

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



