

EAST GATE PLAZA SHOPS 6

*LEGACY ASSET ACROSS
THE STREET FROM META*



NEC ELLIOT AND ELLSWORTH ROAD | MESA, AZ 85212
OFFERING MEMORANDUM

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EAST GATE
PLAZA
SHOPS 6



**EXECUTIVE
OVERVIEW**

PROPERTY SUMMARY

Shops 6 at Elliot & Ellsworth is offered at \$7,932,245, reflecting a 6.30% cap rate, \$499,731 NOI, and \$582 PSF. The property is a 100% occupied, 13,625 SF retail center built in 2026 in Mesa, Arizona, sitting along the Elliot Tech Corridor in the East Valley, one of the region's fastest-growing employment and residential hubs, with proximity to major employers (Apple, Meta, Google, EdgeCore, Niagara Bottling, Dignity Health) and the master-planned Eastmark community.

Mesa is Arizona's third-largest city and the East Valley's economic anchor, drawing continued investment from projects like Meta's data center and Vestar's \$1 billion

Legacy Park development. The center benefits from strong connectivity via Loop 202, SR-24, and US 60, plus nearby demand drivers including Legacy Sports Park and heavy Ellsworth Road traffic counts.

The tenant lineup spans wellness and lifestyle uses, including The Wave Pilates (boutique wellness studio), FitFX (group personal training), Aveda (Estée Lauder-owned prestige beauty brand), Nest Home & Co. (home furnishings and design), and Zeitouna (Mediterranean/Middle Eastern restaurant concept, opening its first location). This mix positions the center as a stabilized, community-anchored destination in one of Mesa's highest-growth corridors.

INVESTMENT SUMMARY

ASKING PRICE: \$7,932,245

PRICE PSF: \$582.00

YEAR 1 CAP RATE: 6.30%

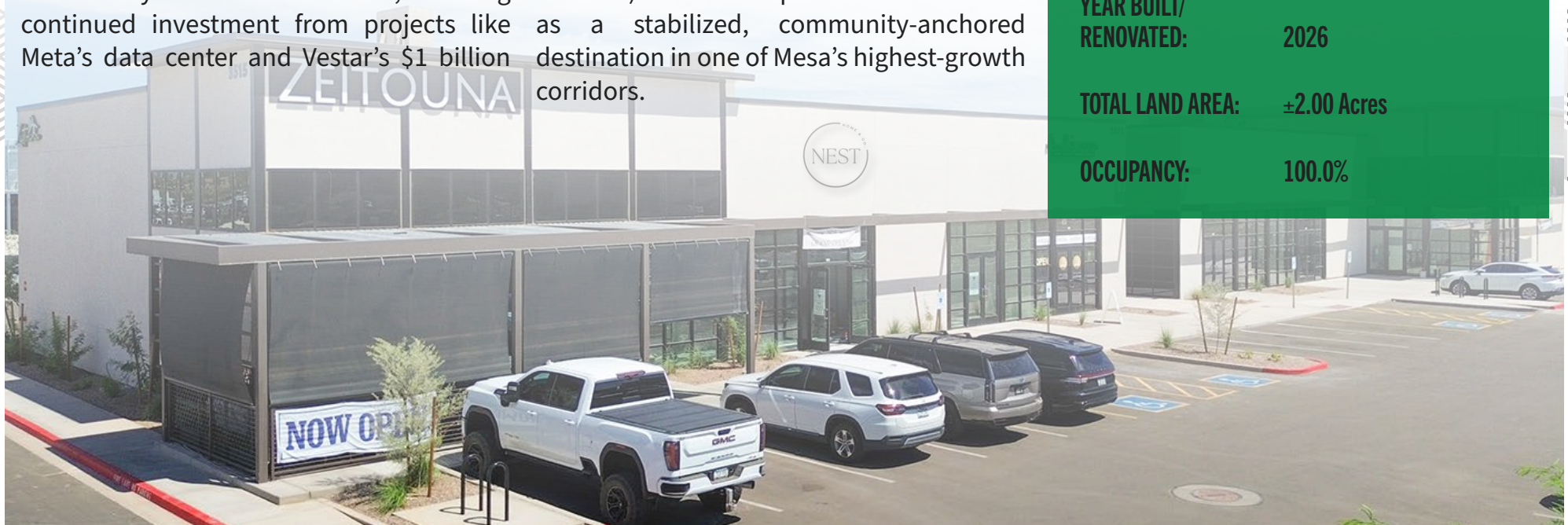
YEAR 1 NOI: \$499,731

TOTAL GLA: ±13,625 SF

**YEAR BUILT/
RENOVATED:** 2026

TOTAL LAND AREA: ±2.00 Acres

OCCUPANCY: 100.0%



INVESTMENT HIGHLIGHTS

ATTRACTIVE IN-PLACE RETURNS

- The offering is priced at \$7,932,245 with a current cap rate of 6.30% and a Net Operating Income of \$499,731, delivering a compelling risk-adjusted return profile in one of the fastest-growing markets in the United States.

