

S Hawes Rd

LOOP 202

CITY APPROVED DRIVE THRU PADS!



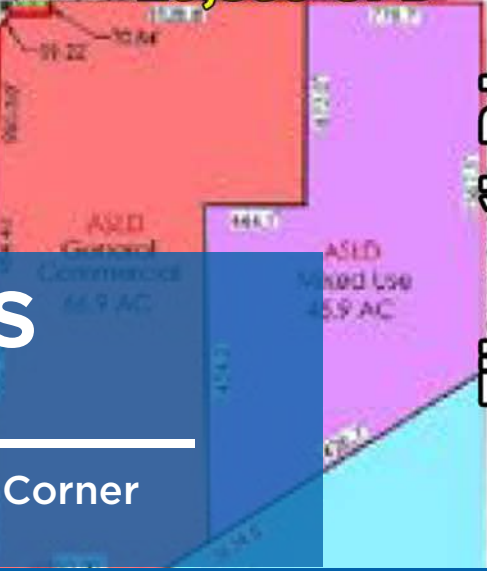
106,466 CPD



1 2 QT

29,830 CPD

14,475 CPD



Ellsworth Rd



Elliot Rd

facebook Data Center

DRIVE - THRU PADS AVAILABLE

Elliot Road & Loop 202 - Northwest Corner Mesa, Arizona

LOOP 202

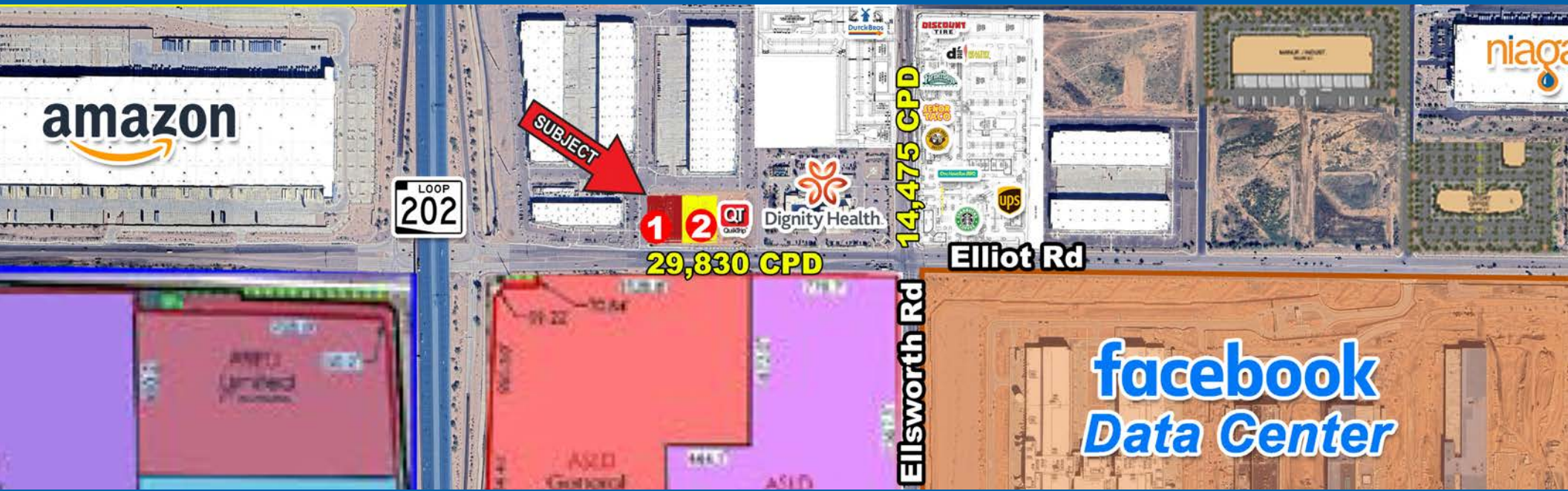
Brian Gast  
602.682.8155  
brian.gast@velocityretail.com

