

 VELOCITY**RETAIL**GROUP
THE GAST TEAM

— N E W —
EASTMARK
— R E T A I L S H O P S —

ELLIOT ROAD & ELLSWORTH ROAD - NORTHWEST CORNER

— MESA, ARIZONA —

PROPERTY OVERVIEW

- Located in the heart of the Elliot Tech Corridor (Apple, Facebook, Google, Amazon)
- High traffic volume & strong household incomes.
- 1/2 Mile off of SanTan 202 freeway.
- Adjacent to Eastmark, a 15,000 home Master Planned Community
- Access to major highways and north of Phoenix-Mesa Gateway Airport (1.5m travelers annually)

TRAFFIC COUNTS

Elliot Rd	24,653 VPD
Ellsworth Rd	22,226 VPD
Loop 202	101,324 VPD

TOTAL	148,203 VPD
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NEARBY TENANTS

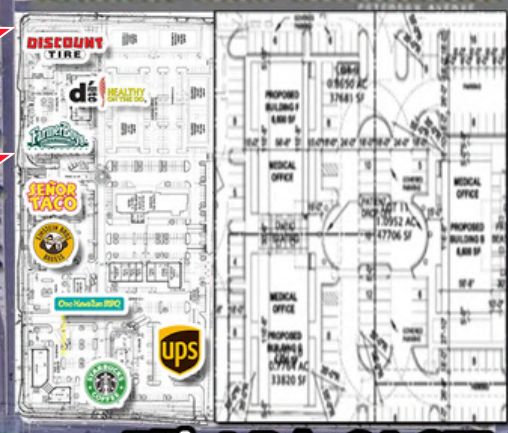


CONCEPTUAL SITE PLAN





