$277/SF
Market Overall	\$27.26/SF	↑ 4.8%			

Property Details

Land Area	56.99 AC (2,482,484 SF)	Zoning	C-C
Building FAR	0.10	Parcel	304-37-047C

Property Summary

GLA (% Leased)	250,000 SF (72.6%)
Status	Under Construction
Built	November 2027
Tenancy	Multiple
Available	1,000 - 68,510 SF
Max Contiguous	21,710 SF
Asking Rent	Withheld





Signal Butte & Williams Field Rd

Mesa, Arizona 85212 (Maricopa County) - Gateway Airport Submarket



Retail

No Site Plan Available





Signal Butte & Williams Field Rd

Mesa, Arizona 85212 (Maricopa County) - Gateway Airport Submarket



Retail

No Data Available





565 E 34th Ave - Reed Industrial Park

Apache Junction, Arizona 85119 (Pinal County) - Pinal County Submarket



Warehouse

Amenities

- 24 Hour Access

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
8	Industrial	Direct	2,500	2,500	\$16.80 MG	Vacant	Negotiable	-	1

Contacts

Type	Name	Location	Phone
Recorded Owner	Reed Robert W	Huntington Beach, CA 92648	(714) 596-4096
True Owner	Robert Reed	Yuma, AZ 85365	-
Contacts	Robert Reed		
Primary Leasing	Lee & Associates	Phoenix, AZ 85018	(602) 956-7777
Contacts	Matthew McDougall (602) 312-6736, Matt Fredrick (602) 373-6922		

For Lease Summary

Number of Spaces	1	% Leased	75.0%
Smallest Space	2,500 SF	Asking Rent	\$16.80 SF/Year
Max Contiguous	2,500 SF	Service Type	Modified Gross
Vacant	2,500 SF	Industrial Available	2,500 SF







565 E 34th Ave - Reed Industrial Park

Apache Junction, Arizona 85119 (Pinal County) - Pinal County Submarket



Warehouse

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	25.0%	↑ 11.3%	12 Month Leased	262,363 SF	↓ -34.7%
Submarket 1-3 Star	6.7%	↑ 3.3%	Months on Market	7.4	↑ 1 mo
Market Overall	10.6%	↓ -1.7%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$17.98/SF	↑ 2.2%	12 Month Sales Volume	\$100.04M	\$45.75M
Submarket 1-3 Star	\$12.94/SF	↑ 3.0%	Market Sale Price Per Area	\$142/SF	\$135/SF
Market Overall	\$13.23/SF	↑ 3.4%			

Property Details

Land Area	0.48 AC (20,909 SF)	Sprinklers	Wet
Building FAR	0.48	Zoning	I-1
Crane	None	Parcel	102-56-018
Power	200a/ 3p		

Property Summary

RBA (% Leased)	10,000 SF (75.0%)
Built	2008
Tenancy	Multiple
Available	2,500 SF
Max Contiguous	2,500 SF
Asking Rent	\$16.80 SF/Year/MG
Clear Height	12'
Drive Ins	8 total/10' w x 10' h
Docks	None
Levelers	None
Parking Spaces	3.20/1,000 SF; 32 Surface Spaces; Covered Spaces Available





565 E 34th Ave - Reed Industrial Park

Apache Junction, Arizona 85119 (Pinal County) - Pinal County Submarket



Warehouse

No Site Plan Available





565 E 34th Ave - Reed Industrial Park

Apache Junction, Arizona 85119 (Pinal County) - Pinal County Submarket



Warehouse

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Cactus Car Wash Innovations LLC	1	-	-	Jun 2026	-

Showing 1 of 1 Tenants





22148 S Ellsworth Rd - Bldg B

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

Amenities

- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	103	Retail	Direct	4,087	4,087	4,087	\$55.00 NNN	Vacant	Negotiable
P 1	101	Retail	Direct	3,089	3,089	3,089	\$55.00 NNN	Vacant	Negotiable

For Lease Summary

Number of Spaces	2	Asking Rent	\$55.00 SF/Year
Smallest Space	3,089 SF	Service Type	Triple Net
Max Contiguous	4,087 SF	CAM	\$10.00/SF
Vacant	0 SF	Retail Available	7,176 SF
% Leased	30.2%		







22148 S Ellsworth Rd - Bldg B

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	-	-	12 Month Leased	32,867 SF	↓ -26.4%
Submarket 4-5 Star	0.0%	↓ -0.1%	Months on Market	4.2	↓ -17.9 mo
Market Overall	4.7%	↑ 0.1%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$55.62/SF	↑ 1.5%	12 Month Sales Volume	\$59.78M	\$37M
Submarket 4-5 Star	\$28.78/SF	↑ 4.4%	Market Sale Price Per Area	\$328/SF	\$304/SF
Market Overall	\$27.26/SF	↑ 4.8%			

Property Details

Land Area	3.42 AC (148,975 SF)	Zoning	DC
Building FAR	0.07	Parcel	304-67-045V

Property Summary

Center Type	Strip Center
GLA (% Leased)	10,280 SF (30.2%)
Status	Under Construction
Built	October 2026
Tenancy	Multiple
Available	3,089 - 7,176 SF
Max Contiguous	4,087 SF
Asking Rent	\$55.00 SF/Year/NNN





22148 S Ellsworth Rd - Bldg B

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

No Site Plan Available





22148 S Ellsworth Rd - Bldg B

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

No Data Available





10861 E Baseline Rd - Mountainview Village

Mesa, Arizona 85209 (Maricopa County) - Gateway Airport Submarket



Retail

Amenities

- Signage
- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	TBD	Office/Retail	Direct	4,000 - 7,000	7,000	7,000	Withheld	Vacant	5 - 10 Years

Contacts

Type	Name	Location	Phone
Recorded Owner	CP Signal Shops I LLC	-	-
True Owner	ESCEE Commercial Properties	Scottsdale, AZ 85258	(480) 505-0919
Primary Leasing	ESCEE Commercial Properties	Scottsdale, AZ 85258	(480) 505-0919
Contacts	Steve Cook (480) 467-4747		

For Lease Summary

Number of Spaces	1	% Leased	46.2%
Smallest Space	4,000 SF	Asking Rent	Withheld
Max Contiguous	7,000 SF	Office/Retail Available	7,000 SF
Vacant	7,000 SF		







