



101,324 CPD



Elliot Rd 24,653 CPD

Limited Comm. (LC)
23.5 AC



General Commercial (GC)
67.1 AC

Ellsworth Rd 22,226 CPD

Mixed Use (MX)
45.9 AC

Meta
Data
Center

150 AC

NEW EASTMARK RETAIL SHOPS

Elliot Road & Ellsworth Road - Northwest Corner
Mesa, Arizona

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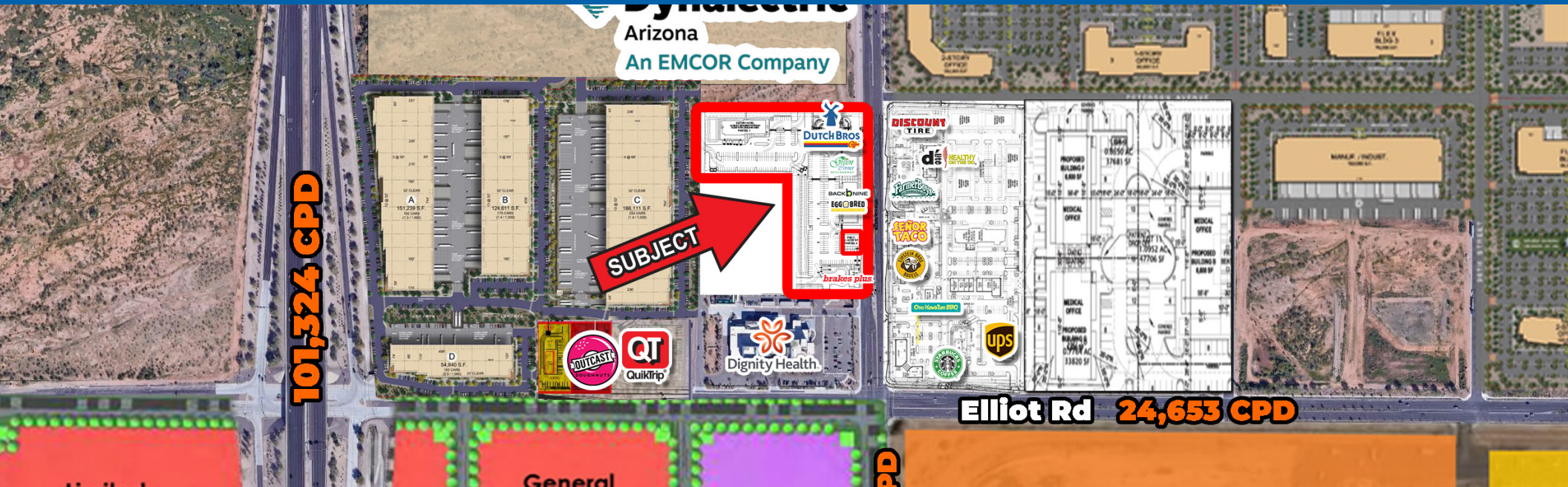
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NEW EASTMARK RETAIL SHOPS

Elliot Road & Ellsworth Road - Northwest Corner
Mesa, Arizona



NEW CONSTRUCTION SHOP SPACE AND DRIVE THRU APPROVED PAD AVAILABLE NOW

Property Highlights

- 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 Road	24,653 CPD
Ellsworth Road	22,226 CPD
Total	46,879 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	3,800	88,845	215,435
Estimated Households	1,260	32,803	82,887
Avg Household Income	\$111,003	\$141,266	\$124,146
Daytime Employees	654	8,794	34,559

Source: SitesUSA

Nearby Tenants



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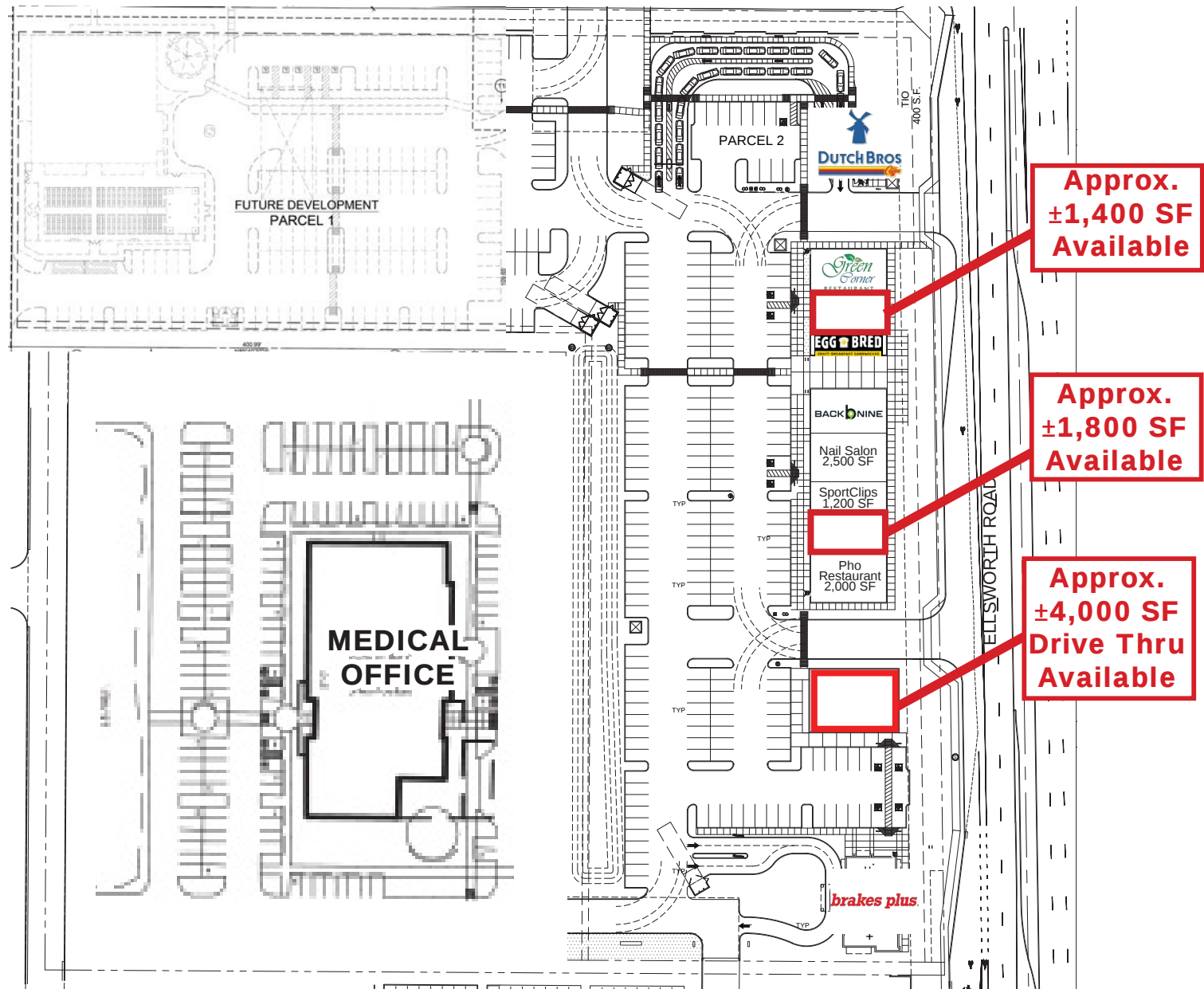
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CONCEPTUAL SITE PLAN



