



# US BANK GROUND LEASE AT MEDINA STATION

TARGET ANCHORED POWER CENTER

S SIGNAL BUTTE RD & E SOUTHERN AVE, MESA, AZ



[REP PHOTO]

 **SIMONCRE**  
OFFERING MEMORANDUM

# EXECUTIVE SUMMARY



## Ground Lease | Zero Landlord Responsibilities

Ground leases transfer all maintenance, taxes, and operational obligations entirely to the tenant, leaving the landowner with passive income and zero day-to-day management duties.



## 10-Year Lease | 2026 Construction

Brand new 2026 construction paired with long-term leases ensures durability of income and minimal near-term capital expenditures.



## Rental Increases To Hedge Against Inflation

Built-in rent escalations offer consistent income growth and protection against inflationary pressures over the lease term.



## Target Anchored Power Center

Strategically located within a high-performing power center anchored by Target, driving strong daily traffic and long-term tenant demand.

[SITE PHOTO]



±4,047

TOTAL SqFT



\$4,577,000

PURCHASE PRICE



4.75%

CAP RATE



\$217,400

NOI

# LOCATION HIGHLIGHTS



## Premier Position at the US-60 & Signal Butte Interchange

Strategically located between the established Superstition Gateway center and a newly developed Sprouts-anchored shopping center, this high-visibility site benefits from strong traffic along US-60 and Signal Butte Road while serving one of Mesa's fastest growing retail corridors.



## Strong Demographics Backed by Affluent Growth

The surrounding trade area includes more than 220,000 residents within a five-mile radius, complemented by average household incomes exceeding \$111,607 within one mile providing a strong, affluent customer base that supports long-term retail performance.



## Positioned in the Path of Major Residential Growth

Located within a rapidly expanding corridor, the site is adjacent to a proposed 473-acre master-planned community by Lennar Homes and more than 815 planned multifamily units, bringing a significant wave of new rooftops and long-term consumer demand directly to the trade area.



