

# EAST GATE PLAZA | ±3.52 Acres Available for Sale & Anchor Box Available for Lease

±54,379 SF Building at 17-Acre Mixed-Use Development | NEC Ellsworth Rd and Elliot Rd | Mesa, Arizona



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## DEMOGRAPHICS 2025

Source: SitesUSA

### ESTIMATED POPULATION

89,195	215,668	423,923
3 MI	5 MI	7 MI

### ESTIMATED POPULATION (2030)

95,151	227,587	444,649
3 MI	5 MI	7 MI

### AVERAGE HH INCOME

\$137,789	\$121,003	\$123,839
3 MI	5 MI	7 MI

### AVERAGE HH INCOME (2030)

\$138,267	\$120,856	\$122,604
3 MI	5 MI	7 MI

### DAYTIME POPULATION

34,015	99,928	203,312
3 MI	5 MI	7 MI

## TRAFFIC COUNTS

Source: CoStar & SitesUSA

ELLIOT ROAD	38,391 VPD
ELLSWORTH ROAD	32,851 VPD
SAN TAN 202	103,309 VPD



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## FEATURES

- ✓ Anchor position, 29,657 - 36,881 SF contiguous, available for Lease; building total - 54,379 SF
- ✓ 3.52 Acres available for Sale
- ✓ 17-Acre mixed-use development on Elliot Tech Corridor (Apple, Google, Edgecore, Niagara Bottling, Dignity Health)
- ✓ Adjacent to Eastmark, #1 Master Planned Community in the State of Arizona; 15,000 homes at completion
- ✓ Accessible to 3 major freeways: Loop 202, S.R. 24 and US-60
- ✓ Directly north of Phoenix-Mesa Gateway Airport, hub to over 1,500,000 travelers annually
- ✓ 1 mile north of Legacy Sports Park, largest privately-owned, multi-sport facility in the U.S.
- ✓ Ellsworth Road: "Highest traffic volumes in the City of Mesa", Mayor John Giles; City of Mesa population: 511,000

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ARIZONA 24 Giving access to traffic moving to and from Southeastern suburbs

**6,500 homes platted or sold by 3/2019.**  
**15,000 houses planned for completion.**  
**Rated #1 master-planned community in AZ**

# PHOENIX-METRO: EAST VALLEY HOUSING PROJECTS

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- FUTURE HOUSING DEVELOPMENTS
- TECHNOLOGY CORRIDOR SITES
- AIRPORT BOUNDARIES
- INDUSTRIAL BOUNDARIES
- RETAIL

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