Heather Prinsloo  
602.682.8108  
heather.prinsloo@velocityretail.com

Parker Jones  
602.682.8182  
parker.jones@velocityretail.com



# FOR SALE, GROUND LEASE OR BTS



## ◆ 2 DRIVE-THRU PADS 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
<b>Total</b>	<b>118,365 CPD</b>

### 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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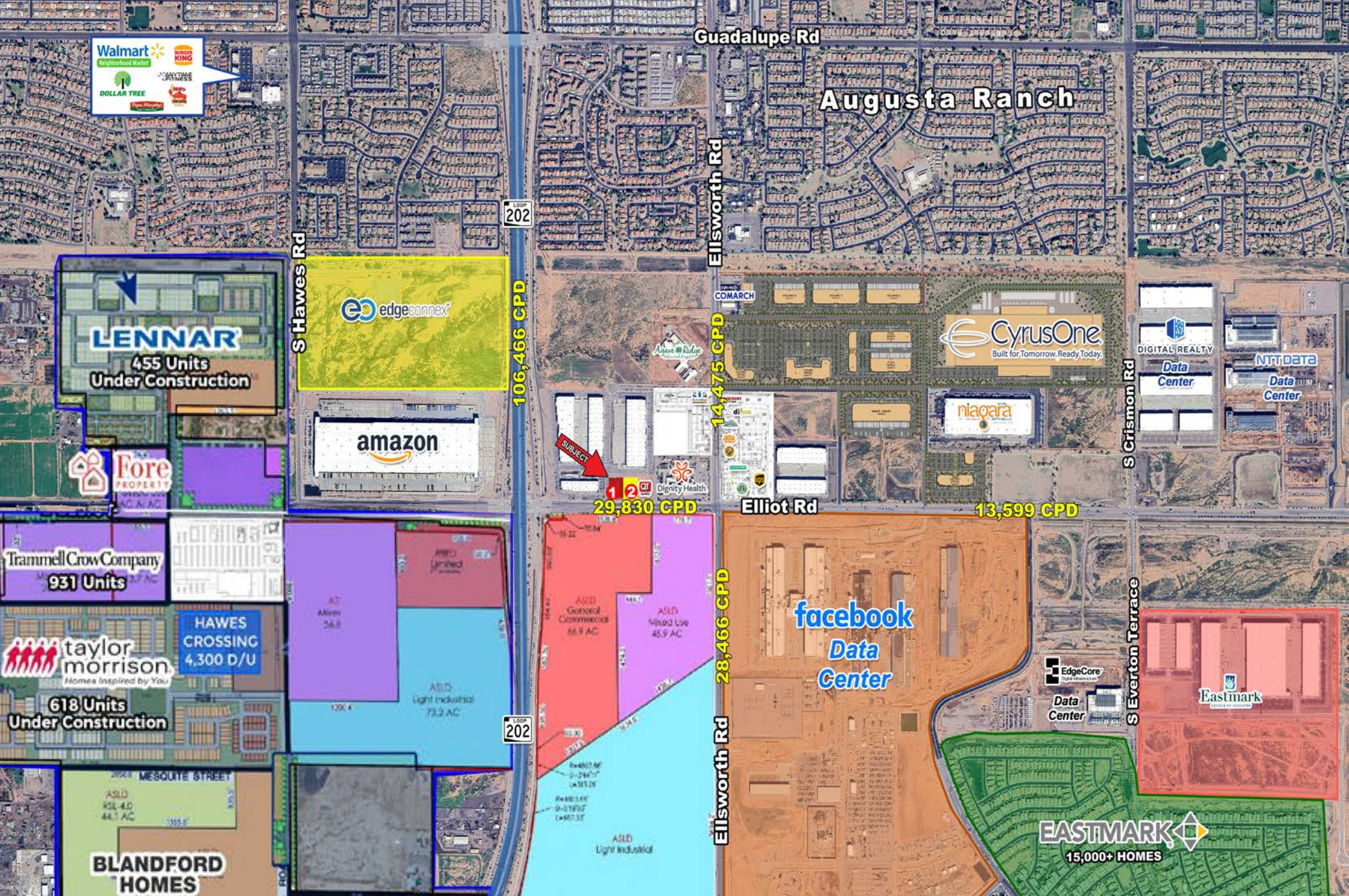
# CONCEPTUAL SITE PLAN



Brian Gast  
602.682.8155  
brian.gast@velocityretail.com

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602.682.8108  
heather.prinsloo@velocityretail.com