COMPETITIVE PRICE PER SQUARE FOOT

- At 13,625 total rentable square feet, the property offers investors an efficiently sized, attractively priced asset at approximately \$582 per square foot, well-supported by the surrounding density of retail, employment, and residential demand drivers in the immediate trade area.

PREMIER EAST VALLEY LOCATION

- The property is strategically located along the Elliot Tech Corridor in Mesa, Arizona, surrounded by major employers including Apple, Meta, Google, EdgeCore, Niagara Bottling, and Dignity Health, placing it at the center of one of the region's most active employment and growth corridors.

HIGH-GROWTH RESIDENTIAL TRADE AREA

- The property is adjacent to Eastmark, the number one master-planned community in Arizona, projected to include approximately 15,000 homes at full buildout and supported by strong household incomes.

BRAND NEW CONSTRUCTION WITH 100% OCCUPANCY

- The property is a newly constructed asset built in 2026 and fully leased with a complementary mix of wellness, service, and lifestyle tenants, providing investors reduced near-term capital expenditure and immediate, stable cash flow from day one of ownership.

EXCEPTIONAL CONNECTIVITY AND MARKET FUNDAMENTALS

- The property offers immediate access to Loop 202, State Route 24, and US 60, with close proximity to Phoenix-Mesa Gateway Airport and the 308-acre Legacy Sports Park, reflecting the strong regional connectivity and demand drivers fueling Mesa's continued economic growth.