# MASTER SITE PLAN

SOUTHERN AVE

MULTI-FAMILY  
353 UNITS

MULTI-FAMILY  
276 UNITS

BOOT BARN



MAJOR A

UNDER CONSTRUCTION  
OPENING 7/2026

SITE

AMERICA'S BEST

BROOKLYN BEDDING

ehso

NATIONAL QSR USER



DICK'S SPORTING GOODS

MAJOR B  
82,300 SF  
TOTAL  
(2-STORY)  
2-STORY  
80K SF

SHOPS E  
15,000 SF

SHOPS A  
11,610 SF



PACIFIC DENTAL SERVICES

REGIONAL CREDIT UNION

PAD A  
5,500 SF  
BANK

PAD G  
5,600 SF

PAD F  
5,500 SF

PAD H  
5,500 SF

NATIONAL QSR USER

AT LEASE  
NATIONAL CHICKEN QSR

GoodVets

PAD B  
3,060 SF

SHOPS C  
5,168 SF  
W/ SUP

CAVA

PAD J  
6,250 SF  
DRIVE THRU

SHOPS D  
7,300 SF

PAD L  
4,476 SF  
BANK

SHOPS F  
7,560 SF

PAD M  
3,350 SF  
DRIVE THRU



MY DR NOW



HANDEL'S

Zara Nails  
MISSION BBQ

usbank

FIVE GUYS



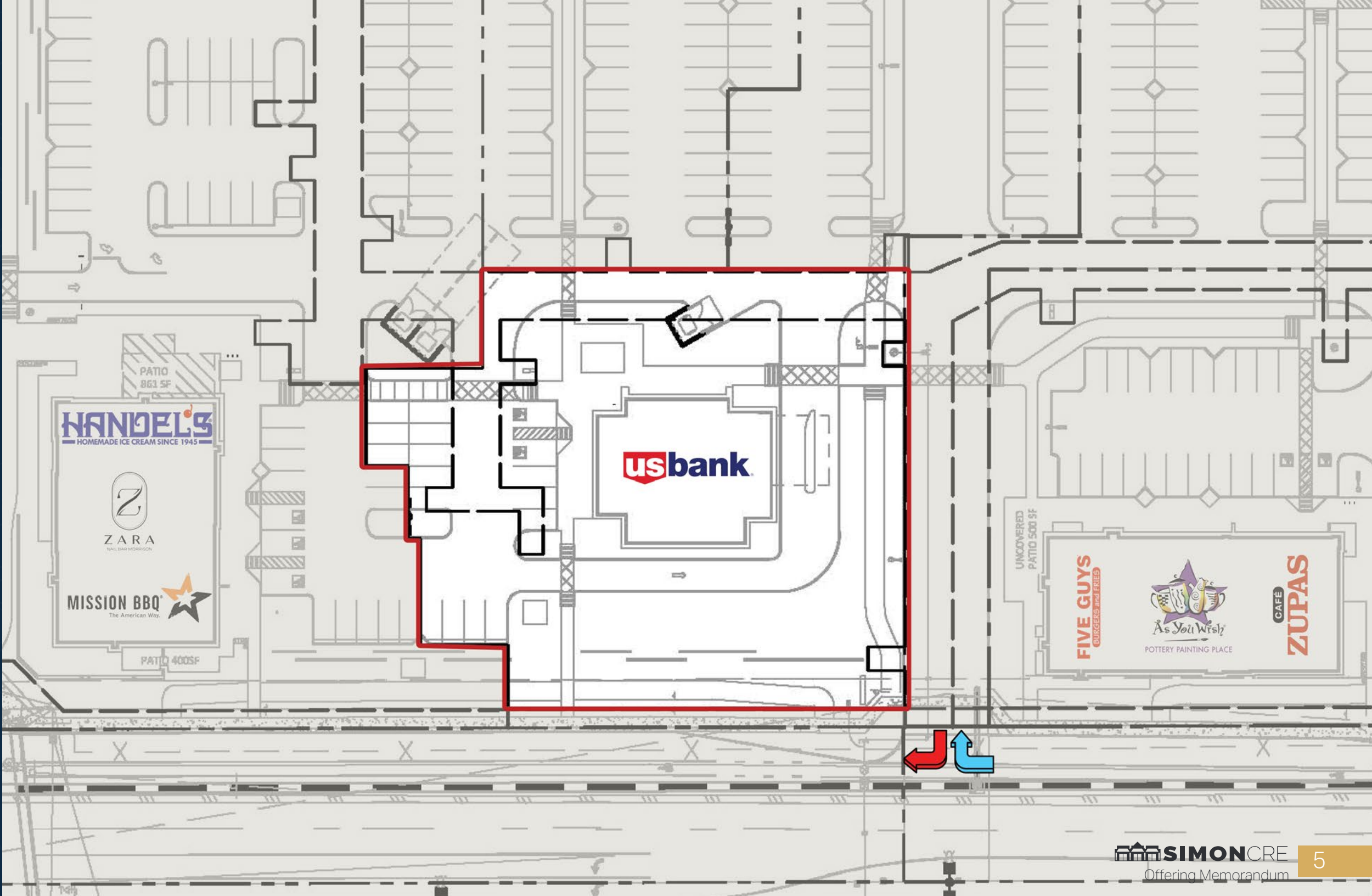
CAFE ZUPAS

SIMON CRE

Offering Memorandum

SIGNAL BUTTE RD

**SUBJECT SITE PLAN**





SUBJECT PROPERTY



LOCATION AERIAL



SIGNAL BUTTE RD  
± 31,448 VPD

± 93,455 VPD

STATE LAND AUCTION

OLD NAVY Total Wine  
 Walmart Supercenter KFC CHARLEYS nékter  
 SEPHORA crumbl MOD PANDA EXPRESS  
 KOHL'S five BELOW PET SMART  
 ROSS DRESS FOR LESS BEL'W  
 GNC LIVE WELL ME ULTA Beauty Michaels  
 Panera Bread  
 MATTRESS FIRM COLD STONE CREAMERY FAMOUS footwear  
 SALLY BEAUTY verizon