10861 E Baseline Rd - Mountainview Village

Mesa, Arizona 85209 (Maricopa County) - Gateway Airport Submarket



Retail

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	53.8%	0.0%	12 Month Leased	70,548 SF	↑ 17.1%
Submarket 2-4 Star	4.2%	↑ 0.4%	Months on Market	5.0	↓ -13.7 mo
Market Overall	4.7%	↑ 0.1%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$37.17/SF	↑ 2.2%	12 Month Sales Volume	\$40.65M	\$130.74M
Submarket 2-4 Star	\$30.74/SF	↑ 5.0%	Market Sale Price Per Area	\$296/SF	\$277/SF
Market Overall	\$27.26/SF	↑ 4.8%			

Property Details

Land Area	1.93 AC (84,071 SF)	Zoning	C-G
Building FAR	0.15	Parcel	304-01-983

Property Summary

Center Type	Strip Center
GLA (% Leased)	13,000 SF (46.2%)
Built	2017
Tenancy	Multiple
Available	4,000 - 7,000 SF
Max Contiguous	7,000 SF
Asking Rent	Withheld
Parking Spaces	Surface Spaces Available







10861 E Baseline Rd - Mountainview Village

Mesa, Arizona 85209 (Maricopa County) - Gateway Airport Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
360 Physical Therapy & Aquatic Centers	1	3,216	21	Jul 2018	-
Barro's Pizza	Unkwn	2,500	20	Jan 2019	-
Jersey Mike's Subs	1	1,800	14	Sep 2018	-
Cuccio Nails	1	-	-	Mar 2021	-
Talos Mexican Food	1	-	7	Mar 2021	-

Showing 5 of 5 Tenants





24921 S Ellsworth Rd - Shops B

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

Amenities

- Air Conditioning

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	1,300	1,300	1,300	Withheld	Vacant	Negotiable

Contacts

Type	Name	Location	Phone
Recorded Owner	QC Commons at Riggs, LLC	Scottsdale, AZ 85255	-
True Owner	Gary E. & Judith Schnurr	Scottsdale, AZ 85255	(480) 585-5646
Contacts	Gary Schnurr (480) 585-5646		

For Lease Summary

Number of Spaces	1	% Leased	84.2%
Smallest Space	1,300 SF	Asking Rent	Withheld
Max Contiguous	1,300 SF	Retail Available	1,300 SF
Vacant	1,300 SF		







24921 S Ellsworth Rd - Shops B

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	15.8%	↑ 15.8%	12 Month Leased	32,867 SF	↓ -26.4%
Submarket 2-4 Star	1.2%	↑ 0.6%	Months on Market	4.2	↓ -17.9 mo
Market Overall	4.7%	↑ 0.1%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$26.10/SF	↑ 0.8%	12 Month Sales Volume	\$59.78M	\$37M
Submarket 2-4 Star	\$30.06/SF	↑ 5.2%	Market Sale Price Per Area	\$328/SF	\$304/SF
Market Overall	\$27.26/SF	↑ 4.8%			

Previous Sale

Sale Date	5/24/2022	Sale Type	Investment
Sale Price	\$5,599,185	Comp Status	Research Complete
Comp ID	6028854		

Property Details

Land Area	1.30 AC (56,519 SF)	Zoning	C-2
Building FAR	0.15	Parcel	304-97-982

Property Summary

GLA (% Leased)	8,219 SF (84.2%)
Built	2021
Tenancy	Multiple
Available	1,300 SF
Max Contiguous	1,300 SF
Asking Rent	Withheld





24921 S Ellsworth Rd - Shops B

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

No Site Plan Available





24921 S Ellsworth Rd - Shops B

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ike's Love and Sandwiches	1	1,647	10	Dec 2021	-
Great Clips	1	1,643	-	Dec 2021	-
Nationwide Vision	1	1,643	-	Dec 2021	-
Stretch Lab	1	1,643	-	Dec 2021	-
Pmi San Tan	1	-	-	Jun 2026	-

Showing 5 of 5 Tenants





26214 S Ellsworth Rd

Queen Creek, Arizona 85142 (Maricopa County) - Gateway Airport/Loop 202 Submarket



Office

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office/Medical	Direct	2,500 - 17,070	17,070	17,070	Withheld	Vacant	Negotiable

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	2,500 SF	Asking Rent	Withheld
Max Contiguous	17,070 SF	Office/Medical Available	17,070 SF
Vacant	0 SF		







26214 S Ellsworth Rd

Queen Creek, Arizona 85142 (Maricopa County) - Gateway Airport/Loop 202 Submarket



Office

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	-	-	12 Month Leased	100,618 SF	↓ -29.9%
Submarket 3-5 Star	7.0%	↑ 1.1%	Months on Market	9.6	↑ 7.6 mo
Market Overall	15.9%	↓ -0.8%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$44.23/SF	-	12 Month Sales Volume	\$111.26M	\$113.23M
Submarket 3-5 Star	\$37.75/SF	↑ 1.7%	Market Sale Price Per Area	\$285/SF	\$254/SF
Market Overall	\$30.83/SF	↑ 1.5%			

Property Details

Land Area	1.81 AC (78,844 SF)	Zoning	C-2
Building FAR	0.22	Parcel	304-91-049L
Owner Occupied	No		

Property Summary

RBA (% Leased)	17,070 SF (0.0%)
Status	Under Construction
Built	September 2026
Stories	1
Typical Floor	17,070 SF
Tenancy	Multiple
Available	2,500 - 17,070 SF
Max Contiguous	17,070 SF
Asking Rent	Withheld





26214 S Ellsworth Rd

Queen Creek, Arizona 85142 (Maricopa County) - Gateway Airport/Loop 202 Submarket



Office

No Site Plan Available





26214 S Ellsworth Rd

Queen Creek, Arizona 85142 (Maricopa County) - Gateway Airport/Loop 202 Submarket



Office

No Data Available





21295 S Ellsworth Loop Rd - QC District

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

Amenities

- Air Conditioning

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	Suite B 102-103	Retail	Direct	3,842	3,842	3,842	Withheld	Vacant	Negotiable

Contacts

Type	Name	Location	Phone
Recorded Owner	Sunbelt Land Holdings LP	San Diego, CA 92111	(858) 495-4900
True Owner	Sunbelt Investment Holdings, Inc.	Phoenix, AZ 85016	(858) 495-4900
Primary Leasing	Phoenix Commercial Advisors	Phoenix, AZ 85016	(602) 957-9800
Contacts	Zachary Pace (602) 920-9212		

For Lease Summary

Number of Spaces	1	% Leased	54.0%
Smallest Space	3,842 SF	Asking Rent	Withheld
Max Contiguous	3,842 SF	Retail Available	3,842 SF
Vacant	3,842 SF		







