

# 9240 Point Twenty Two

Mesa, AZ 85212

Close Proximity to the Loop 202 and SR-24



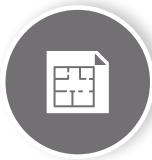
NOT TO SCALE



# Property Description

<b>Property Address</b>	9240 E Point Twenty-Two Blvd Mesa, AZ 85212		
<b>Total Land Area</b>	$\pm 3.4$ Acres	<b>Zoning</b>	<b>PC</b>
<b>Total SF Lot</b>	$\pm 148,104$	<b>Parcel</b>	<b>312-17-962</b>

## Highlights



**Full Access on Ellsworth Road**



**Traffic Counts:**  
-Point Twenty-Two Blvd:  $\pm 6,510$  VPD  
-Ellsworth Rd:  $\pm 29,443$  VPD  
-Ray Rd:  $\pm 6,545$  VPD

**Source:** ADOT



**Prime Location within Eastmark**



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## Demographics

Demographic Comprehensive	$\pm 1$ Mile	$\pm 3$ Miles	$\pm 5$ 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



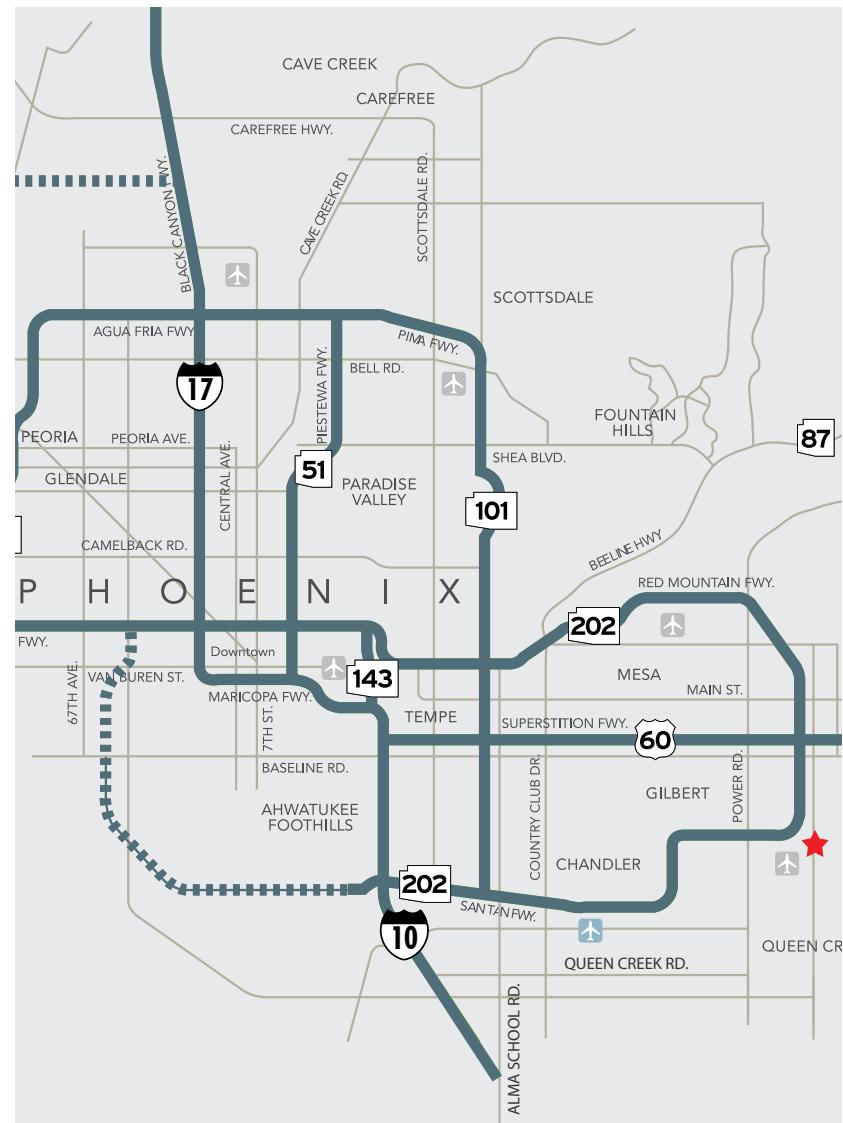
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# Eastmark Area

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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