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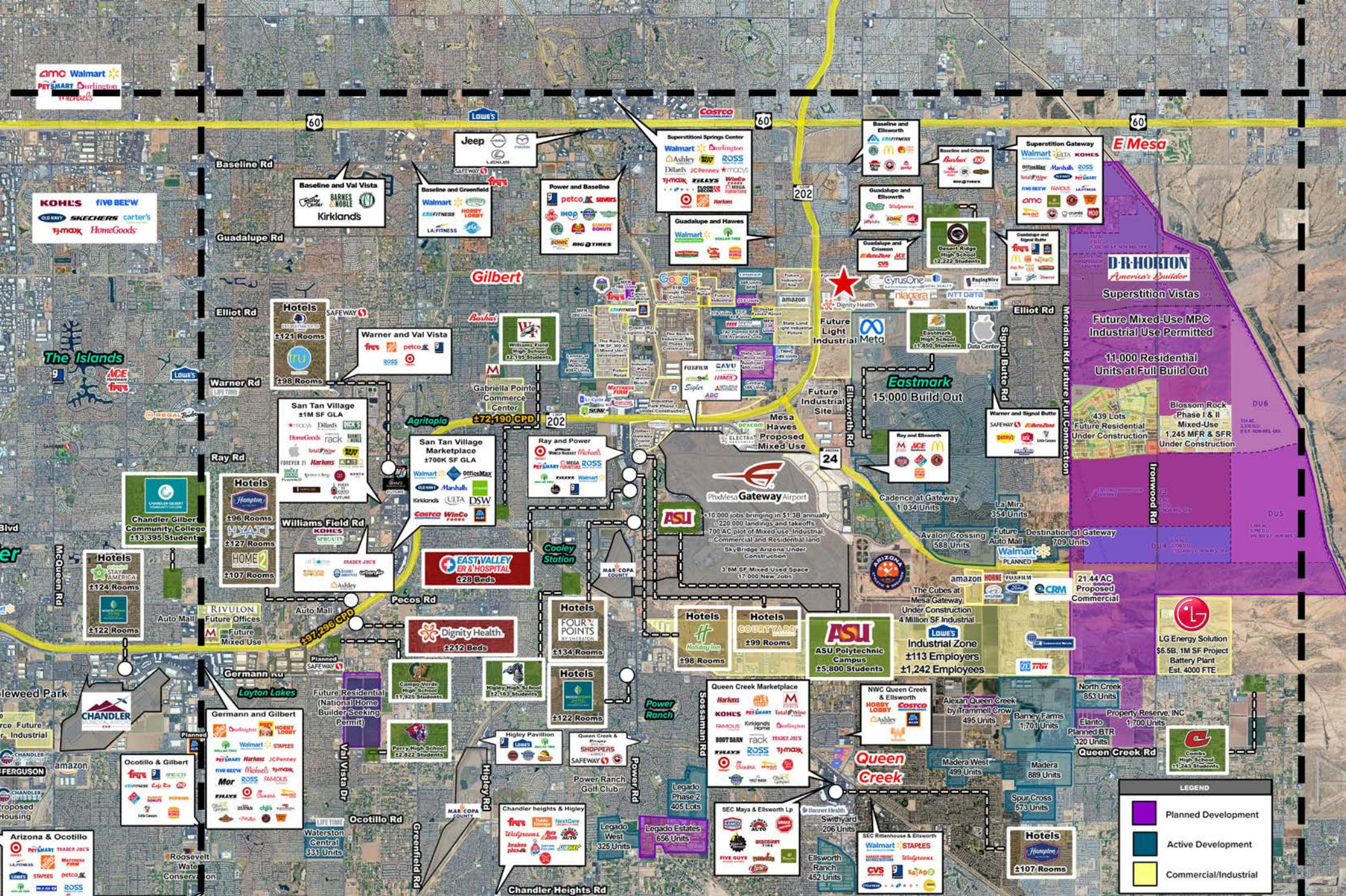


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DEMOGRAPHICS

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	\$124,146
	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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