21295 S Ellsworth Loop Rd - QC District

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	46.0%	↑ 46.0%	12 Month Leased	32,867 SF	↓ -26.4%
Submarket 2-4 Star	1.2%	↑ 0.6%	Months on Market	4.2	↓ -17.9 mo
Market Overall	4.7%	↑ 0.1%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$26.10/SF	↑ 0.8%	12 Month Sales Volume	\$59.78M	\$37M
Submarket 2-4 Star	\$30.06/SF	↑ 5.2%	Market Sale Price Per Area	\$328/SF	\$304/SF
Market Overall	\$27.26/SF	↑ 4.8%			

Previous Sale

Sale Date	8/16/2018	Sale Type	Investment
Sale Price	\$4,036,088	Comp Status	Research Complete
Comp ID	4482317		

Property Details

Land Area	13.29 AC (579,052 SF)	Zoning	C-G
Building FAR	0.01	Parcel	304-67-974

Property Summary

Center Type	Neighborhood Center
GLA (% Leased)	8,360 SF (54.0%)
Built	2016
Tenancy	Multiple
Available	3,842 SF
Max Contiguous	3,842 SF
Asking Rent	Withheld
Parking Spaces	6.93/1,000 SF; 58 Surface Spaces





21295 S Ellsworth Loop Rd - QC District

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

No Site Plan Available





21295 S Ellsworth Loop Rd - QC District

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
MOD Pizza	1	2,787	8	Feb 2017	-
Menchie's	1	2,786	10	Sep 2018	-

Showing 2 of 2 Tenants





NEC Ray Rd & Ellsworth Rd - Eastmarket

Mesa, Arizona 85212 (Maricopa County) - Gateway Airport Submarket



Retail

Amenities

- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	1,838	1,838	1,838	Withheld	Vacant	Negotiable

Contacts

Type	Name	Location	Phone
Recorded Owner	Cbdg Eastmarket Llc	-	-
True Owner	Common Bond	Phoenix, AZ 85018	(602) 429-8030
Contacts	Brian Frakes (602) 803-1160		

For Lease Summary

Number of Spaces	1	% Leased	83.7%
Smallest Space	1,838 SF	Asking Rent	Withheld
Max Contiguous	1,838 SF	Retail Available	1,838 SF
Vacant	11,255 SF		







NEC Ray Rd & Ellsworth Rd - Eastmarket

Mesa, Arizona 85212 (Maricopa County) - Gateway Airport Submarket



Retail

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	100.0%	-	12 Month Leased	70,548 SF	↑ 171%
Submarket 2-4 Star	4.2%	↑ 0.4%	Months on Market	5.0	↓ -13.7 mo
Market Overall	4.7%	↑ 0.1%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$32.57/SF	-	12 Month Sales Volume	\$40.65M	\$130.74M
Submarket 2-4 Star	\$30.74/SF	↑ 5.0%	Market Sale Price Per Area	\$296/SF	\$277/SF
Market Overall	\$27.26/SF	↑ 4.8%			

Previous Sale

Sale Date	10/7/2025	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	7370241		

Property Details

Land Area	5.44 AC (236,966 SF)	Parcel	304-32-887
Building FAR	0.05		

Property Summary

Center Type	Strip Center
GLA (% Leased)	11,255 SF (83.7%)
Built	2026
Tenancy	Multiple
Available	1,838 SF
Max Contiguous	1,838 SF
Asking Rent	Withheld









NEC Ray Rd & Ellsworth Rd - Eastmarket

Mesa, Arizona 85212 (Maricopa County) - Gateway Airport Submarket



Retail

No Data Available





NWC Signal Butte Rd & Elliot Rd - P5

Mesa, Arizona 85212 (Maricopa County) - Gateway Airport Submarket



Retail

Amenities

- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	Pad	Retail	Direct	2,800 - 7,000	7,000	7,000	Withheld	Vacant	Negotiable

Contacts

Type	Name	Location	Phone
Primary Leasing	Phoenix Commercial Advisors	Phoenix, AZ 85016	(602) 957-9800
Contacts	Zachary Pace (602) 920-9212, Chris Schmitt (480) 603-6289, Jackson Dragon (602) 761-0066		

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	2,800 SF	Asking Rent	Withheld
Max Contiguous	7,000 SF	Retail Available	7,000 SF
Vacant	7,000 SF		



Elliot Tech Center

construction progress



NWC Signal Butte Rd & Elliot Rd | Mesa, Arizona 5



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8/26/2026



NWC Signal Butte Rd & Elliot Rd - P5

Mesa, Arizona 85212 (Maricopa County) - Gateway Airport Submarket



Retail

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	100.0%	-	12 Month Leased	70,548 SF	↑ 171%
Submarket 2-4 Star	4.2%	↑ 0.4%	Months on Market	5.0	↓ -13.7 mo
Market Overall	4.7%	↑ 0.1%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$33.17/SF	-	12 Month Sales Volume	\$40.65M	\$130.74M
Submarket 2-4 Star	\$30.74/SF	↑ 5.0%	Market Sale Price Per Area	\$296/SF	\$277/SF
Market Overall	\$27.26/SF	↑ 4.8%			

