Sycamore/Main St Station

Station Area Destinations and Development Opportunities

Destinations

A  Tri-City Pavilions
B  MeKong Plaza
C  Main Street Marketplace
D  East Valley Institute of Technology

Development Opportunities*

1  Parking Lot | 6 acres | Commercial
2  Parking Lot | 9 acres | Commercial
3  Vacant | 4 acres | Industrial
4  Parking | 4 acre | Industrial
5  Vacant | 1 acre | Industrial

*All values are approximate. Refer to City Planning and Zoning departments for actual land use codes, zoning district and parcel size.
### Light Rail Route
- 19th Ave/Dunlap
- Northern/19th Ave
- Glendale/19th Ave
- 19th Ave/Montebello
- 19th Ave/Camelback
- 7th Ave/Camelback
- Central Ave/Camelback
- Campbell/Central Ave
- Indian School/Central Ave
- Osborn/Central Ave
- Thomas/Central Ave
- Encanto/Central Ave
- McDowell/Central Ave
- Roosevelt/Central Ave
- Van Buren/Central Ave
- Van Buren/1st Ave
- Washington/Central Ave
- 3rd St/Washington
- 3rd St/Jefferson
- 12th St/Washington
- 12th St/Jefferson
- 24th St/Washington
- 24th St/Jefferson
- 38th St/Washington
- 44th St/Washington
- Priest Dr/Washington
- Center Pkwy/Washington
- Mill Ave/Third St
- Veterans Way/College Ave
- University Dr/Rural
- Dorsey Ln/Apache Blvd
- McClintock Dr/Apache Blvd
- Smith-Martin/Apache Blvd
- Price-101 Fwy/Apache Blvd
- Sycamore/Main St
- Alma School/Main St
- Country Club/Main St
- Center/Main St
- Mesa Dr/Main St
- Stapley Dr/Main St (2018)
- Gilbert Rd/Main St (2018)

### Transit Services and Facilities
- Park-and-ride spaces: 802
- Park-and-ride utilization: 13.4%
- Bicycle parking spaces: 13
- Connections
  - Local routes: 30, 40, 45 and 96

### User Profile
#### Average Boardings

<table>
<thead>
<tr>
<th>Day</th>
<th>Number of Boardings (Thousands)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weekday</td>
<td>2-3</td>
</tr>
<tr>
<td>Saturday</td>
<td>1-2</td>
</tr>
<tr>
<td>Sunday/Holiday</td>
<td>1-2</td>
</tr>
</tbody>
</table>

#### Trip Type

<table>
<thead>
<tr>
<th>Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Work</td>
<td>20-30</td>
</tr>
<tr>
<td>School</td>
<td>10-20</td>
</tr>
<tr>
<td>Shopping</td>
<td>5-10</td>
</tr>
<tr>
<td>Medical</td>
<td>5-10</td>
</tr>
<tr>
<td>Airport</td>
<td>5-10</td>
</tr>
<tr>
<td>Other</td>
<td>5-10</td>
</tr>
</tbody>
</table>

### Station Area Characteristics

#### Station Location

#### Land Use (¼ mile)

#### Demographics² (¼ mile)

#### Existing Development² (¼ mile)
Alma School/Main St Station

Station Area Destinations and Development Opportunities

<table>
<thead>
<tr>
<th>Destinations</th>
<th>Development Opportunities*</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Fry’s Food &amp; Drug</td>
<td>1 Vacant</td>
</tr>
<tr>
<td>B Beverly Park</td>
<td>2 Vacant</td>
</tr>
<tr>
<td></td>
<td>3 Vacant</td>
</tr>
<tr>
<td></td>
<td>4 Vacant</td>
</tr>
</tbody>
</table>

*All values are approximate. Refer to City Planning and Zoning departments for actual land use codes, zoning district and parcel size.
Transit Services and Facilities

- Park-and-ride spaces: N/A
- Park-and-ride utilization: N/A
- Bicycle parking spaces: 0
- Connections
  - Local routes: 40 and 104
Country Club/Main St Station

Station Area Destinations and Development Opportunities

Destinations

- Mesa Center for Higher Education
- Arizona Department of Economic Security

Development Opportunities*

1. Vacant | .8 acres | Downtown Business
2. Vacant | 1 acre | Downtown Business
3. Vacant | 3 acres | Downtown Business
4. Vacant | .2 acres | Downtown Core
5. Vacant | .4 acres | Downtown Core
6. Vacant | .2 acres | Downtown Core
7. Vacant | .7 acres | Downtown Core