AMC SUBWAY PACIFIC DENTAL SERVICES CHIPOTLE  
 Village Inn LA FITNESS Shell IN-N-OUT BURGER  
 STARBUCKS COFFEE  
 Sport Clips elements massage T Chevron

Banner Health  
BAYWOOD MEDICAL CENTER

FOUNTAIN OF THE SUN COUNTRY CLUB

LOOP 202

± 93,746 VPD

SIGNAL BUTTE RD  
± 31,448 VPD

SUPERSTITION SPRINGS CENTER  
JCPenney Dillard's  
SEPHORA ★macy's  
PACSUN TJ-maxx  
TILLYS HOLLISTER CALIFORNIA  
Foot Locker ULTA  
The Cheesecake Factory

PET SMART  
WinCo FOODS STARBUCKS COFFEE

SUPER STAR CAR WASH SAJAD AND GO Firestone THE HOME DEPOT  
Cane's SPROUTS FARMERS MARKET Quick Quack CAR WASH  
EoS FITNESS FirstWatch The Daytime Café CYCLEBAR WHATABURGER  
Culver's BURGER KING Jack in the box Andy's Frozen Custard POPEYES

MEDINA STATION

SITE

US 60

± 93,455 VPD

US 60

NISSAN INFINITI LEXUS MAZDA

Krispy Kreme DOUGHNUTS BJ's Red Robin RESTAURANT BREWHOUSE P.F. CHANG'S

AUGUSTA RANCH GOLF CLUB

OLD NAVY Walmart Supercenter SEPHORA KOHL'S ROSS DRESS FOR LESS GNC LIVE WELL Panera BREAD MATTRESS FIRM  
KFC CHARLEY'S néktar CHIPOTLE WATERBURY crumbl MOD PANDA EXPRESS CHINESE KITCHEN STARBUCKS COFFEE  
Total Wine & More AMC  
PET SMART  
ULTA  
ME  
SALLY BEAUTY  
verizon  
FAMOUS footwear  
IN-N-OUT BURGER  
Village Inn



SUPERSTITION SPRINGS ELEMENTARY SCHOOL

LOOP 202



AUGUSTA RANCH ELEMENTARY SCHOOL



DESERT RIDGE HIGH SCHOOL



# RESIDENTIAL GROWTH



- EXISTING RESIDENTIAL
  - FUTURE RESIDENTIAL
- 1 - SINGLE FAMILY (90 UNITS)
  - 2 - MULTI-FAMILY (47 UNITS)
  - 3 - SINGLE FAMILY (37 UNITS)
  - 4 - MULTI-FAMILY (33 UNITS)
  - 5 - HAMPTON TOWNHOMES (31 UNITS)
  - 6 - SOLTERRA AT MERIDIAN (326 UNITS)
  - 7 - THE LINCOLN (128 UNITS)
  - 8 - MOUNTAIN VISTA (256 UNITS)
  - 9 - THE ONE AT MOUNTAIN VISTA (345 UNITS)
  - 10 - MILLENIUM SUPERSTITION SPRINGS (394 UNITS)
  - 11 - ZEN ON RECKER (76 UNITS)
  - 12 - PARK NORTH (78 UNITS)
  - 13 - HAWES CROSSING VILLAGE 1 (355 UNITS)
  - 14 - HAWES CROSSING VILLAGE 1 PHASE 2 (106 UNITS)
  - 15 - HAWES CROSSING MIXED USE PHASE 1 (419 UNITS)
  - 16 - HAWES CROSSING VILLAGE 2 (600 UNITS)
  - 17 - HAVEN AT HAWES (250 UNITS)
  - 18 - HAWES CROSSING VILLAGE 6 (267 UNITS)
  - 19 - HAWES CROSSING VILLAGE 5 (282 UNITS)
  - 20 - HAWES CROSSING VILLAGE 4 (260 UNITS)
  - 21 - PARK PLACE AT GALLERY PARK (305 UNITS)
  - 22 - SILVER VALLEY APARTMENTS (302 UNITS)
  - 23 - LA MIRA (344 UNITS)
  - 24 - AVALON CROSSING (650 UNITS)
  - 25 - DESTINATION AT GATEWAY WEST (145 UNITS)
  - 26 - DESTINATION AT GATEWAY EAST (278 UNITS)