Property Details

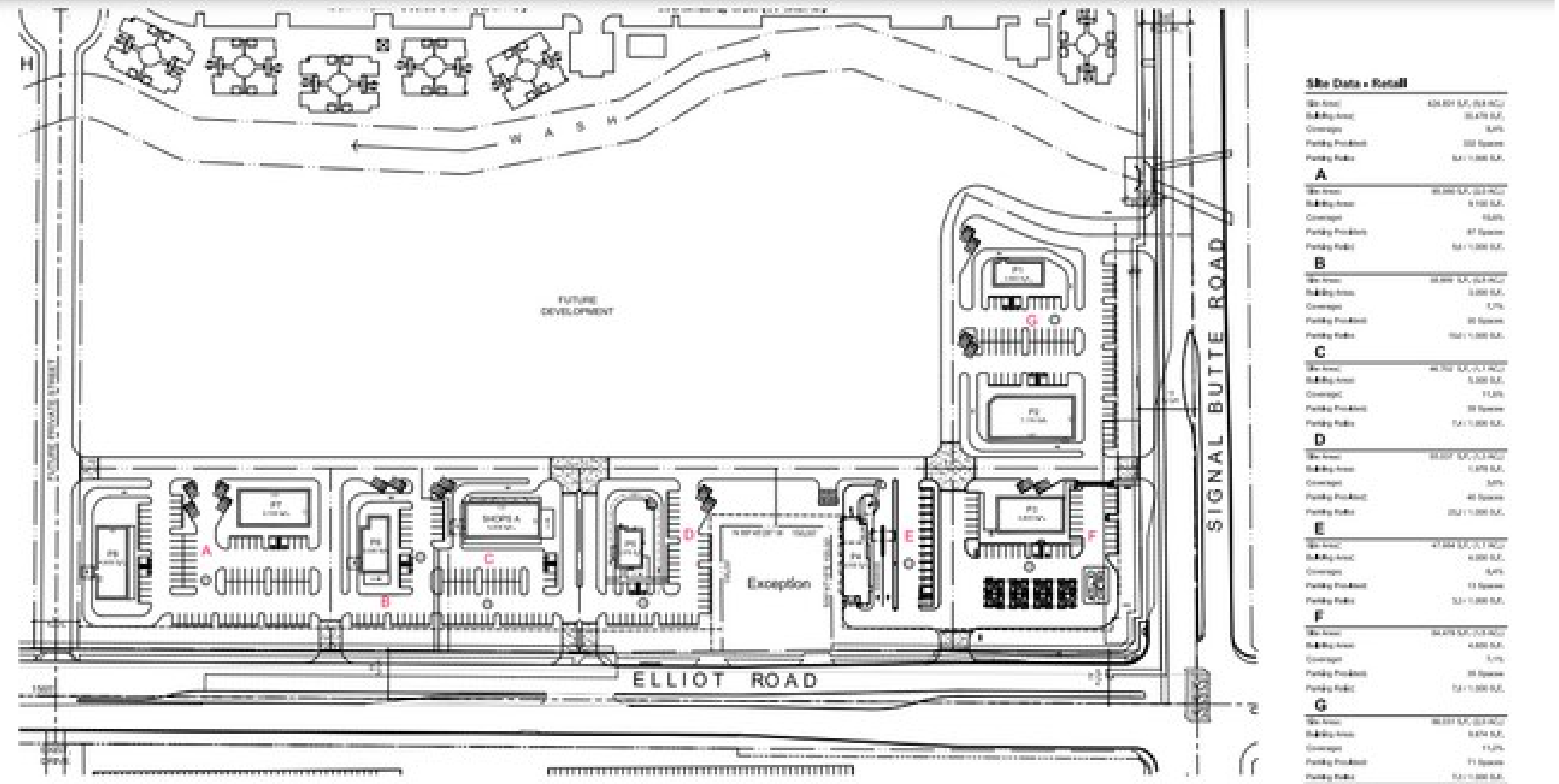
Land Area	1.00 AC (43,560 SF)	Parcel	304-15-927
Building FAR	0.16		

Property Summary

GLA (% Leased)	7,000 SF (0.0%)
Built	2026
Tenancy	Multiple
Available	2,800 - 7,000 SF
Max Contiguous	7,000 SF
Asking Rent	Withheld
Parking Spaces	Surface Spaces Available







Signal Butte and Elliot Road

THOMPSON THRIFT

Mesa, Arizona





NWC Signal Butte Rd & Elliot Rd - P5

Mesa, Arizona 85212 (Maricopa County) - Gateway Airport Submarket



Retail

No Data Available





4900-5052 S Power Rd - Gilbert Gateway Towne Center

Mesa, Arizona 85212 (Maricopa County) - Gilbert Submarket



Retail

Amenities

- Air Conditioning
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	M000D	Retail	Direct	10,746	10,746	10,746	Withheld	Vacant	Negotiable
P 1	SA102	Retail	Direct	1,660	1,660	1,660	Withheld	Vacant	Negotiable

Contacts

Type	Name	Location	Phone
Recorded Owner	GGTCN LLC	Nyack, NY 10960	-
True Owner	Irgang Group	Nyack, NY 10960	(917) 279-6895
Contacts	Mark Irgang (917) 279-6895		
Primary Leasing	Avison Young	Phoenix, AZ 85016	(480) 994-8155
Contacts	Matt Milinovich (602) 885-9393, James DeCremer (602) 909-0957		
Property Management	Vestar	Phoenix, AZ 85016	(602) 866-0900

For Lease Summary

Number of Spaces	2	% Leased	92.9%
Smallest Space	1,660 SF	Asking Rent	Withheld
Max Contiguous	10,746 SF	Retail Available	12,406 SF
Vacant	12,406 SF		







4900-5052 S Power Rd - Gilbert Gateway Towne Center

Mesa, Arizona 85212 (Maricopa County) - Gilbert Submarket



Retail

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	7.1%	↑ 7.1%	12 Month Leased	382,322 SF	↑ 1.8%
Submarket 3-5 Star	2.9%	↑ 0.3%	Months on Market	7.5	↑ 2.3 mo
Market Overall	4.7%	↑ 0.1%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$30.53/SF	↑ 7.2%	12 Month Sales Volume	\$227.24M	\$125.72M
Submarket 3-5 Star	\$28.91/SF	↑ 5.1%	Market Sale Price Per Area	\$292/SF	\$272/SF
Market Overall	\$27.26/SF	↑ 4.8%			

Previous Sale

Sale Date	1/30/2026	Sale Type	Investment
Sale Price	\$33,861,042	Comp Status	Research Complete
Comp ID	7512483		

Property Details

Land Area	19.39 AC (844,660 SF)	Zoning	RC, Gilbert
Building FAR	0.21	Parcel	304-29-962 (+1 more)

Property Notes

This retail center is located directly across from the main entrance to the Williams Gateway Airport on the SWC of Loop 202 and Power Road. Ray Road runs between the two phases, and Blue Jay Way runs behind the center. Estimated completion is first quarter 2006. The area surrounding Gilbert Gateway Towne Center continues to grow with additional housing projects. Just north of Gilbert Gateway Towne Center, Morrison Ranch has opened their first phase and is under construction on Phase 2. South of the project, many new residential projects such as Power Ranch, Sossaman Estates and Cortina are open and are adding new homes. The Town of Gilbert is the fastest growing city in the United States with a population of over 100,000 and grows by 1,000 people every month.

This retail center is located directly across from the main entrance to the Williams Gateway Airport on the SWC of Loop 202 and Power Road. Ray Road runs between the two phases, and Blue Jay Way runs behind the center. Estimated completion is first quarter 2006. The area surrounding Gilbert Gateway Towne Center continues to grow with additional housing projects. Just north of Gilbert Gateway Towne Center, Morrison Ranch has opened their first phase and is under construction on Phase 2. South of the project, many new residential projects such as Power Ranch, Sossaman Estates and Cortina are open and are adding new homes. The Town of Gilbert is the fastest growing city in the United States with a population of over 100,000 and grows by 1,000 people every month.





