

Available

CBRE

# 9240 Point Twenty Two

Mesa, AZ 85212

Close Proximity to the Loop 202 and SR-24





# Property Description

Property Address	9240 E Point Twenty-Two Blvd Mesa, AZ 85212		
Total Land Area	±3.4Acres	Zoning	PC
Total SF Lot	±148,104	Parcel	312-17-962

## Highlights



Full Access on Ellsworth Road



Traffic Counts:  
-Point Twenty-Two Blvd: ±6,510 VPD  
-Ellsworth Rd: ±29,443 VPD  
-Ray Rd: ±6,545 VPD

Source: ADOT



Prime Location within  
Eastmark



Close Proximity to the Loop  
202 and SR-24

## Demographics

Demographic Comprehensive	±1 Mile	±3 Miles	±5 Miles
2024 Population - Current Year Estimate	9,188	60,497	197,982
2029 Population - Five Year Projection	9,974	68,250	220,064
2024 Households - Current Year Estimate	3,007	19,895	68,073
2029 Households - Five Year Projection	3,298	22,857	76,238
2024 Average Household Income	\$181,916	\$164,770	\$145,504
2029 Average Household Income	\$208,055	\$185,702	\$166,143
2024 Daytime Population	6,761	45,139	158,222

Source: ESRI

# Conceptual Site Plan



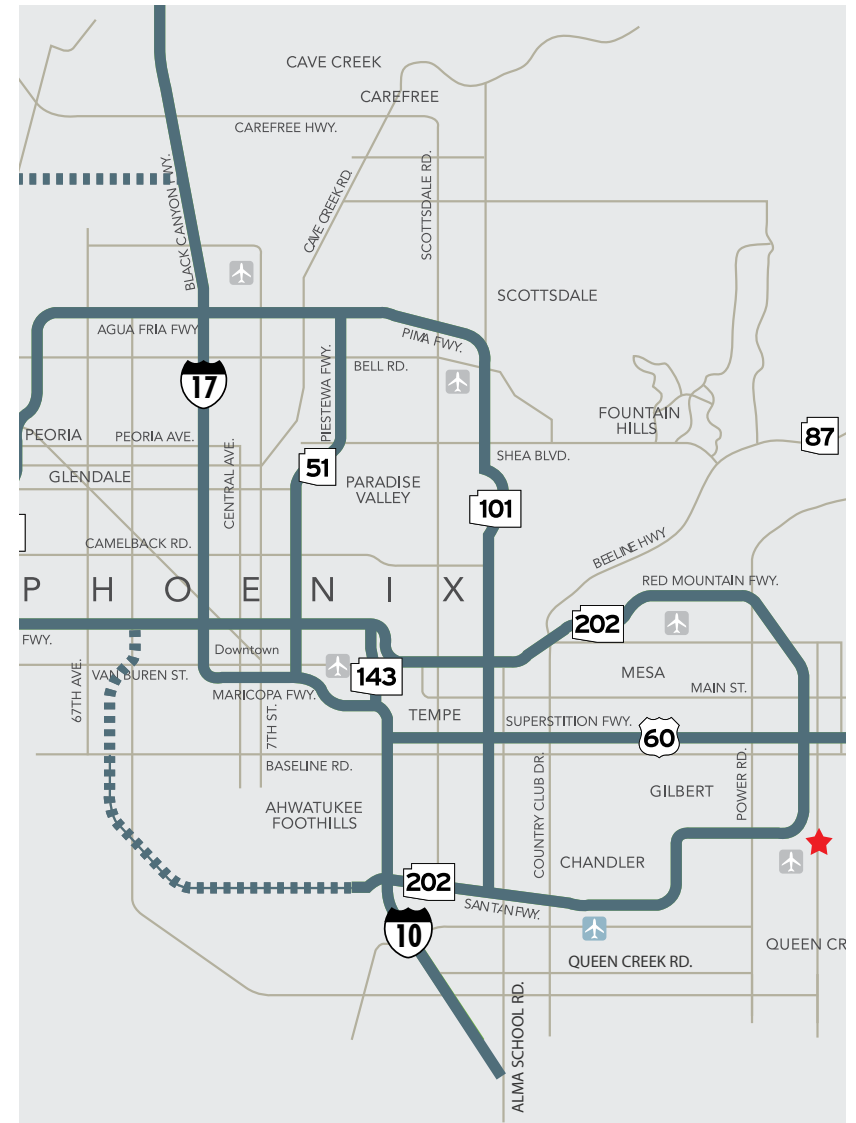
Not to Scale

# Eastmark Area

The Eastmark area in Mesa, Arizona, presents a compelling retail opportunity due to its strategic location within a rapidly growing and affluent master-planned community. With a new  $\pm 6.6$ -acre shopping center, EastMarket, anchored by a Sprouts Farmers Market, the area is poised to become a vibrant retail hub. This development, along with other proposed retail and restaurant spaces, is designed to serve the increasing residential population, which boasts an average household income of approximately \$153,000 within a one-mile radius. Retailers can capitalize on the strong consumer base, excellent accessibility to major highways, and proximity to the Phoenix-Mesa Gateway Airport, ensuring high traffic volume and sustained growth for businesses seeking to establish a presence in a thriving Arizona market.

## Contact Us

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