

S Hawes Rd

LOOP 202

CITY APPROVED DRIVE THRU PADS!



106,466 CPD



29,830 CPD



14,475 CPD



COMARCH



Elliot Rd

Ellsworth Rd

facebook Data Center

LAST DRIVE - THRU PAD AVAILABLE

Elliot Road & Loop 202 - Northwest Corner Mesa, Arizona

LOOP 202

Brian Gast 602.682.8155 brian.gast@velocityretail.com

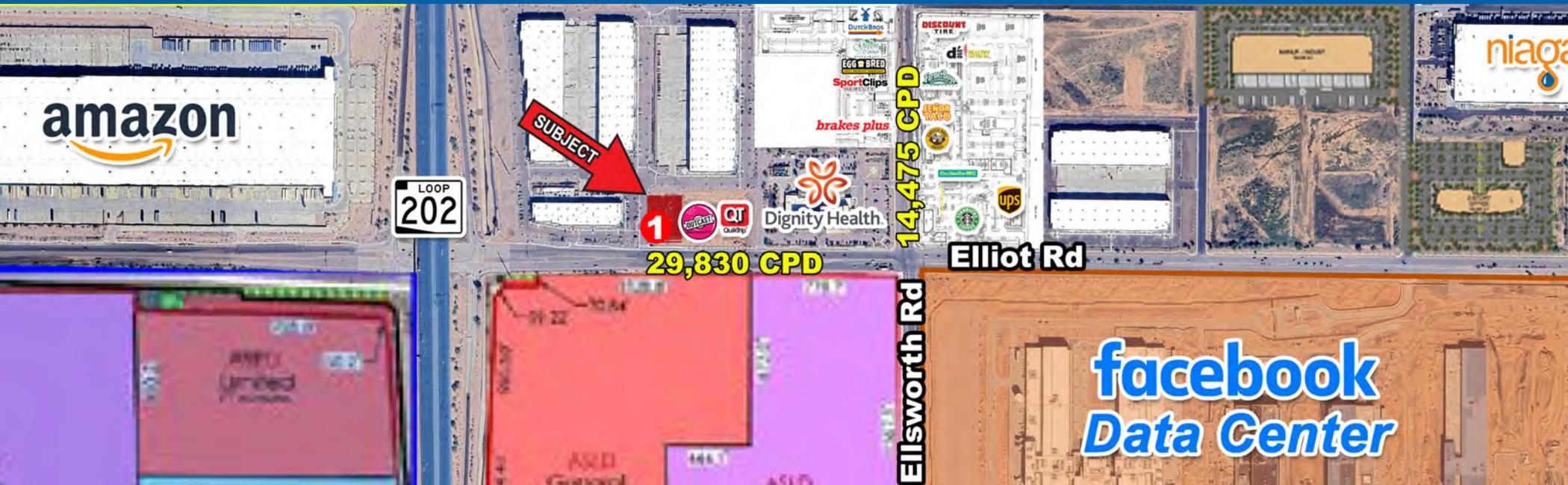
Heather Prinsloo 602.682.8108 heather.prinsloo@velocityretail.com

Parker Jones 602.682.8182 parker.jones@velocityretail.com

Ryan Lane 602.682.8164 ryan.lane@velocityretail.com



FOR SALE, GROUND LEASE OR BTS



◆ LAST DRIVE-THRU PAD AVAILABLE - CITY APPROVED

Property Highlights

- Located in the heart of the Elliot Tech Corridor (Apple, Facebook, Google, Amazon)
- All site work completed
- 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	29,830 CPD
Loop 202	88,535 CPD
Total	118,365 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	3,999	78,913	210,844
Estimated Households	1,316	28,984	80,335
Avg Household Income	\$105,531	\$138,658	\$125,402
Daytime Employees	727	8,265	34,182