4900-5052 S Power Rd - Gilbert Gateway Towne Center

Mesa, Arizona 85212 (Maricopa County) - Gilbert Submarket



Retail

Property Summary

Center Type	Power Center
GLA (% Leased)	173,775 SF (92.9%)
Built	2005
Tenancy	Multiple
Available	1,660 - 12,406 SF
Max Contiguous	10,746 SF
Asking Rent	Withheld
Parking Spaces	4.06/1,000 SF; 712 Surface Spaces









4900-5052 S Power Rd - Gilbert Gateway Towne Center

Mesa, Arizona 85212 (Maricopa County) - Gilbert Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Ross Dress for Less	1	29,788	35	Apr 2006	-
Mega Furniture	1	28,428	8	Mar 2022	Feb 2032
Michaels	1	23,690	40	May 2007	-
PetSmart	1	19,107	40	Apr 2006	Dec 2026
World Market	1	18,300	120	Apr 2006	-

Showing 5 of 21 Tenants





5012 S Power Rd - Gilbert Gateway Towne Center

Mesa, Arizona 85212 (Maricopa County) - Gilbert Submarket



Retail

Amenities

- Air Conditioning
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	Former Restau- rant	Retail	Direct	4,400	4,400	4,400	Withheld	30 Days	Negotiable

Contacts

Type	Name	Location	Phone
Recorded Owner	GGTCN LLC	Nyack, NY 10960	-
True Owner	Irgang Group	Nyack, NY 10960	(917) 279-6895
Contacts	Mark Irgang (917) 279-6895		

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	4,400 SF	Asking Rent	Withheld
Max Contiguous	4,400 SF	Retail Available	4,400 SF
Vacant	0 SF		







5012 S Power Rd - Gilbert Gateway Towne Center

Mesa, Arizona 85212 (Maricopa County) - Gilbert Submarket



Retail

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	382,322 SF	↑ 1.8%
Submarket 1-3 Star	3.7%	↑ 0.2%	Months on Market	7.5	↑ 2.3 mo
Market Overall	4.7%	↑ 0.1%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$35.22/SF	↑ 4.1%	12 Month Sales Volume	\$227.24M	\$125.72M
Submarket 1-3 Star	\$28.80/SF	↑ 5.0%	Market Sale Price Per Area	\$292/SF	\$272/SF
Market Overall	\$27.26/SF	↑ 4.8%			

Previous Sale

Sale Date	1/30/2026	Sale Type	Investment
Sale Price	\$2,600,142	Comp Status	Research Complete
Comp ID	7512483		

Property Details

Land Area	1.17 AC (51,157 SF)	Zoning	RC, Gilbert
Building FAR	0.09	Parcel	304-29-976A

Property Summary

Center Type	Power Center
GLA (% Leased)	4,400 SF (100%)
Built	2005
Tenancy	Single
Available	4,400 SF
Max Contiguous	4,400 SF
Asking Rent	Withheld
Parking Spaces	34.77/1,000 SF; 153 Surface Spaces





5012 S Power Rd - Gilbert Gateway Towne Center

Mesa, Arizona 85212 (Maricopa County) - Gilbert Submarket



Retail

No Site Plan Available





5012 S Power Rd - Gilbert Gateway Towne Center

Mesa, Arizona 85212 (Maricopa County) - Gilbert Submarket



Retail

No Data Available





7507 S Power Rd - Power Marketplace

Queen Creek, Arizona 85142 (Maricopa County) - Gateway Airport Submarket



Retail

Amenities

- Air Conditioning
- Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	101-103	Retail	Direct	4,761	4,761	4,761	Withheld	01/2027	Negotiable
P 1	106	Retail	Direct	1,604	1,604	1,604	Withheld	09/2026	Negotiable
P 1	105	Retail	Direct	1,497	1,497	1,497	Withheld	04/2027	Negotiable

Contacts

Type	Name	Location	Phone
Recorded Owner	Junipero Power Properties, LLC	Scottsdale, AZ 85251	-
True Owner	Samit S. Patel	Carmel Valley, CA 93924	(510) 886-1079
Contacts	Samit Patel		
Primary Leasing	Avison Young	Phoenix, AZ 85016	(480) 994-8155
Contacts	Kyle Farrell		

For Lease Summary

Number of Spaces	3	% Leased	100%
Smallest Space	1,497 SF	Asking Rent	Withheld
Max Contiguous	4,761 SF	Retail Available	7,862 SF
Vacant	0 SF		





Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	0.0%	0.0%	12 Month Leased	70,548 SF	↑ 171%
Submarket 2-4 Star	4.2%	↑ 0.4%	Months on Market	5.0	↓ -13.7 mo
Market Overall	4.7%	↑ 0.1%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$30.71/SF	↑ 2.2%	12 Month Sales Volume	\$40.65M	\$130.74M
Submarket 2-4 Star	\$30.74/SF	↑ 5.0%	Market Sale Price Per Area	\$296/SF	\$277/SF
Market Overall	\$27.26/SF	↑ 4.8%			

Previous Sale

Sale Date	10/23/2017	Comp Status	Research Complete
Sale Price	\$4,220,948	Actual Cap Rate	7.0%
Comp ID	4038501	Sale Conditions	1031 Exchange +1
Sale Type	Investment		

Property Details

Land Area	2.20 AC (96,006 SF)	Zoning	C-2
Building FAR	0.15	Parcel	314-05-338

Property Summary

Center Type	Community Center
GLA (% Leased)	13,997 SF (100%)
Built	2006
Tenancy	Multiple
Available	1,497 - 7,862 SF
Max Contiguous	4,761 SF
Asking Rent	Withheld





7507 S Power Rd - Power Marketplace

Queen Creek, Arizona 85142 (Maricopa County) - Gateway Airport Submarket



Retail

No Site Plan Available





7507 S Power Rd - Power Marketplace

Queen Creek, Arizona 85142 (Maricopa County) - Gateway Airport Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Pizza Hut	1	2,750	18	Jan 2009	-
Animal House Veterinary Clinic	1	-	7	Jul 2016	-
Best Nails Salon	1	-	-	Sep 2022	-

Showing 3 of 3 Tenants





1764-1946 S Signal Butte Rd - Superstition Gateway

Mesa, Arizona 85209 (Maricopa County) - Gateway Airport Submarket



Retail

Amenities

- Air Conditioning
- Dedicated Turn Lane
- Freeway Visibility
- Pylon Sign
- Signage
- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	Maj AB/AC/AD	Retail	Direct	1,924 - 7,222	7,222	7,222	Withheld	Vacant	Negotiable