 **Dynalectric**
Arizona
An EMCOR Company



101,324 CPD

Elliot Rd 24,653 CPD

Limited
Comm. (LC)
23.5 AC

LOOP
202

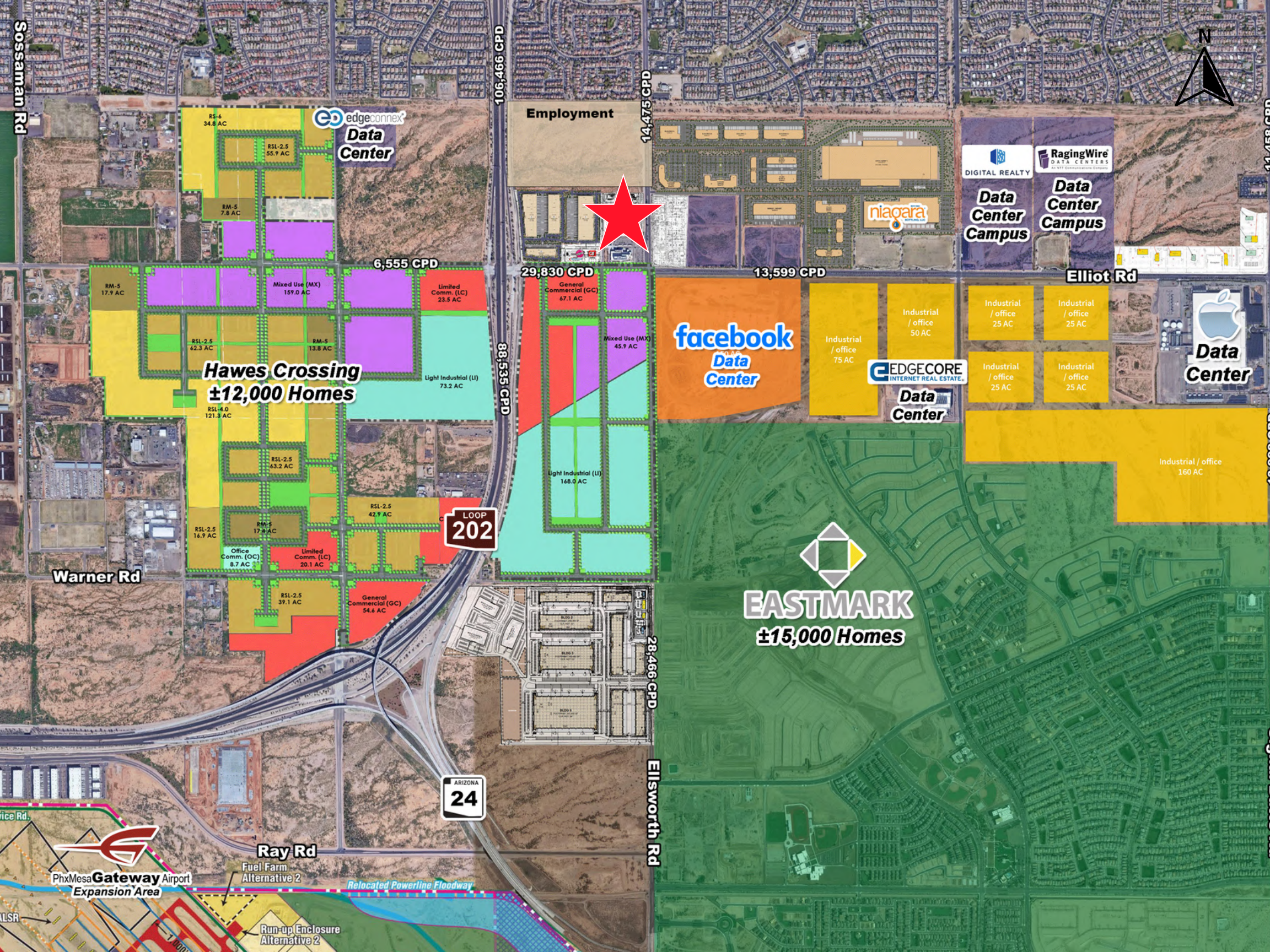
General
Commercial (GC)
67.1 AC

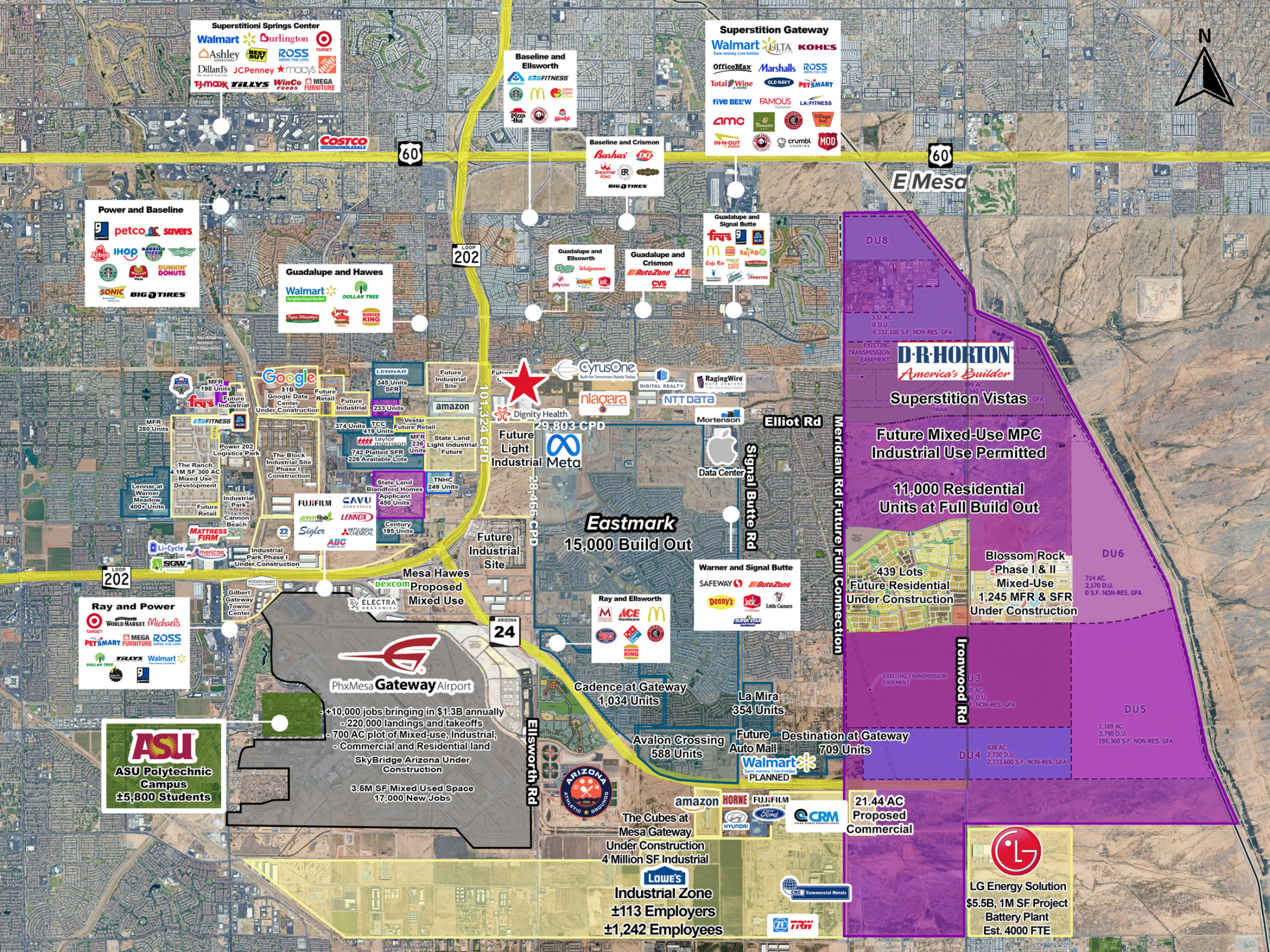
Mixed Use (MX)
45.9 AC

Ellsworth Rd 22,226 CPD

 **Meta**
150 AC
**Data
Center**

Light Industrial (LI)
73.2 AC





DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE		1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	3,800	88,845	215,435
	2026 TOTAL HOUSEHOLDS	1,260	32,803	82,887
	MEDIAN HOUSEHOLD INCOME	\$111,003	\$141,266	\$124,715
	2026 MEDIAN HOME VALUE	\$427,144	\$484,074	\$426,715
	2026 TOTAL EMPLOYEES	654	8,794	34,559
	2026 TOTAL BUSINESSES	132	1,686	5,118



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