### TOTAL POPULATION

**8,265**  
100,978  
219,625

1 · 3 · 5 mile radius

### AVG HH INCOME

**\$111,607**  
\$101,665  
\$107,333

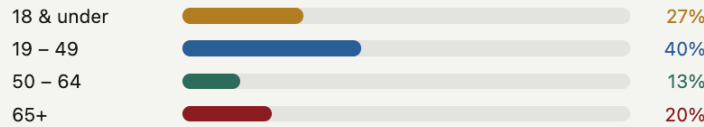
1 · 3 · 5 mile radius

### HOUSEHOLDS

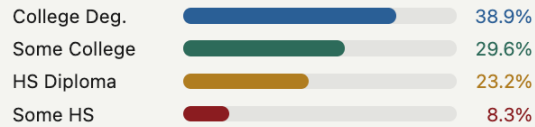
**3,387**  
41,941  
90,630

1 · 3 · 5 mile radius

### AGE DISTRIBUTION · 1-MILE



### EDUCATION · 1-MILE



### HOUSEHOLD DETAILS

**71.6%**  
Owner-occupied  
(1-mile)

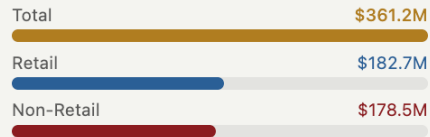
**36.8%**  
HH w/ Children  
(1-mile)

**3.15**  
Avg HH Size  
(1-mile)

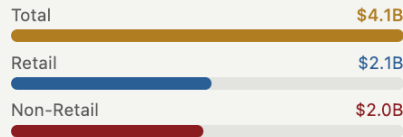
**1.28%**  
Pop. Growth  
2020-2025 (5mi)

### ANNUAL CONSUMER SPENDING

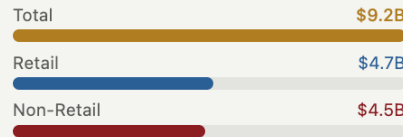
1-Mile · \$361.2M



3-Mile · \$4.1B



5-Mile · \$9.2B



### POPULATION

	1 - MILE	3 - MILE	5 - MILE
Total Population	±8,265	±100,978	±219,625
2020 - 2025 Growth Rate	0.82%	1.15%	1.28%
Daytime Population	±3,799	±49,119	±103,077
Age: 18 and under	27%	22%	22%
Age: 19 - 49	40%	33%	33%
Age: 50 - 64	13%	13%	13%
Age: 65+	20%	32%	32%

### HOUSEHOLD

Number of Households	±3,387	±41,941	±90,630
Median Household Income	\$99,458	\$82,826	\$86,583
Average Household Income	\$111,607	\$101,665	\$107,333
Average Household Size	3.15	2.5	2.54
% Of Households with Children	36.8%	23.6%	23.5%
% Owner-occupied Households	71.6%	74.5%	75%