Contacts

Type	Name	Location	Phone
Recorded Owner	A&M Peak SG Holdings LLC	-	-
True Owner	Alvarez & Marsal Capital Real Estate, LLC	El Segundo, CA 90245	(310) 727-9838
Contacts	Mark Velarde (310) 727-9838		
Primary Leasing	Western Retail Advisors, LLC	Phoenix, AZ 85016	(602) 778-3747
Contacts	Katie Weeks (602) 757-1158, Bryan Ledbetter (602) 332-3742, Neil Board (602) 625-5981		
Property Management	Vestar	Phoenix, AZ 85016	(602) 866-0900

For Lease Summary

Number of Spaces	1	% Leased	95.4%
Smallest Space	1,924 SF	Asking Rent	Withheld
Max Contiguous	7,222 SF	Retail Available	7,222 SF
Vacant	7,222 SF		







1764-1946 S Signal Butte Rd - Superstition Gateway

Mesa, Arizona 85209 (Maricopa County) - Gateway Airport Submarket



Retail

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	4.6%	0.0%	12 Month Leased	70,548 SF	↑ 171%
Submarket 2-4 Star	4.2%	↑ 0.4%	Months on Market	5.0	↓ -13.7 mo
Market Overall	4.7%	↑ 0.1%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$34.98/SF	↑ 7.3%	12 Month Sales Volume	\$40.65M	\$130.74M
Submarket 2-4 Star	\$30.74/SF	↑ 5.0%	Market Sale Price Per Area	\$296/SF	\$277/SF
Market Overall	\$27.26/SF	↑ 4.8%			

Previous Sale

Sale Date	4/23/2025	Comp Status	Research Complete
Sale Price	\$26,567,501	Actual Cap Rate	7.0%
Comp ID	7142967	Sale Conditions	Deferred Maintenance +1
Sale Type	Investment		

Property Details

Land Area	12.74 AC (554,954 SF)	Zoning	C-G
Building FAR	0.29	Parcel	220-81-757

Property Notes

Superstition Gateway is one of the most exciting retail properties in Metropolitan Phoenix. This new Power Center site is located at the southeast corner of the US 60 Freeway and Signal Butte Road. Superstition Gateway is strategically located in the city of Mesa, 5 miles east of Superstition Springs Mall. The project is anchored by Wal-Mart Supercenter, along with approximately 400,000 square feet of additional big box retail, mini-majors, shops and restaurants.

Property Summary

Center Type	Power Center
GLA (% Leased)	158,250 SF (95.4%)
Built	2006
Tenancy	Multiple
Available	1,924 - 7,222 SF
Max Contiguous	7,222 SF
Asking Rent	Withheld
Frontage	343' on Baseline Rd
Frontage	1,471' on Signal Butte Rd
Parking Spaces	1.90/1,000 SF; 300 Surface Spaces





1764-1946 S Signal Butte Rd - Superstition Gateway

Mesa, Arizona 85209 (Maricopa County) - Gateway Airport Submarket



Retail

No Site Plan Available





1764-1946 S Signal Butte Rd - Superstition Gateway

Mesa, Arizona 85209 (Maricopa County) - Gateway Airport Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Walmart	1	187,000	-	Apr 2025	-
Ross Dress for Less	1	30,187	35	Oct 2007	Jan 2028
Marshalls	1	23,000	50	Oct 2020	-
PetSmart	1	20,087	45	Jun 2007	-
Total Wine & More	1	13,844	13	Apr 2024	-

Showing 5 of 13 Tenants





1826 S Signal Butte Rd - Superstition Gateway

Mesa, Arizona 85209 (Maricopa County) - Gateway Airport Submarket



Retail

Amenities

- Dedicated Turn Lane
- Freeway Visibility
- Pylon Sign
- Signage
- Signalized Intersection

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	102	Retail	Direct	1,920	1,920	1,920	Withheld	Vacant	Negotiable

Contacts

Type	Name	Location	Phone
Recorded Owner	A&M Peak SG Holdings LLC	-	-
True Owner	Alvarez & Marsal Capital Real Estate, LLC	El Segundo, CA 90245	(310) 727-9838
Contacts	Mark Velarde (310) 727-9838		
Primary Leasing	Western Retail Advisors, LLC	Phoenix, AZ 85016	(602) 778-3747
Contacts	Katie Weeks (602) 757-1158		
Property Management	Vestar	Phoenix, AZ 85016	(602) 866-0900

For Lease Summary

Number of Spaces	1	% Leased	80.7%
Smallest Space	1,920 SF	Asking Rent	Withheld
Max Contiguous	1,920 SF	Retail Available	1,920 SF
Vacant	1,920 SF		







1826 S Signal Butte Rd - Superstition Gateway

Mesa, Arizona 85209 (Maricopa County) - Gateway Airport Submarket



Retail

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	19.4%	0.0%	12 Month Leased	70,548 SF	↑ 171%
Submarket 2-4 Star	4.2%	↑ 0.4%	Months on Market	5.0	↓ -13.7 mo
Market Overall	4.7%	↑ 0.1%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$29.08/SF	↑ 4.3%	12 Month Sales Volume	\$40.65M	\$130.74M
Submarket 2-4 Star	\$30.74/SF	↑ 5.0%	Market Sale Price Per Area	\$296/SF	\$277/SF
Market Overall	\$27.26/SF	↑ 4.8%			

Previous Sale

Sale Date	4/23/2025	Comp Status	Research Complete
Sale Price	\$3,361,919	Actual Cap Rate	7.0%
Comp ID	7142967	Sale Conditions	Deferred Maintenance +1
Sale Type	Investment		

Property Details

Land Area	1.19 AC (51,706 SF)	Zoning	LC
Building FAR	0.19	Parcel	220-81-754

Property Notes

Superstition Gateway is one of the most exciting retail properties in Metropolitan Phoenix. This new Power Center site is located at the southeast corner of the US 60 Freeway and Signal Butte Road. Superstition Gateway is strategically located in the city of Mesa, 5 miles east of Superstition Springs Mall. The project is anchored by Wal-Mart Supercenter, along with approximately 400,000 square feet of additional big box retail, mini-majors, shops and restaurants.