Source: SitesUSA

Nearby Tenants



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CONCEPTUAL SITE PLAN



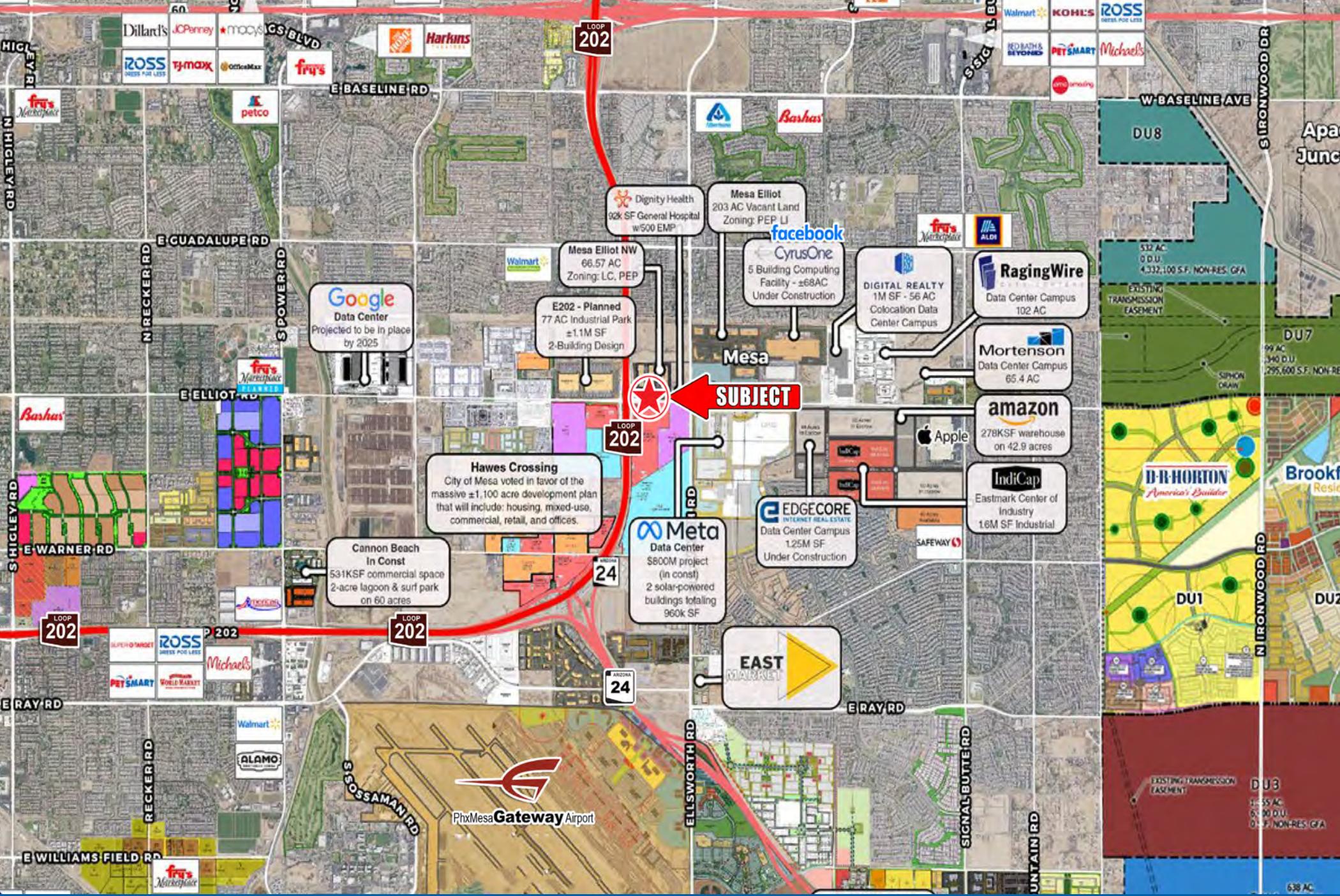
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DEMOGRAPHICS

2025 POPULATION



1 MILE: 3,999
3 MILES: 78,913
5 MILES: 210,844



MEDIAN HOUSEHOLD INCOME

1 MILE: \$105,531
3 MILES: \$138,658
5 MILES: \$125,402

POPULATION GROWTH PROJECTION 2025 - 2030



1 MILE: 1.0%
3 MILES: 1.0%
5 MILES: 1.0%



TOTAL BUSINESSES

1 MILE: 127
3 MILES: 1,537
5 MILES: 5,054

2025 TOTAL HOUSEHOLDS



1 MILE: 1,316
3 MILES: 28,984
5 MILES: 80,335



NUMBER OF EMPLOYEES

1 MILE: 727
3 MILES: 8,265
5 MILES: 34,182

MEDIAN HOME VALUE



1 MILE: \$397,079
3 MILES: \$441,489
5 MILES: \$416,202

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Ryan Lane
602.682.8164
ryan.lane@velocityretail.com





**VELOCITY
RETAILGROUP**

2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016
602.682.8100

Brian Gast

602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo

602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones

602.682.8182
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