

YOUR NEXT ADVENTURE AWAITS

Ready to start living the life you've always dreamed of? Don't wait another minute! Mesa Shadows' 55+ Active Adult community is the perfect place to call home. Discover what makes our manufactured home community so desirable - from the affordability to the location, the stunning mountain views, and the resort-style amenities - we have it all!

You can even opt for adventure through our neighborhood's plentiful parks, hiking trails, and golf courses—all within 20 minutes of your new home!



(480) 832-9650 | [MesaShadows.com](https://www.MesaShadows.com)

205 South Higley Road | Mesa, AZ 85206

MESA

SHADOWS



A WORLD OF POSSIBILITIES

Activities & Atmosphere

Located in the heart of Mesa, Arizona, Mesa Shadows has an unsurpassed list of resort-style amenities that allow you to live your best life.

FITNESS ROOM

CLUBHOUSE

**HEATED SWIMMING
POOL & SPA**

SPORT CENTER

LIBRARY

SHUFFLEBOARD COURT

OUTDOOR SPACE & BBQ



Amazing Amenities!

Come socialize with your friendly neighbors at the clubhouse or in the sunroom overlooking the pool. Looking for a little R&R? Grab a book from the library and get comfy in the spa. Our amenities are designed to meet the wants and needs of active adults, ages 55 and better, looking to make the most out of their retirement!



DISCOVER the Greater Phoenix Area

There's plenty of things to do, create your own adventure! Mesa is conveniently situated near Phoenix, Arizona which allows residents the freedom to explore an abundant city life while also being able to live in the culturally rich city of Mesa.

South Mountain Park - Take to the ridges! The great outdoors are calling, answer with a day trip to the wilderness.

Desert Botanical Garden - Home to thousands of species of cactus, trees, and flowers from all around the world spread across 55 acres.

Arizona Grand Golf Course - Tee-off at one of the favorite local golf courses in the city!

FIND ROOM TO EXPLORE AND A PLACE TO CALL HOME.