Property Summary

Center Type	Power Center
GLA (% Leased)	9,922 SF (80.7%)
Built	2006
Tenancy	Multiple
Available	1,920 SF
Max Contiguous	1,920 SF
Asking Rent	Withheld
Frontage	280' on Signal Butte Rd
Parking Spaces	8.05/1,000 SF; 30 Surface Spaces





1826 S Signal Butte Rd - Superstition Gateway

Mesa, Arizona 85209 (Maricopa County) - Gateway Airport Submarket



Retail

No Site Plan Available





1826 S Signal Butte Rd - Superstition Gateway

Mesa, Arizona 85209 (Maricopa County) - Gateway Airport Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Mattress Firm	1	4,000	4	Dec 2010	-
Visionworks Superstition Gateway	1	2,750	7	Jun 2017	-
Tom Sowash Od & Associates Pc	1	-	4	May 2025	-

Showing 3 of 3 Tenants





SWC of Ocotillo & Heritage Loop Rd

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	1,300	1,300	1,300	Withheld	09/2026	Negotiable

For Lease Summary

Number of Spaces	1	% Leased	84.7%
Smallest Space	1,300 SF	Asking Rent	Withheld
Max Contiguous	1,300 SF	Retail Available	1,300 SF
Vacant	0 SF		



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8/26/2026

Page 128



SWC of Ocotillo & Heritage Loop Rd

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	-	-	12 Month Leased	32,867 SF	↓ -26.4%
Submarket 2-4 Star	1.2%	↑ 0.6%	Months on Market	4.2	↓ -17.9 mo
Market Overall	4.7%	↑ 0.1%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$34.11/SF	-	12 Month Sales Volume	\$59.78M	\$37M
Submarket 2-4 Star	\$30.06/SF	↑ 5.2%	Market Sale Price Per Area	\$328/SF	\$304/SF
Market Overall	\$27.26/SF	↑ 4.8%			

Property Details

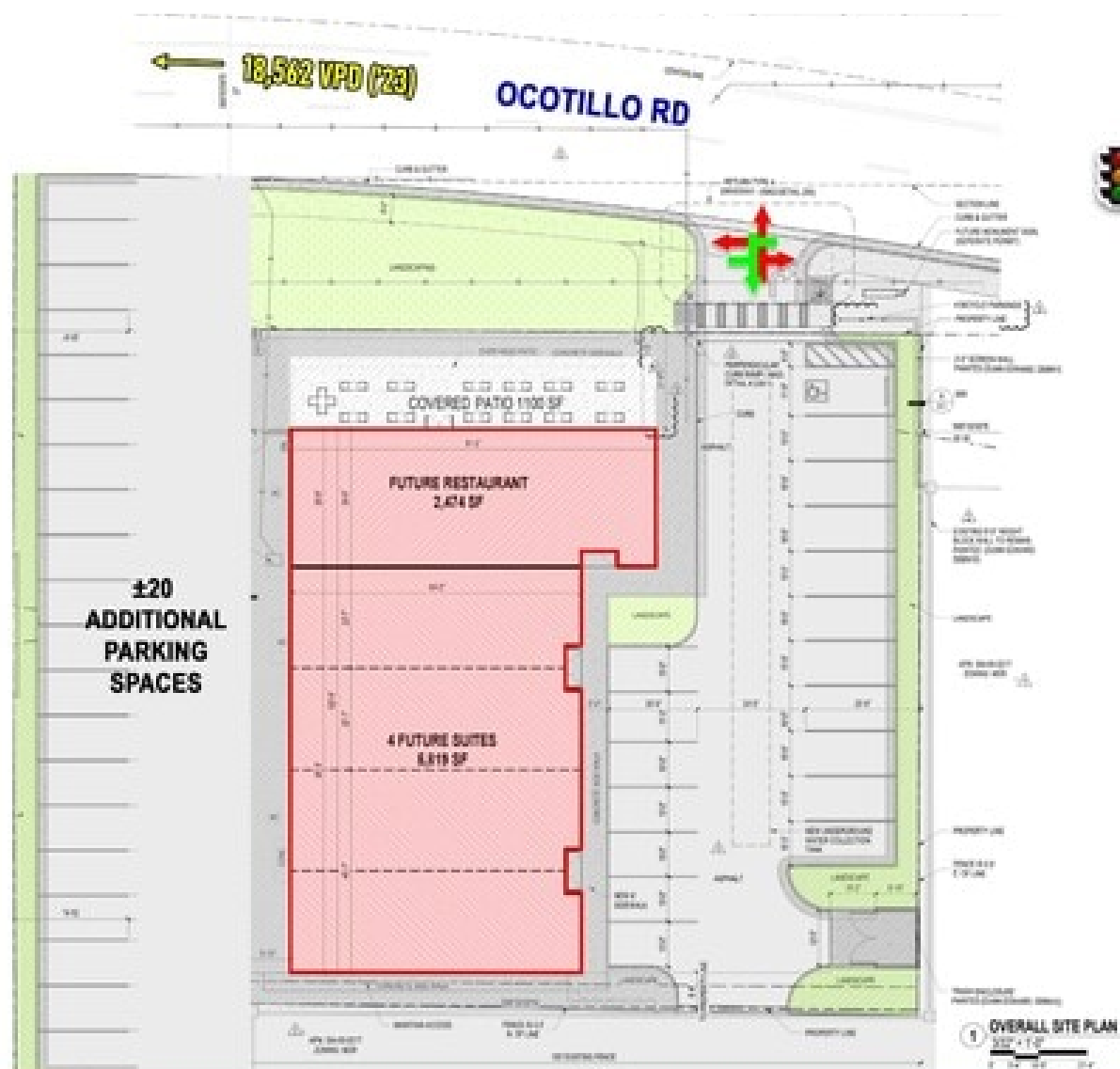
Land Area	0.51 AC (22,411 SF)	Zoning	Commercial
Building FAR	0.38	Parcel	304-65-001C

Property Summary

GLA (% Leased)	8,500 SF (84.7%)
Status	Under Construction
Built	October 2026
Tenancy	Multiple
Available	1,300 SF
Max Contiguous	1,300 SF
Asking Rent	Withheld
Frontage	305' on East Ocotillo Road
Parking Spaces	4.47/1,000 SF; 38 Surface Spaces