Parker Jones  
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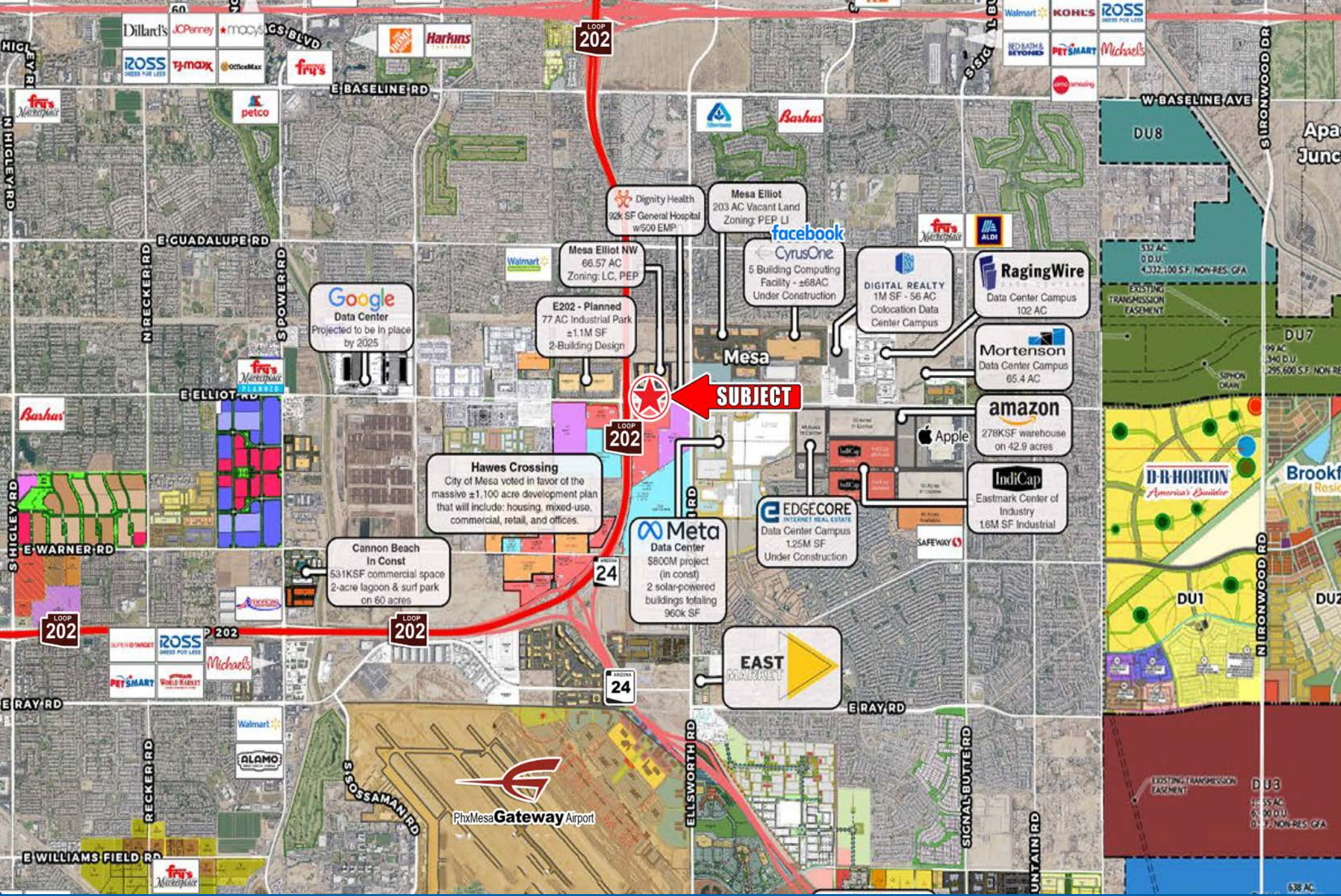


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# DEMOGRAPHICS



## 2024 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 2024 - 2029

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



## 2024 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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Brian Gast

602.682.8155

brian.gast@velocityretail.com

Heather Prinsloo

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602.682.8182

parker.jones@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

### **Parker Jones**

602.682.8182  
parker.jones@velocityretail.com

### **Heather Prinsloo**

602.682.8108  
heather.prinsloo@velocityretail.com

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