

# EAST GATE PLAZA

± 17 ACRES | MIXED-USE DEVELOPMENT | NEC ELLSWORTH ROAD AND ELLIOT ROAD | MESA, ARIZONA

**APACHE WELLS** | **MOUNTAIN** | **CARRIAGE MANOR** | **SIGNAL BUTTE RANCH**

**CASAMIA SUBDIVISION** | **LAS PALMAS GRAND**

**US 60** | **LOOP 202**

**MESA ELLIOT TECHNOLOGY PARK**

**Dignity Health Hospital Expansion**

**4.5 Acres Medical Office**

**Dignity Health Medical Group Arizona**

**LOOP 202**

**Arizona State Land Department**

**Phoenix-Mesa Gateway Airport**  
(Future terminal entrance off Ellsworth)

**32,851 VPD**

**S ELLSWORTH RD**

**I-60**

**E ELLIOT RD**

**38,391 VPD**

**ELLIOT TECHNOLOGY CORRIDOR**

**FUTURE amazon DISTRIBUTION CENTER**

**Future Data Centers Flex & Industrial**

**KITCHELL**

**EASTMARK**  
The heart & hub of the East Valley.

**DIVERSIFIED PARTNERS**  
Nationwide Real Estate Services

7339 E. McDonald Drive  
Scottsdale, AZ 85250  
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Fax: 480.947.8830  
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# East Gate Plaza | SITE PLAN

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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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# East Gate Plaza | RENDERING

± 17 ACRES | MIXED-USE DEVELOPMENT | NEC ELLSWORTH ROAD AND ELLIOT ROAD | MESA, ARIZONA



DISCOUNT  
TIRE

SVP  
Southern Veterinary Partners

GOLDEN  
NAILS LOUNGE

GET AIR  
CONTEMPORARY

CAMBRIA  
hotels & suites

EASTMARK  
The heart & hub of the East Valley.

the wave pilates  
and wellness studio

WING

HAND & STONE  
MASSAGE AND FACIAL SPA

PACIFIC  
DENTAL SERVICES

Affinity  
Family Medicine

NRKBOBA

Spritz  
& SALT  
TRICKLE UP LINDENWOOD

FITEX

Andis

ZEITOUNA  
Mediterranean

Wahine  
Acai Cafe

S ELLSWORTH RD

Farmer Boys  
BURGERS & MORE

SEÑOR TACO  
Authentic Fresh Meat  
Est. 1976

PORT OF SUBS  
Sliced Fresh Sandwiches!