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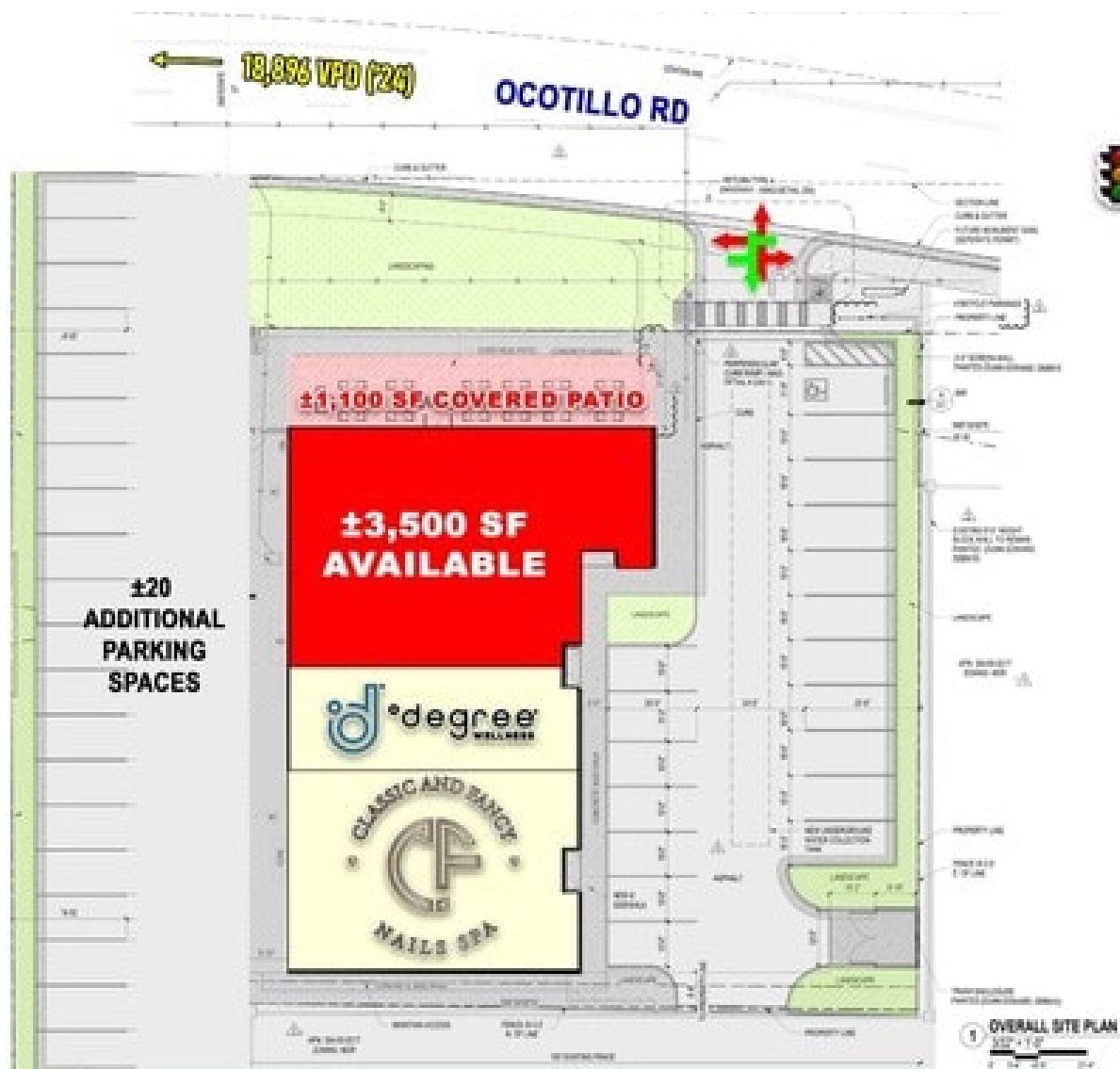
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Page 131



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Page 132



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Page 133



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8/26/2026

Page 134



SWC of Ocotillo & Heritage Loop Rd

Queen Creek, Arizona 85142 (Maricopa County) - Queen Creek Submarket



Retail

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Classic & Fancy Nails Spa	1	8,500	-	Jan 2026	-
Protein House	1	3,500	-	Sep 2026	-

Showing 2 of 2 Tenants





5022 S Power Rd - Gilbert Gateway Towne Center

Mesa, Arizona 85212 (Maricopa County) - Gilbert Submarket



Retail

Amenities

- Air Conditioning

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	PE102	Office	Direct	2,500	2,500	2,500	Withheld	Vacant	Negotiable

Contacts

Type	Name	Location	Phone
Recorded Owner	GGTCN LLC	Nyack, NY 10960	-
True Owner	Irgang Group	Nyack, NY 10960	(917) 279-6895
Contacts	Mark Irgang (917) 279-6895		
Primary Leasing	Velocity Retail Group	Phoenix, AZ 85016	(602) 682-8100
Property Management	Vestar	Phoenix, AZ 85016	(602) 866-0900

For Lease Summary

Number of Spaces	1	% Leased	75.0%
Smallest Space	2,500 SF	Asking Rent	Withheld
Max Contiguous	2,500 SF	Office Available	2,500 SF
Vacant	2,500 SF		







5022 S Power Rd - Gilbert Gateway Towne Center

Mesa, Arizona 85212 (Maricopa County) - Gilbert Submarket



Retail

Market Conditions

Vacancy Rates	Current	YOY Change	Submarket Leasing Activity	Current	YOY Change
Subject Property	25.0%	↑ 25.0%	12 Month Leased	382,322 SF	↑ 1.8%
Submarket 2-4 Star	2.8%	↑ 0.2%	Months on Market	7.5	↑ 2.3 mo
Market Overall	4.7%	↑ 0.1%			

Market Asking Rent Per Area	Current	YOY Change	Submarket Sales Activity	Current	Prev Year
Subject Property	\$29.88/SF	↑ 7.2%	12 Month Sales Volume	\$227.24M	\$125.72M
Submarket 2-4 Star	\$28.94/SF	↑ 5.1%	Market Sale Price Per Area	\$292/SF	\$272/SF
Market Overall	\$27.26/SF	↑ 4.8%			

Previous Sale

Sale Date	1/30/2026	Sale Type	Investment
Sale Price	\$4,142,922	Comp Status	Research Complete
Comp ID	7512483		

Property Details

Land Area	1.24 AC (53,871 SF)	Zoning	RC, Gilbert
Building FAR	0.19	Parcel	304-29-977

Property Summary

Center Type	Power Center
GLA (% Leased)	10,000 SF (75.0%)
Built	2005
Tenancy	Multiple
Available	2,500 SF
Max Contiguous	2,500 SF
Asking Rent	Withheld
Parking Spaces	Surface Spaces Available





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No Site Plan Available





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Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Once Upon A Child	1	6,435	18	May 2011	-
Lerner & Rowe Injury Attorneys	1	2,500	20	Jun 2020	-
Menchie's	1	1,000	10	Jun 2015	-
Trusight Optometry	1	-	-	Dec 2023	-

Showing 4 of 4 Tenants