*All values are approximate. Refer to City Planning and Zoning departments for actual land use codes, zoning district and parcel size.
**Light Rail Route**
- 19th Ave/Dunlap
- Northern/19th Ave
- Glendale/19th Ave
- 19th Ave/Montebello
- 19th Ave/Camelback
- 7th Ave/Camelback
- Central Ave/Camelback
- Campbell/Central Ave
- Indian School/Central Ave
- Osborn/Central Ave
- Thomas/Central Ave
- Encanto/Central Ave
- McDowell/Central Ave
- Roosevelt/Central Ave
- Van Buren/Central Ave
- Van Buren/1st Ave
- Washington/Central Ave
- Jefferson/1st Ave
- 3rd St/Washington
- 3rd St/Jefferson
- 12th St/Washington
- 12th St/Jefferson
- 24th St/Washington
- 24th St/Jefferson
- 38th St/Washington
- 44th St/Washington
- Priest Dr/Washington
- Center Pkwy/Washington
- Mill Ave/Third St
- Veterans Way/College Ave
- University Dr/Rural
- Dorseyn Lr/Apache Blvd
- McClintock Dr/Apache Blvd
- Smith-Martin/Apache Blvd
- Price-101 Fwy/Apache Blvd
- Sycamore/Main St
- Alma School/Main St
- Country Club/Main St
- Center/Main St
- Mesa Dr/Main St
- Stapley Dr/Main St (2018)
- Gilbert Rd/Main St (2018)

**Transit Services and Facilities**
- Park-and-ride spaces: N/A
- Park-and-ride utilization: N/A
- Bicycle parking spaces: 0

**Connections**
- Local routes: 40 and 112

**Station Area Characteristics**

**User Profile**

**Average Boardings**

<table>
<thead>
<tr>
<th>Day</th>
<th>Boardings (Thousands)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weekday</td>
<td>1</td>
</tr>
<tr>
<td>Saturday</td>
<td>2</td>
</tr>
<tr>
<td>Sunday/Holiday</td>
<td>3</td>
</tr>
</tbody>
</table>

**Trip Type**

<table>
<thead>
<tr>
<th>Trip Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Work</td>
<td>20</td>
</tr>
<tr>
<td>School</td>
<td>10</td>
</tr>
<tr>
<td>Shopping</td>
<td>5</td>
</tr>
<tr>
<td>Medical</td>
<td>10</td>
</tr>
<tr>
<td>Airport</td>
<td>5</td>
</tr>
<tr>
<td>Other</td>
<td>20</td>
</tr>
</tbody>
</table>

**Sources:**
1. 2015 Origins and Destinations Survey
Center/Main St Station

Station Area Destinations and Development Opportunities

Destinations

- A Arizona Museum of Natural History
- B Mesa Main Library
- C Mesa City Hall
- D Mesa Arts Center

Development Opportunities*

1. Parking Lot | 1 acre | Downtown Core
2. Vacant | 3 acres | Commercial
3. Parking Lot | 15 acres | Downtown Core

*All values are approximate. Refer to City Planning and Zoning departments for actual land use codes, zoning district and parcel size.
**Light Rail Route**

- 19th Ave/Dunlap
- Northern/19th Ave
- Glendale/19th Ave
- 19th Ave/Montebello
- 19th Ave/Camelback
- 7th Ave/Camelback
- Central Ave/Camelback
- Campbell/Central Ave
- Indian School/Central Ave
- Osborn/Central Ave
- Thomas/Central Ave
- McDowell/Central Ave
- Roosevelt/Central Ave
- Van Buren/Central Ave
- Van Buren/1st Ave
- Washington/Central Ave
- Washington/1st Ave
- 3rd St/Washington
- 3rd St/Jefferson
- 12th St/Washington
- 12th St/Jefferson
- 24th St/Washington
- 24th St/Jefferson
- 38th St/Washington
- 44th St/Washington
- Priest Dr/Washington
- Center Pkwy/Washington
- Mill Ave/Third St
- Veterans Way/College Ave
- University Dr/Rural
- Dorsey Ln/Apache Blvd
- McClintock Dr/Apache Blvd
- Smith-Martin/Apache Blvd
- Price-101 Fwy/Apache Blvd
- Sycamore/Main St
- Alma School/Main St
- Country Club/Main St
- Center/Main St
- Mesa Dr/Main St
- Stapley Dr/Main St (2018)
- Gilbert Rd/Main St (2018)

**Transit Services and Facilities**

- Park-and-ride spaces: N/A
- Park-and-ride utilization: N/A
- Bicycle parking spaces: 0
- Connections
  - Local routes: 40
  - Circulator: BUZZ

**Center/Main St Station**

**Station Area Characteristics**

- **Station Location**
- **Land Use (¼ mile)**
- **Demographics² (¼ mile)**
- **Existing Development² (¼ mile)**

