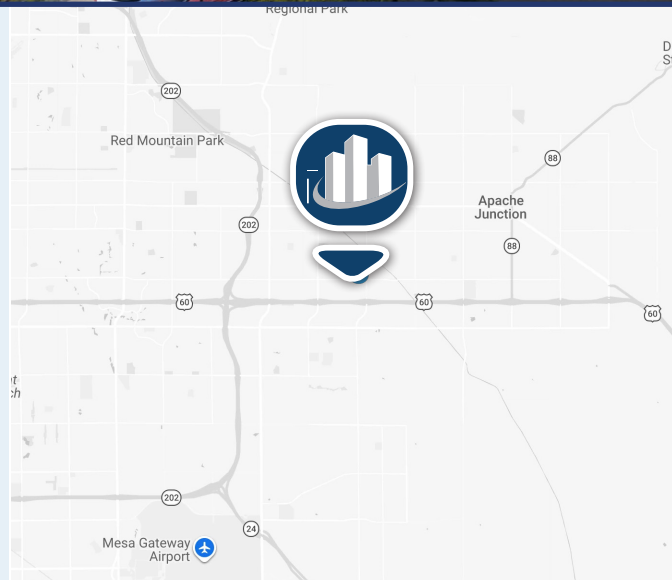


MEDICAL/RETAIL SPACE FOR LEASE

10720 E SOUTHERN AVENUE, MESA, ARIZONA
85209 | SHOPPES AT PARKWOOD RANCH



- Fully Built-Out Dental Space for Lease
- Easily Adaptable for other Medical Providers - PT, Derm, Ophthalmology etc.
- Tenant Improvement Allowance Available for Dental & Clinic Uses
- Located in Thriving Retail Center across from Mesa's Newest Target Store
- Property is 0.5 miles from US-60 Freeway



Property Type:

MEDICAL/RETAIL

Available Space (SF):

±2,940 SF

Lease Rate:

\$30/SF + \$9.00 NNN

Parking Ratio:

5/1000

Cross Streets:

SIGNAL BUTTE
AND SOUTHERN AVE



CONTACT FOR MORE INFORMATION:

J.T. TAYLOR

Direct Phone: 480.868.2671

Mobile Phone: 480.225.6484

jt.taylor@orionprop.com



CONTACT FOR MORE INFORMATION:

