

FULLY ENTITLED · MESA, AZ

# Ellsworth & Broadway.

420 S Ellsworth Road  
Southwest Corner · Mesa, Arizona 85208  
APN 218-45-931 · LOT 1

<b>0.73</b> <small>AC</small> ACRES	<b>32,268</b> SQUARE FEET	<b>C-2</b> ZONING	<b>49K</b> <small>VPD</small> TRAFFIC
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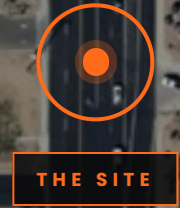
DIRECTOR OF DEVELOPMENT

**Scott Barber**  
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OFFERING TYPE

Drive-Thru Pad  
Ground Lease / Sale  
[drivethrupads.com](http://drivethrupads.com)

SWC ELLSWORTH RD & BROADWAY RD · MESA, AZ



AERIAL · SWC ELLSWORTH & BROADWAY  
±0.73 AC / ±32,268 SF  
01 / 05

# The *intersection* does the work.

49,053 vehicles per day converge at a fully entitled, hard-corner drive-thru pad — the only signalized intersection in a two-mile stretch of high-velocity East Valley retail.

TOTAL TRAFFIC · COMBINED VPD

# 49,053 VPD

Broadway (±24,053 MCDOT '23)  
+ Ellsworth (±25,000 ADOT '23)