EUPHORIA

THE  
Koiache  
CAFE

KINGA'S HAWAIIAN GRILL

Starbucks

EUSEBIO'S  
BAGELS

Dignity Health  
Medical Group Arizona

E ELLIOT RD

# East Gate Plaza | CONCEPTUAL RENDERING

± 17 ACRES | MIXED-USE DEVELOPMENT | NEC ELLSWORTH ROAD AND ELLIOT ROAD | MESA, ARIZONA



± 2,400 SF Restaurant  
with a 500 SF Patio

**D** **DIVERSIFIED  
PARTNERS**

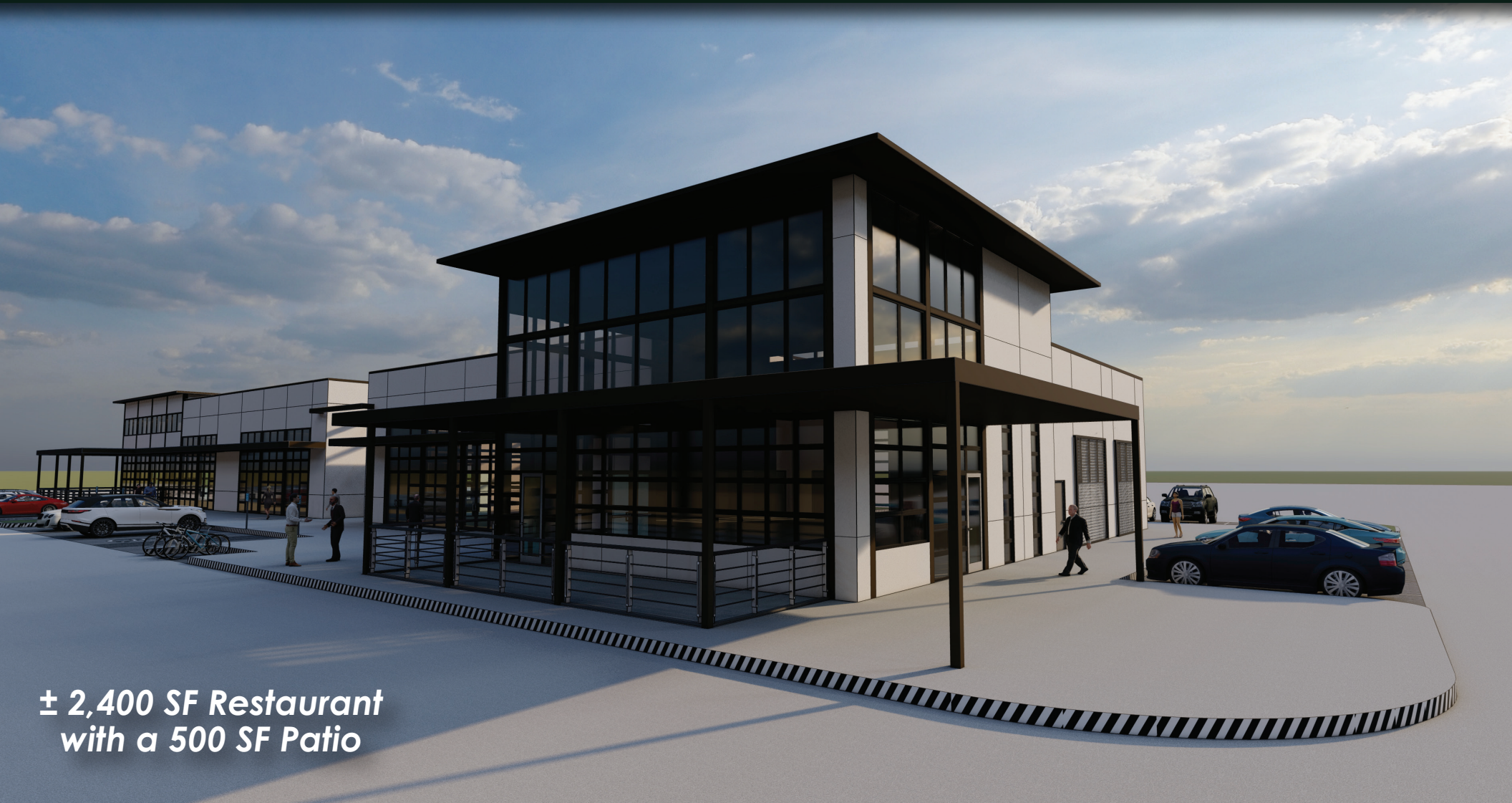
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# East Gate Plaza | BUILDING PROGRESS

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*Construction Nearly Complete!*

# East Gate Plaza | CONCEPTUAL ELEVATIONS

± 17 ACRES | MIXED-USE DEVELOPMENT | NEC ELLSWORTH ROAD AND ELLIOT ROAD | MESA, ARIZONA



① PAD 2B- East Elevation  
1/8" = 1'-0"



① PAD 6 FRONTAGE VIEW



① PAD 6 EAST ELEVATION  
1/8" = 1'-0"



② PAD 6 SOUTH ELEVATION  
1/8" = 1'-0"

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## FEATURES

- ± 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 Future 308-acre Legacy Sports Park, largest privately owned, multi-sport facility in the U.S.; opened January 2022
- 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

ASU ARIZONA STATE UNIVERSITY POLYTECHNIC CAMPUS  
PhxMesa Gateway Airport  
2 MI Southwest

**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

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

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