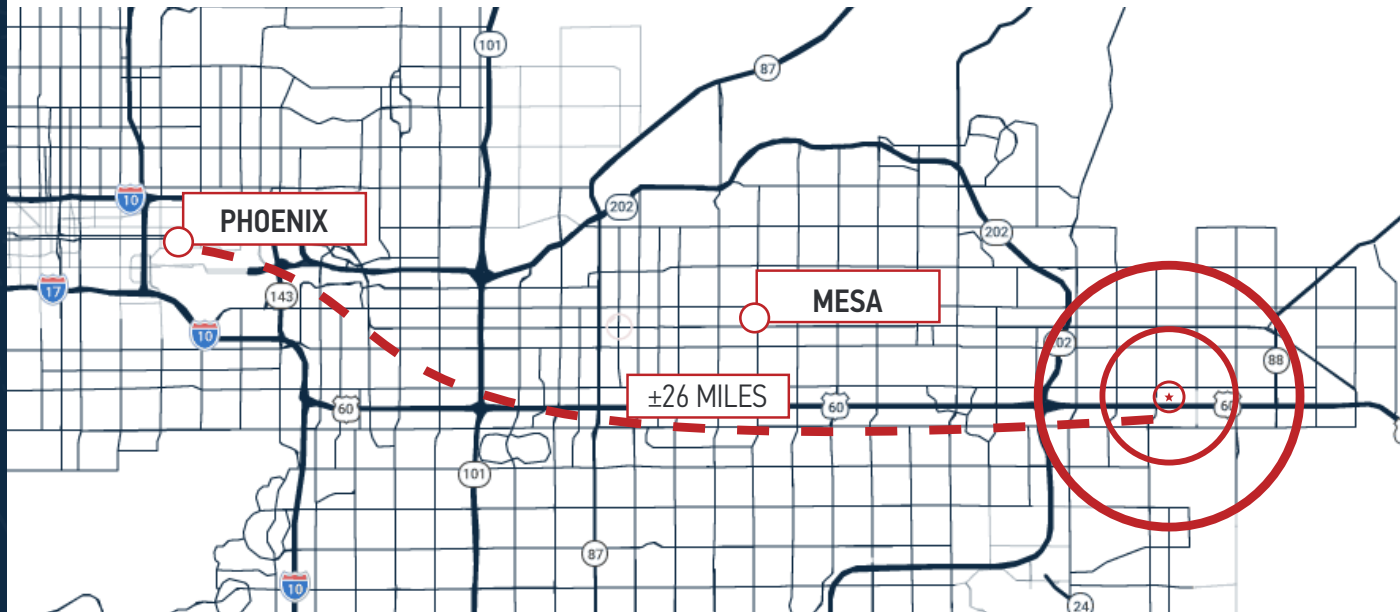
### EDUCATION

Some High School	8.30%	10.90%	10.20%
Obtained A High School Diploma	23.2%	29.5%	28.3%
Some College	29.6%	27.5%	28.5%
Obtained A College Degree	38.9%	32.1%	33%

### CONSUMER SPENDING

Annual HH Consumer Expenditure	\$361.2M	\$4.1B	\$9.2B
Retail	\$182.7M	\$2.1B	\$4.7B
Non - Retail	\$178.5M	\$2B	\$4.5B

Source: Demographic data derived from REGIS Online, which incorporates information from third-party providers including Esri, U.S. Census Bureau, and Bureau of Labor Statistics.



# FINANCIAL SUMMARY



"The Power of Us"

# Of Locations ±2000

U.S. Bank is one of the largest and most established financial institutions in the United States, providing a full range of retail banking, lending, and wealth management services. Founded in 1863, the bank operates 2,000+ branches nationwide and serves millions of customers across diverse markets. U.S. Bank is a subsidiary of U.S. Bancorp (NYSE: USB), which generates \$27+ billion in annual revenue and maintains strong investment-grade credit ratings. With its national presence, essential financial services, and long-term operating history, U.S. Bank is a highly stable, creditworthy tenant that enhances the overall strength of a retail center.

For more information visit the [tenant website](#)

## LEASE SUMMARY

<b>Tenant:</b>	U.S. Bank National Association	<b>Property Taxes:</b>	Tenant
<b>Guarantor:</b>	Corporate	<b>Insurance:</b>	Tenant
<b>Lease Type:</b>	Ground Lease	<b>Utilities:</b>	Tenant
<b>Lease Term:</b>	10 Years 6 Months	<b>HVAC:</b>	Tenant
<b>Extension Options:</b>	Three (3), Five (5) Year Options	<b>Parking Lot:</b>	Tenant
<b>NOI:</b>	\$217,400	<b>Roof &amp; Structure:</b>	Tenant

Declaration: The Subject Property is governed by a comprehensive Shopping Center Declaration. The Declarant is responsible for the management and maintenance of all common areas "to the curb" of the subject property ensuring a consistent quality across the center. The parcel owner is responsible for its proportionate share of these operating expenses, which is approximately 3.42% based on the Subject Property's total square footage.

Note: Tenant shall pay Fixed CAM in the amount of \$4.00 per square foot of Tenant's building per year with 3% annual increases.