BROADWAY RD

**24,053 VPD**

ELLSWORTH RD

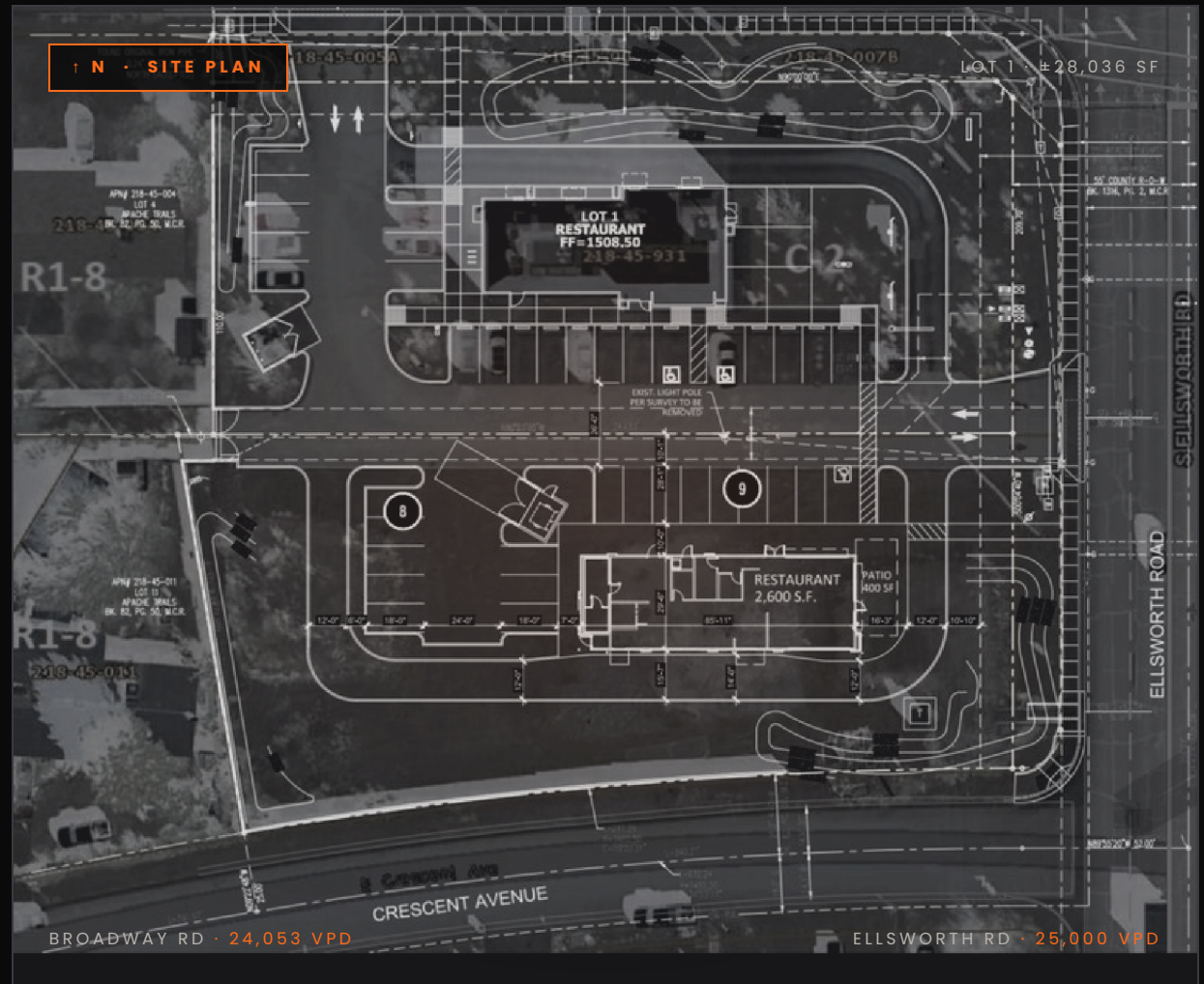
**25,000 VPD**

AVAILABLE

Pad Delivery-Ready **28,036 SF / 0.64 AC**

ENTITLEMENTS SECURED

- ✓ Drive-Thru Approval · ADOT / MCDOT / Maricopa
- ✓ Traffic Studies · Ingress & Egress Approved
- ✓ Will Serve Letters · All Utilities
- ✓ C-2 Zoning · Restaurant Use-by-Right



# A *quarter-million* people in a five-mile ring.

The site sits at the densest intersection of East Mesa's residential & employment base — with Paradise Valley Mall, Kierland Commons, Scottsdale Airpark and the Superstition Freeway all in range.

## 1 mile ring

IMMEDIATE TRADE AREA

Population	16,433
Households	7,000
Daytime Pop.	13,264
Avg HH Income	<b>\$56,890</b>

## 3 mile ring

PRIMARY DRAW

Population	104,345
Households	41,497
Daytime Pop.	90,261
Avg HH Income	<b>\$75,696</b>

## 5 mile ring

EXTENDED REACH

Population	228,368
Households	90,880
Daytime Pop.	207,820
Avg HH Income	<b>\$79,593</b>

# Who lives *here.*

3-Mile Profile · ESRI Business Analyst  
Deviation vs. Maricopa County

POPULATION · 3 MILE

## 104,345

Median age 43.6 · Avg HH size 2.50

MEDIAN HH INCOME

## \$57,478

Per Capita \$30,145 · Net Worth \$154K

AVG ANNUAL SPEND · DINING OUT

## \$3,225

Groceries \$4,646 · Health Care \$5,190

HOUSEHOLDS BY INCOME BRACKET

The largest cohort earns **\$50K - \$75K**



EDUCATION

SOME COLLEGE+ · 90%

10%  
No HS  
Diploma

29%  
HS  
Graduate

37%  
Some  
College

24%  
Bachelor's  
/ Grad

EMPLOYMENT

UNEMPLOYMENT · 11.6%

64%  
WHITE COLLAR

21%  
BLUE COLLAR

15%  
SERVICES

ANNUAL HH SPENDING

SELECT CATEGORIES

Eating Out	\$3,225
Apparel & Services	\$1,805
Computers & Hardware	\$141
Groceries	\$4,646
Health Care	\$5,190

# Everything is *ready.*

Complete due diligence package available via Dropbox. Drive-thru approved through ADOT, MCDOT and Maricopa County with documented community support.

- 01. **Geotechnical & Soils Reports**  
FULL SUBSURFACE ANALYSIS AVAILABLE
- 02. **Traffic Studies · Ingress / Egress**  
MCDOT & ADOT APPROVED AVAILABLE
- 03. **Will Serve Letters · All Utilities**  
WATER · POWER · SEWER · GAS AVAILABLE
- 04. **Easements & Right-of-Way**  
RECORDED DOCUMENTATION AVAILABLE
- 05. **Drive-Thru Approval · ADOT / MCDOT / Maricopa**  
ENTITLEMENT IN HAND AVAILABLE
- 06. **Public Outreach · Drive-Thru Support**  
COMMUNITY ENGAGEMENT RECORD AVAILABLE
- 07. **Parking & Utility Easements**  
CROSS-ACCESS AGREEMENTS AVAILABLE

SCHEDULE A TOUR

## Let's walk the *pad.*

### Scott Barber

DIRECTOR OF DEVELOPMENT

DIRECT 480.806.0000

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### Drive Thru Pads

COMMERCIAL DEVELOPMENT

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PHOENIX, ARIZONA 85016

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