

Downtown Mesa

SWC MESA & UNIVERSITY DRIVE

TOWNE CENTER, UNLIMITED DENSITY | MIXED USE DESIRED BY CITY OF MESA

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- ▶ ±20 Acres in Mesa, Center of Southeast Valley
- ▶ Mixed Use Urban Development Site
- ▶ Rare Opportunity to Create a Village Focused on the Future
- ▶ Zoning; Town Center (TCC) - *unlimited density*

Represented by:
CHARLOTTE CHRISTIAN
SHANNON SELBY



The Opportunity To Create a Village Focused on the Future “It’s All About Community”

“Housing linked to the integration of commerce, culture and community has the power not simply to revitalize urban venues but to transform the way people socialize and interact.”

- Ron Pompei, New York Architect and one of America’s most influential designers

CITY OF MESA’S OBJECTIVES

- Create a vibrant mixed use site with highest density
- Provide retail, office and educational services to surrounding neighborhood and community
- Provide existing neighborhoods with “sense of place” and “shared community”.
- Provide residential support for Main Street, arts and public services



DEVELOPER’S OPPORTUNITY

- To create a village integrating live/work, retail, office, educational facilities and urban residential.
- Downtown Mesa’s many attractions, including its culture, public amenities, businesses and neighborhoods, add vibrancy and connections to site.

DOWNTOWN STATISTICS

- Authentic Main Street with ± 162 boutiques & restaurants
- Low Retail vacancy rate to 4.3%
- 7,200 employees in downtown Mesa
- Businesses - 490 - office vacancy 4.8%
- 310,000 SF of office buildings downtown
- 23,000 work within one mile of downtown
- 1,565 downtown residential units
- 3,000 live in the Downtown Mesa square mile
- 175,000 live within three miles of downtown
- 368,000 live within five miles of downtown (60% have some college education)
- Historical Residential Districts
- Daily traffic on Mesa Drive; 25,000 vehicles
- Daily traffic on University Drive; 29,000 vehicles

ENTERTAINMENT

- Mesa Arts Center; 600-800 performances yearly
- Home of Chicago Cubs Spring Training
- Mesa Outdoor Amphitheater
- Mesa Southwest Museum
- Marriott Hotel/ Convention Center
- Mesa Senior Center
- Main Street / Boutiques / Cafes





WITHIN A 5 MINUTE WALK OF DOWNTOWN MESA'S SHADED PEDESTRIAN WALKWAYS, YOU FIND:

- Mesa Arts Center
- Mesa Senior Center
- Southwest Museum
- Outdoor Amphitheater
- Pioneer Park
- Mesa Main Public Library
- Mesa Community College and Business & Industry Institute
- Extensive Outdoor Sculpture Exhibit
- Mesa Convention Center
- LDS Arizona Temple
- Marriot Hotel
- Shops & Restaurants
- Main Post Office
- City Hall
- YMCA





MESA STATISTICS

City Population: 456,370
 Median Age: 32.62
 Education: 85% high school graduates
 60% have attended college
 Labor Force: 252,278
 Median Income: \$49,214
 Airports: Falcon Field
 Williams Gateway Airport

Lowest Natural Disaster Risk of major disaster of any city in the nation. (Source: Risk Management Solutions, Sustained)

Rated Smartest Large City in the State (beats both Phoenix and Tucson) (Source: bizjournals.com)

Forbes.com 10 Best Cities to Find a Job (Source: Entrepreneur Magazine)

Mesa Public Schools: 2005 Gold Medal School (Gold Medal designation means the district ranks in top 16% of school districts in the nation) (Source: Expansion Management Magazine)

Riverview Mesa Retail Center - 2 miles

Waveyard - 2 miles - planned 125 acre mixed-use waterpark (resort hotel, resort villas, conference center, spa and wellness center, amphitheater, restaurants, office) (Will combine residential, retail, resort and entertainment venues)

LIGHT RAIL ACCESS

Rail stops at Main Street & Dobson, two miles west (includes major park and ride lot)
 Planned express bus service on Main Street every 15 minutes from Light Rail to Power Road.
 Future light rail extension (2012) to Downtown Mesa, connecting downtowns of Mesa, Tempe and Phoenix.

DRIVING TIMES FROM SITE

- 12 M Arizona State University
- 20 M Sky Harbor Airport
- 30 M Phoenix Downtown
- 10 M Banner Medical Center
- 8 M Riverview & Fiesta Shopping Malls
- 30 M Over 2 Million residents within 30 M of Downtown Mesa

MORE INFORMATION

For more detailed information including surveys, photos, demographics and Downtown Mesa Brochure, please contact:

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