



# Monte Vista Village Center

Mesa, AZ

Phoenix-Mesa-Chandler (AZ)



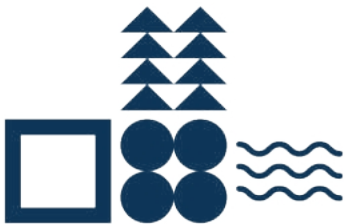
**Rachel Eckblad**  
Leasing Representative  
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AERIAL



GROSS LEASABLE AREA (GLA)	46,150 SF
PARKING SPACES	324
PARKING RATIO	7.02 per 1,000 SF



# Monte Vista Village Center

Mesa, AZ

[www.kimcorealty.com/120230](http://www.kimcorealty.com/120230)



DENSITY AERIAL



## Property Overview

Monte Vista is a regular retail destination for the area residents. Situated at Baseline and Ellsworth, this center is one of the better neighborhood centers that meets many of the nearby residents everyday needs for goods and services.

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Available Non-Controlled



	TENANT	SQ FT
1	Peter Piper Pizza	10,000
2	Baker Bros	6,000
3	Wendy's	3,200
5	Panda Express	2,385
6	Do-Nut Worry	1,680
7	Available	1,260
8	CAYA Salon Suites	1,260
9	One Stop Nutrition	1,400
10	Revive Skin Bar	1,400
11	TS Reflexology	1,400
12	Premier Nails and Spa	2,041
14	Janice Liao, D.D.S.	2,356
15	Dr. Kelly's Surgery Unit	2,753
16	H&R Block	1,476
17	Pizza Hut	1,400
18	Leslie's	1,400
19	Uncle Bears Grill & Bar	4,340

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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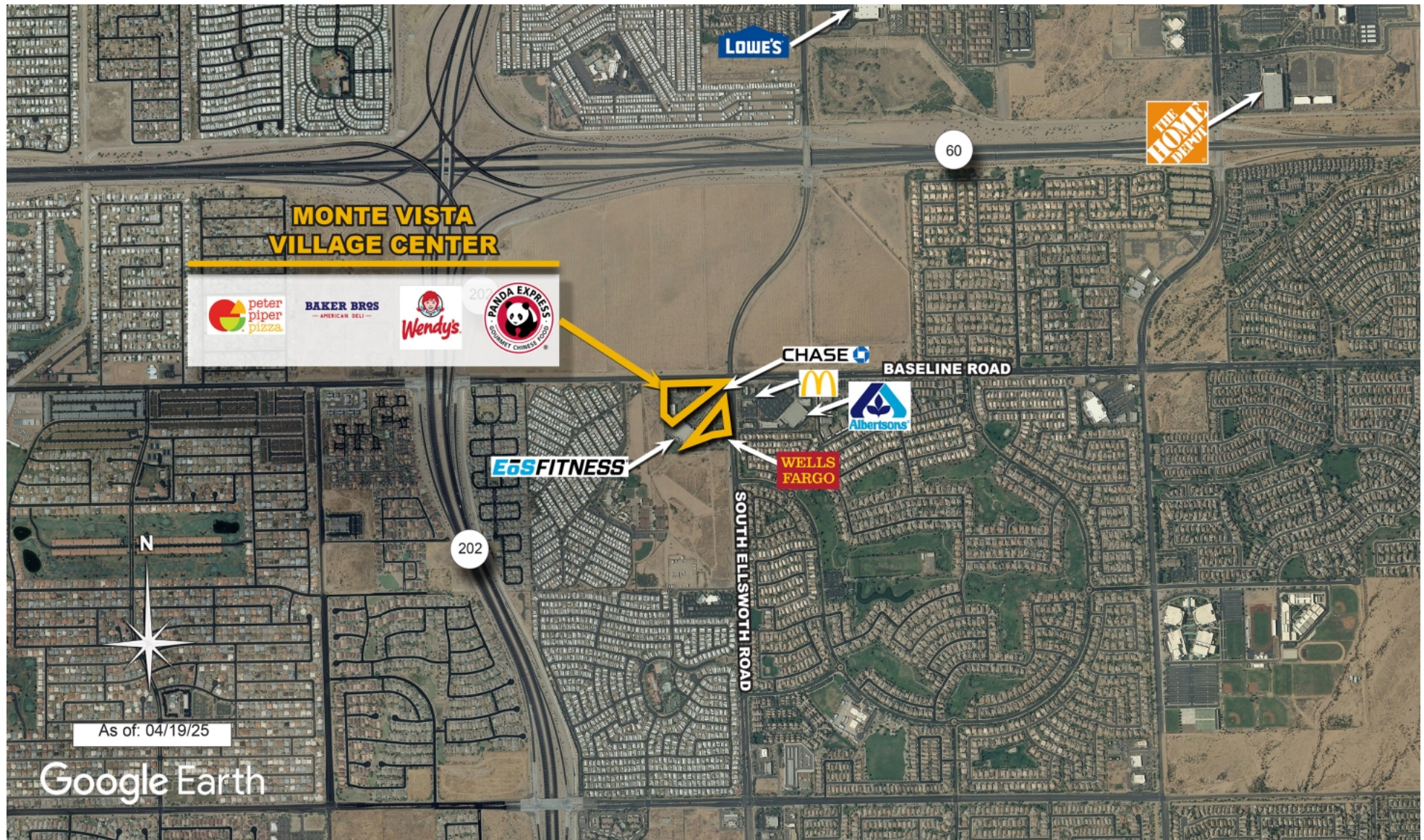




