

SITE OPPORTUNITY SUMMARY

Ellsworth & Broadway Drive-Thru Pad

Mesa, Arizona 85208 | Fully Entitled Commercial Pad

0.64	49,000-53,000+	C-2
APPROX. ACRES	VEHICLES PER DAY	MARICOPA COUNTY ZONING

1. Executive Summary

This 0.64-acre hard-corner pad at the southwest corner of Ellsworth Road and Broadway Road is a rare, fully entitled drive-thru opportunity in east Mesa. Strong traffic driven by unique Loop 202 access geometry, completed entitlements, shared infrastructure, and a location well-suited for modern drive-thru operations make this site unusually functional and valuable for a tenant seeking a ready-to-develop pad.

A hard-corner site combining structural traffic, completed approvals, and development-ready infrastructure.

2. Site Snapshot

LOCATION	Southwest corner of Ellsworth Road & Broadway Road, Mesa, AZ 85208
SIZE	Approximately 0.64 acres
ZONING	C-2 (Maricopa County) - allows drive-through restaurants, retail, offices, and automotive uses
STATUS	Fully entitled for drive-thru use, with Maricopa County Planning & Development approval and an approved concept site plan for a drive-thru restaurant or coffee concept, or approximately 7,000-8,000 SF of retail
AVAILABILITY	Ground lease, build-to-suit, or reverse build-to-suit with flexible terms
INFRASTRUCTURE	Existing utility, access, and cross-parking easements with the adjacent operating restaurant in the same development

3. Why the Traffic Is Exceptionally Strong

The intersection benefits from approximately 49,000-53,000+ vehicles per day.

The primary driver is structural: Loop 202 (Red Mountain Freeway) expansions limited full interchanges on Baseline, Southern, and Main in this corridor. Broadway became the only full interchange available for roughly 4.2 miles between Guadalupe and University. As a result, a significant share of traffic needing freeway access concentrates on Broadway and then onto Ellsworth.

WHY IT MATTERS

The traffic advantage is tied to freeway geometry rather than a temporary condition. The pad is positioned at the hard corner to capture the resulting high-volume flow.

4. Entitlements Provide Immediate Advantage

Unlike many vacant commercial pads, this site is already entitled for drive-thru use.

- Approved concept site plan
- Drive-thru related approvals completed through the relevant agencies
- Supporting due-diligence materials available, including geotechnical reports, traffic studies, will-serve letters, easements, and related documentation

This removes a major layer of entitlement risk and timeline uncertainty that tenants often face on raw or partially approved sites. The pad is positioned for a more efficient path to development and opening.

5. Functional Fit for Drive-Thru Operations

For a modern drive-thru restaurant, coffee, or similar concept, usability matters more than raw acreage. This pad is sized and configured to support:

01	Standard drive-thru building footprint	02	Adequate vehicle stacking
03	Customer parking	04	Convenient access from Ellsworth and Broadway

Shared access and parking with the adjacent restaurant further improve operational efficiency. Hard-corner visibility and traffic concentration support strong drive-by exposure, a key performance driver for drive-thru-oriented businesses.

6. Broader Location Strengths

- Direct benefit from the unique Loop 202 interchange pattern that funnels traffic to Broadway
- Established commercial presence at the intersection, including an existing restaurant and nearby grocery and convenience retail
- Positioned in a growing east Mesa corridor with ongoing residential and commercial activity
- Ready utilities and recorded easements reduce infrastructure uncertainty

7. Why This Pad Stands Out

ATTRIBUTE	TYPICAL COMMERCIAL PAD	ELLSWORTH & BROADWAY PAD
Drive-thru entitlement	Often incomplete or uncertain	Fully in place
Freeway access geometry	Standard arterial	Primary interchange for a multi-mile stretch of Loop 202
Traffic concentration	Distributed	Structurally concentrated
Shared access & utilities	Varies	Already established
Due-diligence package	Limited	Extensive and available

Few sites combine hard-corner visibility, high structural traffic, completed entitlements, and ready infrastructure in a single package.

8. Summary for Tenant Evaluation

This pad offers a rare combination of:

- Structural traffic advantage created by Loop 202 interchange geometry
- Completed drive-thru entitlements that reduce risk and timeline
- Existing shared access, parking, and utility infrastructure
- A functional size and configuration suited to modern drive-thru prototypes
- Strong visibility at a signalized hard corner

Together, these attributes make the site particularly well-suited for a tenant prioritizing operational readiness, drive-by exposure, and a streamlined path to development.

RECOMMENDED NEXT STEPS
• Request the current offering package and full due-diligence materials from the listing broker. • Review the approved concept site plan against the specific prototype for building footprint, stacking, and access. • Confirm utility capacity and any remaining agency requirements. • Evaluate ground-lease, build-to-suit, and reverse build-to-suit options against the tenant's development and operational preferences.

Information presented in this summary is based on materials supplied for marketing purposes and is subject to independent verification. Prospective tenants should confirm traffic counts, entitlements, zoning, utility capacity, site-plan compatibility, and agency requirements during due diligence.