**User Profile**

**Average Boardings**

<table>
<thead>
<tr>
<th>Day</th>
<th>Number of Boardings (Thousands)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weekday</td>
<td></td>
</tr>
<tr>
<td>Saturday</td>
<td></td>
</tr>
<tr>
<td>Sunday/Holiday</td>
<td></td>
</tr>
</tbody>
</table>

**Trip Type³**

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Work</td>
<td></td>
</tr>
<tr>
<td>School</td>
<td></td>
</tr>
<tr>
<td>Shopping</td>
<td></td>
</tr>
<tr>
<td>Medical</td>
<td></td>
</tr>
<tr>
<td>Airport</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>

**Sources:**
1. 2015 Origins and Destinations Survey
Mesa Dr/Main St Station

Station Area Destinations and Development Opportunities

**Destinations**

- A  Pioneer park
- B  Mesa LDS Temple

**Development Opportunities**

<table>
<thead>
<tr>
<th></th>
<th>Vacant</th>
<th>.3 acres</th>
<th>Downtown Core</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td>6 acres</td>
<td>Downtown Core</td>
</tr>
<tr>
<td>3</td>
<td></td>
<td>2 acres</td>
<td>Downtown Core</td>
</tr>
<tr>
<td>4</td>
<td></td>
<td>.7 acres</td>
<td>Downtown Core</td>
</tr>
<tr>
<td>5</td>
<td></td>
<td>5 acres</td>
<td>Downtown Business</td>
</tr>
<tr>
<td>6</td>
<td></td>
<td>3 acres</td>
<td>Downtown Residential</td>
</tr>
<tr>
<td>7</td>
<td></td>
<td>.6 acres</td>
<td>Downtown Residential</td>
</tr>
<tr>
<td>8</td>
<td></td>
<td>1 acre</td>
<td>Downtown Residential</td>
</tr>
</tbody>
</table>

---

LEGEND

- Valley Metro Rail
- Valley Metro Rail Station
- ¼ Mile or 5 Minute Walk

*All values are approximate. Refer to City Planning and Zoning departments for actual land use codes, zoning district and parcel size.
**Light Rail Route**

- 19th Ave/Dunlap
- Northern/19th Ave
- Glendale/19th Ave
- 19th Ave/Montebello
- 19th Ave/Camelback
- 7th Ave/Camelback
- Central Ave/Camelback
- Campbell/Central Ave
- Indian School/Central Ave
- Osborn/Central Ave
- Thomas/Central Ave
- Encanto/Central Ave
- McDowell/Central Ave
- Roosevelt/Central Ave
- Van Buren/Central Ave
- Van Buren/1st Ave
- Washington/Central Ave
- Jefferson/1st Ave
- 3rd St/Washington
- 3rd St/Jefferson
- 12th St/Washington
- 12th St/Jefferson
- 24th St/Washington
- 24th St/Jefferson
- 38th St/Washington
- 44th St/Washington
- Priest Dr/Washington
- Center Pkwy/Washington
- Mill Ave/Third St
- Veterans Way/College Ave
- University Dr/Rural
- Dorsey Ln/Apache Blvd
- McClintock Dr/Apache Blvd
- Smith-Martin/Apache Blvd
- Price-101 Fwy/Apache Blvd
- Sycamore/Main St
- Alma School/Main St
- Country Club/Main St
- Center/Main St
- Mesa Dr/Main St
- Stapley Dr/Main St (2018)
- Gilbert Rd/Main St (2018)

**Transit Services and Facilities**

- Park-and-ride spaces: 448
- Park-and-ride utilization: 47.4%
- Bicycle parking spaces: 12
- Connections
  - Local routes: 40 and 120

**Station Area Characteristics**

**Station Location**

**Land Use (¼ mile)**

**Existing Development² (¼ mile)**

**User Profile**

**Average Boardings**

<table>
<thead>
<tr>
<th>Day</th>
<th>Number of Boardings (Thousands)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weekday</td>
<td>1.5</td>
</tr>
<tr>
<td>Saturday</td>
<td>1.2</td>
</tr>
<tr>
<td>Sunday/Holiday</td>
<td>0.8</td>
</tr>
</tbody>
</table>

**Trip Type¹**

<table>
<thead>
<tr>
<th>Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Work</td>
<td>30</td>
</tr>
<tr>
<td>School</td>
<td>10</td>
</tr>
<tr>
<td>Shopping</td>
<td>20</td>
</tr>
<tr>
<td>Medical</td>
<td>10</td>
</tr>
<tr>
<td>Airport</td>
<td>5</td>
</tr>
<tr>
<td>Other</td>
<td>25</td>
</tr>
</tbody>
</table>

**Sources:**

1. 2015 Origins and Destinations Survey