## SIGN RENT

<b>Sign Type:</b>	<b>Monthly Rent:</b>	<b>Annual Rent:</b>
Monument	\$200.00	\$2,400.00
Pylon	\$500.00	\$6,000.00

## RENT ROLL

<b>Years:</b>	<b>Monthly Rent:</b>	<b>Annual Rent:</b>	<b>Annual Rent / SF:</b>	<b>Increase:</b>
1-5*	\$17,416.67	\$209,000.00	\$51.64	-
6-10	\$19,158.33	\$229,900.00	\$56.81	10%
Extension Period 1: 11-15	\$21,074.17	\$252,890.00	\$62.49	10%
Extension Period 2: 16-20	\$23,181.58	\$278,179.00	\$68.74	10%
Extension Period 3: 21-25	\$25,499.74	\$305,996.90	\$75.61	10%

\*Note: Initial term ends at 10 years 6 months.

# MESA, AZ



## Strong Population Growth

Mesa is part of the Phoenix-Mesa metro, one of the fastest-growing regions in the U.S., with a diverse population exceeding 520,000 residents. This growth fuels demand for housing, services, and retail, creating a resilient consumer base.



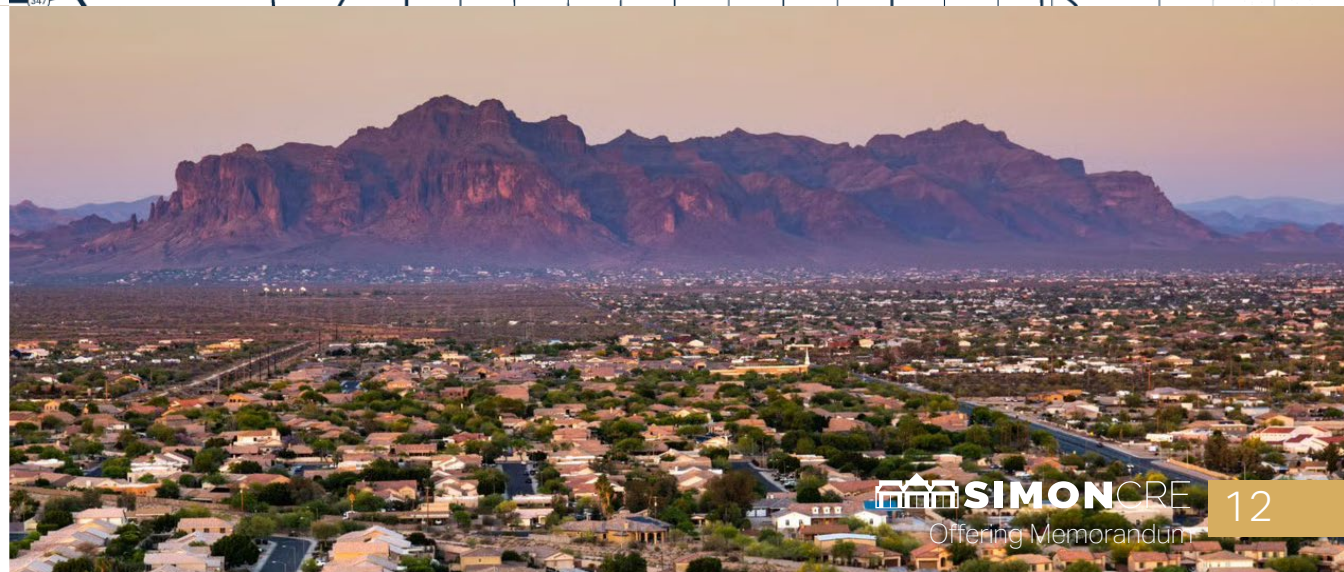
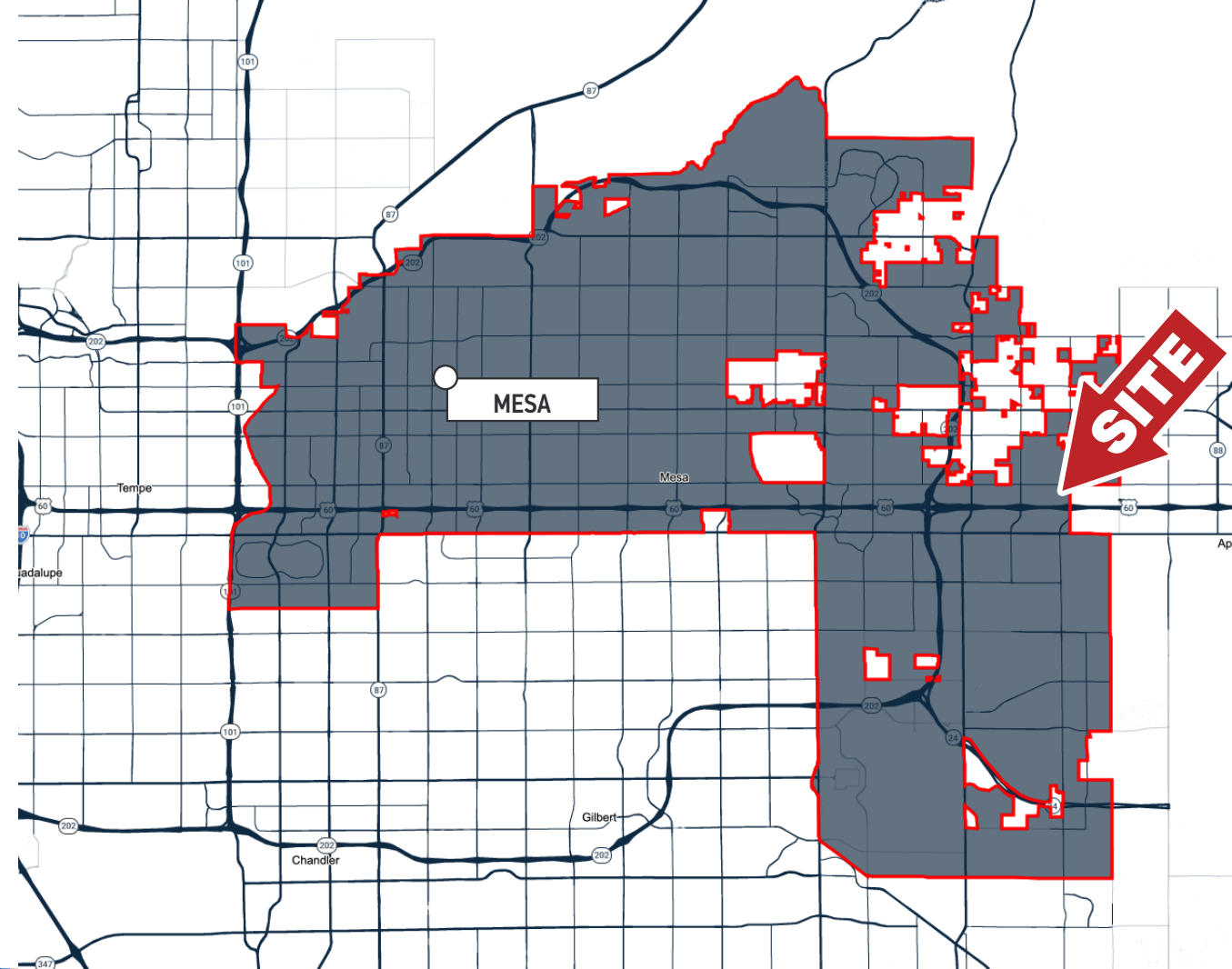
## Thriving Retail Environment

Mesa offers high-traffic retail corridors and strong household spending that consistently support tenant performance. Popular shopping destinations and local hubs generate both daytime and evening foot traffic, creating consistent revenue streams.



## Infrastructure & Development

Mesa continues to see significant public and private investment in roads, transportation, and mixed-use developments, improving accessibility and livability. These ongoing improvements attract new residents, businesses, and national tenants, strengthening the city's overall market competitiveness.



EXCLUSIVELY LISTED BY:



<b>15</b> YEARS	<b>24</b> STATES	<b>775+</b> LEASE DEALS	<b>305+</b> PROJECTS	<b>\$1.42B+</b> TOTAL VALUE
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