JAMES VAN DOREN

Direct Phone: 480.634.6934

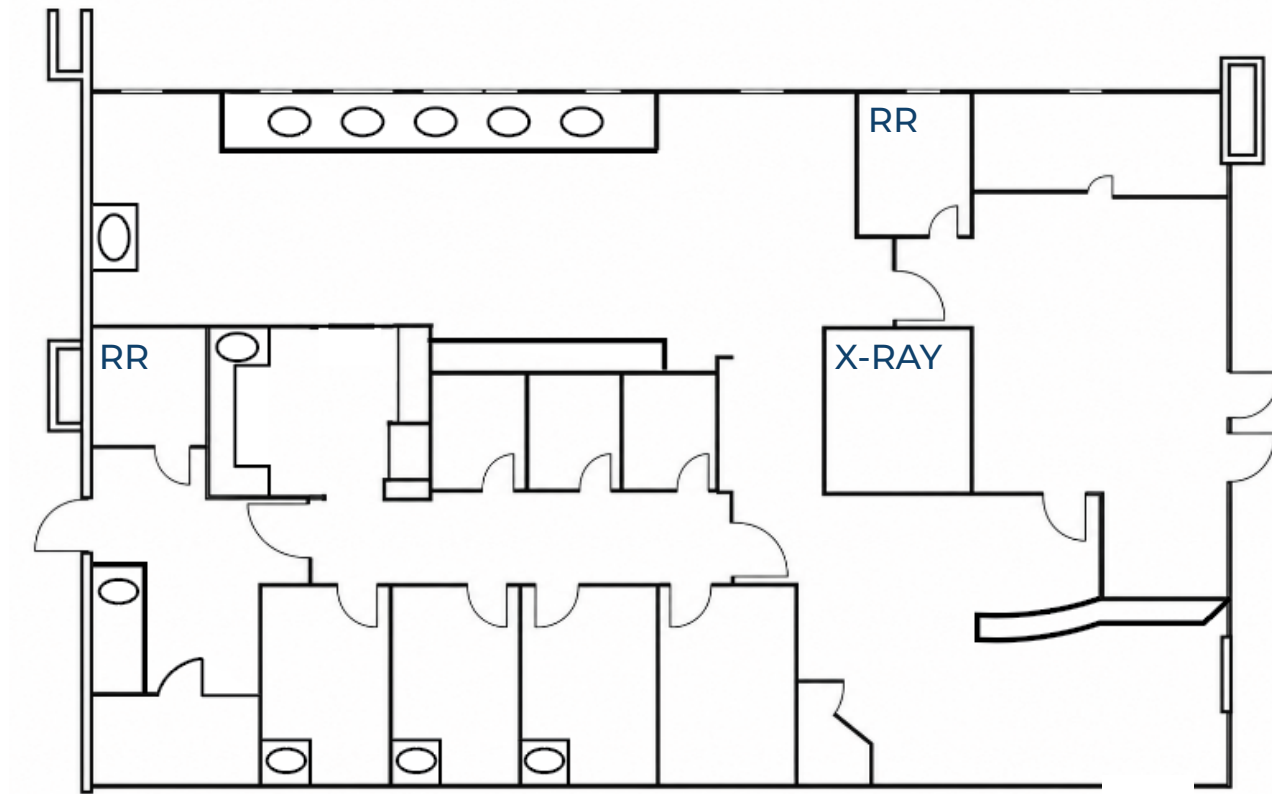
Mobile Phone: 917.387.7329

james.vandoren@orionprop.com



FLOOR PLAN

SUITE 115 ±2,940 SF



CO-TENANTS

**HOBBY
LOBBY**

 **DOLLAR TREE**



**FIREHOUSE
SUBS**
FOUNDED BY FIREMEN™

IHop



babb
italian eatery

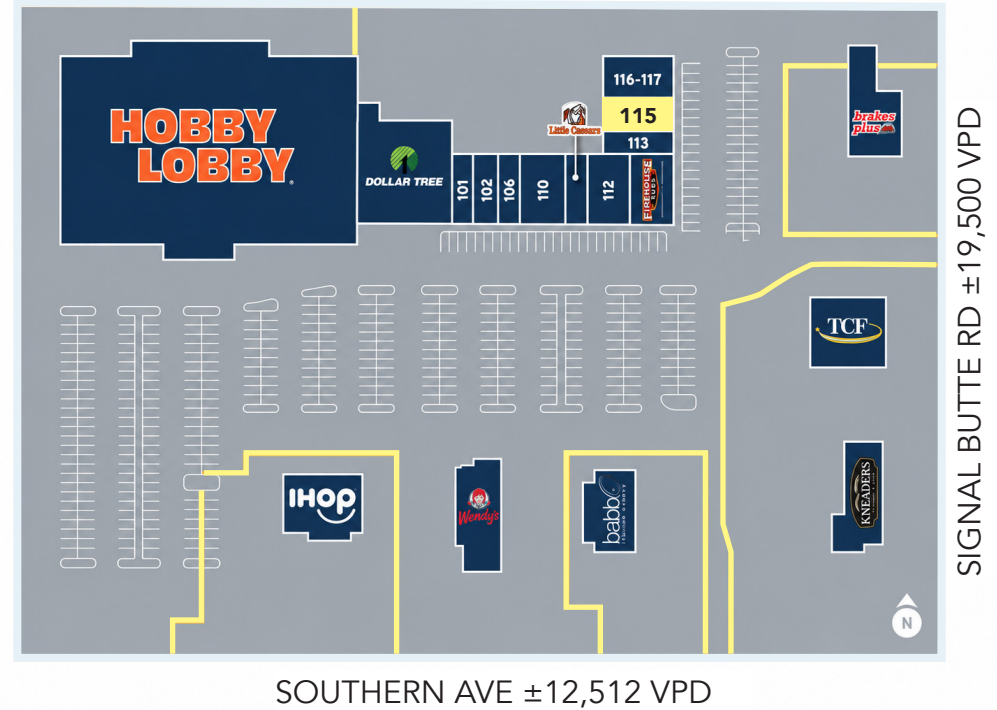


**TCF
BANK**

brakes plus.

TENANT ROSTER

SUITE	TENANT	SF
10656	Hobby Lobby	55,000 SF
10708	Dollar Tree	11,000 SF
101	Foot Reflexology	1,600 SF
102	Escape Nail Spa	2,600 SF
106	Thai Kitchen	1,400 SF
110	Gracie Barra Jiu Jitsu	4,292 SF
111	Little Caesars	1,300 SF
112	Optimum Weight Loss	3,000 SF
112-D	Firehouse Subs	3,000 SF
113	Family Hair Designs & Spa	1,300 SF
115	AVAILABLE	2,940 SF
116-117	Phoenician Medical Center	3,000 SF
PAD	IHOP	
PAD	Wendy's	
PAD	Babbo Italian Eatery	
PAD	Kneaders Bakery & Cafe	
PAD	TCF Bank	
PAD	Brakes Plus	



DEMOGRAPHICS

SitesUSA (2026)	1 Mile	3 Mile	5 Mile
Population	10,907	103,387	217,587
Households	4,349	43,444	90,358
Avg HH Income	\$124,173	\$108,724	\$115,290
Median Home Value	\$374,492	\$322,141	\$370,947
Daytime Population	12,834	117,024	246,068
Total Businesses	313	2,330	4,704

AERIAL VIEW





±2,940 SF



ORION Investment Real Estate
7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251

SHOPPES AT PARKWOOD RANCH

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.