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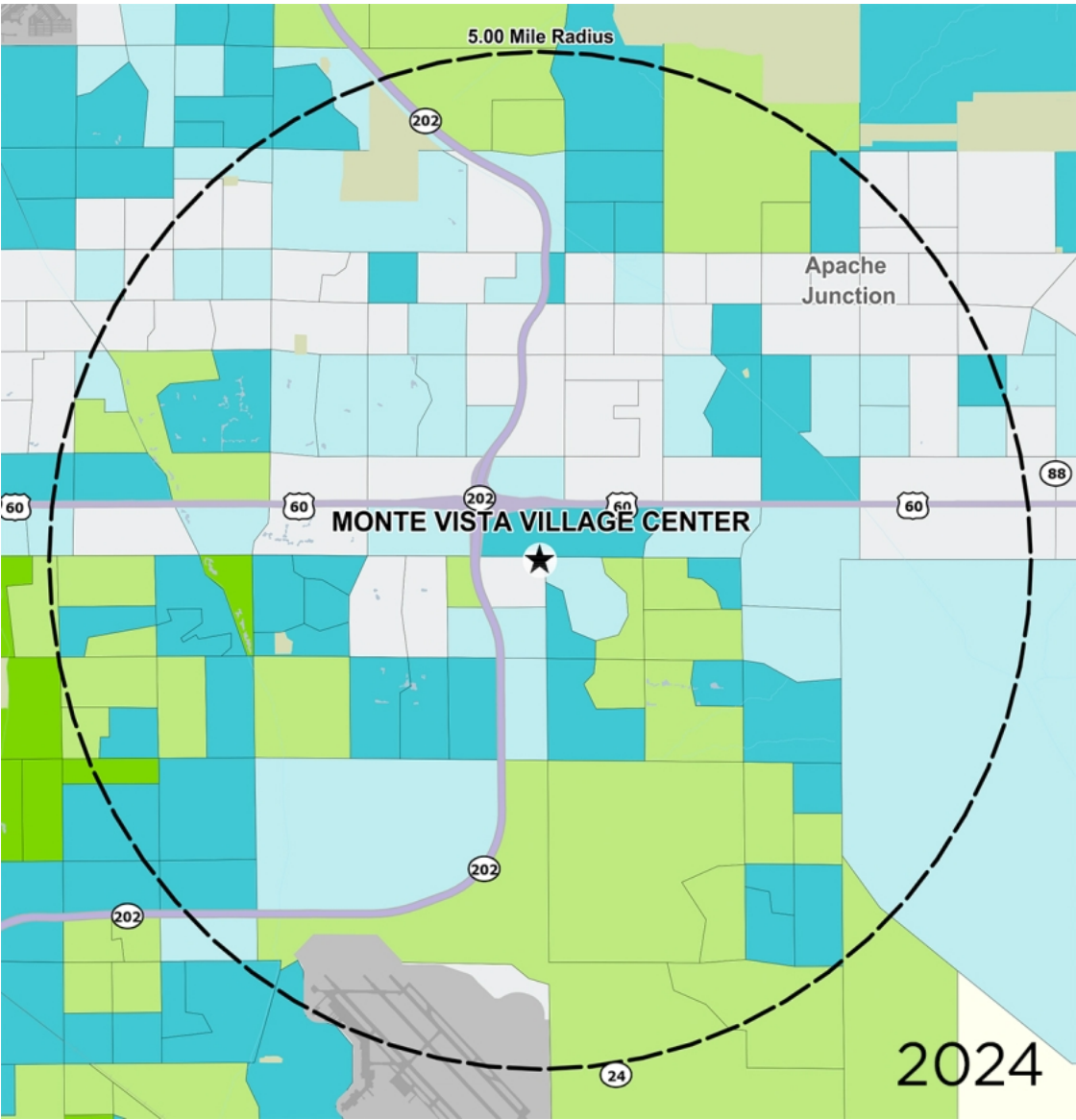
COMPETITION MAP

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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	12,691	101,534	245,573
Daytime Pop	11,975	87,702	209,036
Households	5,004	39,399	93,316
Average HH Income	\$102,227	\$97,135	\$105,789
Median HH Income	\$80,032	\$78,361	\$84,571
Per Capita Income	\$40,353	\$37,886	\$40,461

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up

\$200K - \$300K

\$150K - \$200K
- \$100K - \$150K

\$75K - \$100K

< \$75K



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# Monte Vista Village Center

Baseline Rd. & Ellsworth Rd., Mesa, AZ



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