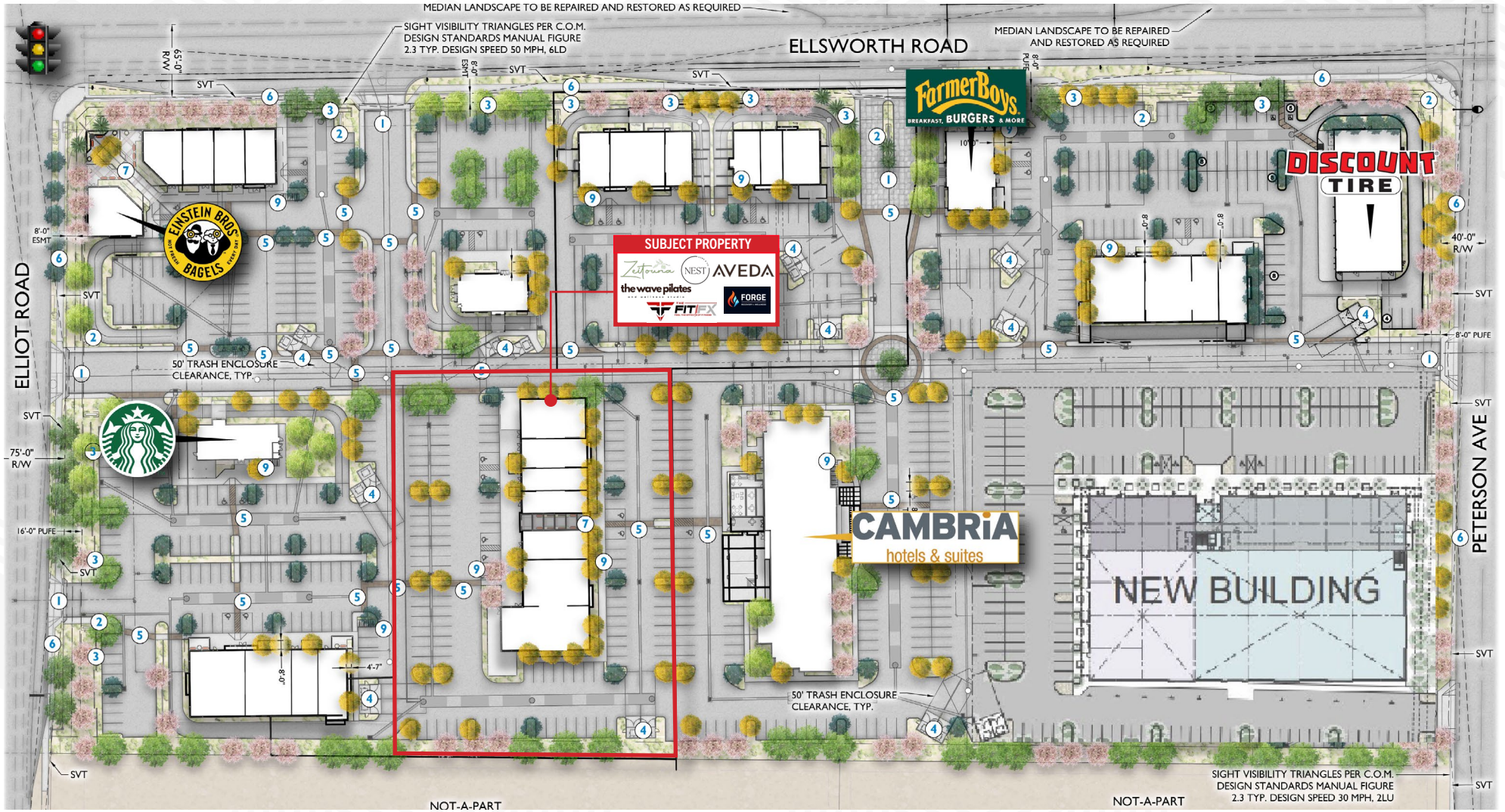
EAST GATE
PLAZA
SHOPS 6

**PROPERTY
OVERVIEW**

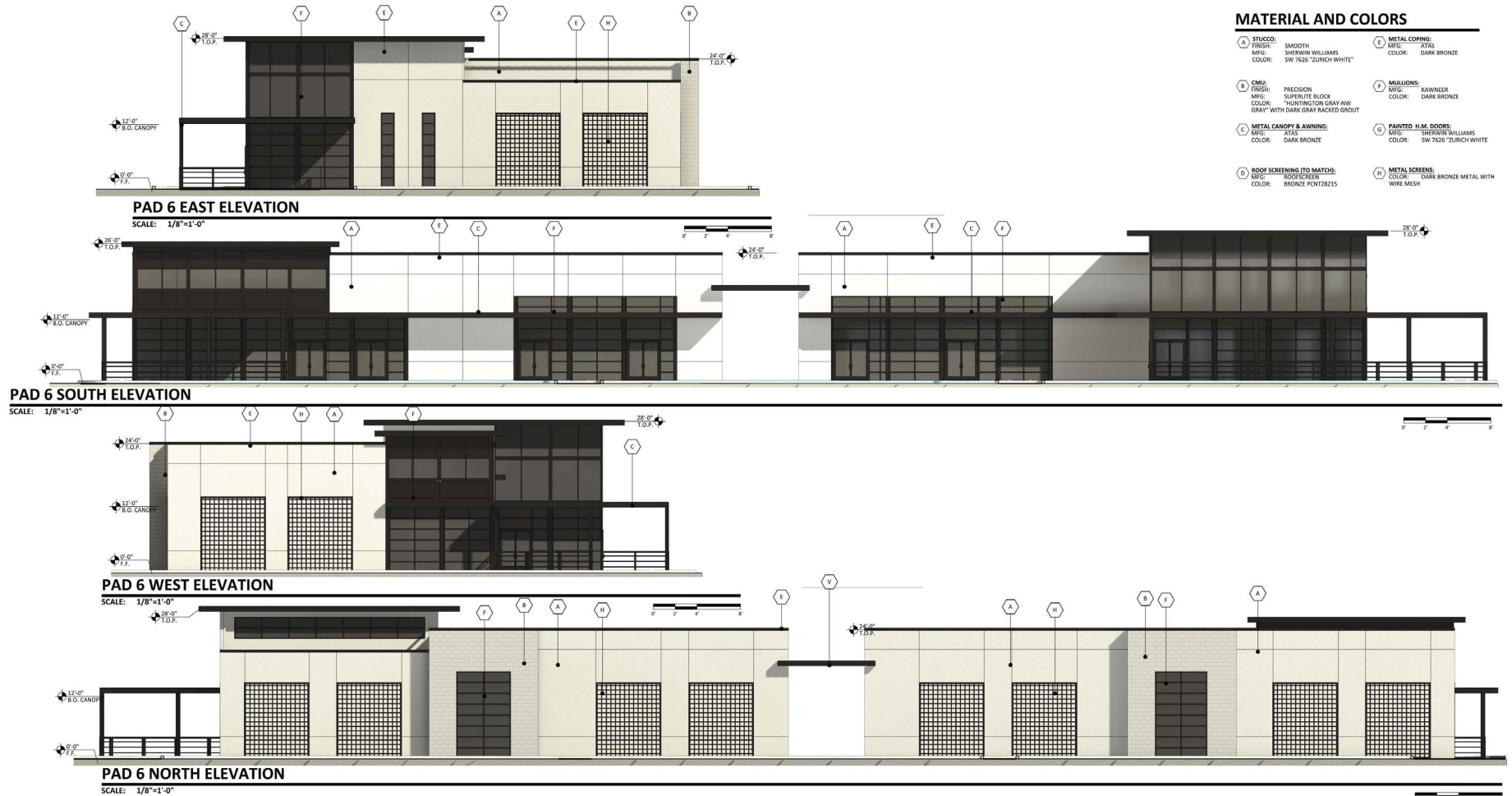
LOCAL AERIAL



↘ SITE PLAN - Full Center



ELEVATIONS



PROPERTY DESCRIPTION

ADDRESS:

↘ 3515 S Ellsworth Road
Mesa, AZ 85212

BUILDING AREA:

↘ ± 13,625 SF

LAND AREA:

↘ ± 2.00 AC (± 87,222 SF)

CROSS STREETS:

↘ Ellsworth Rd & Elliot Rd

YEAR BUILT:

↘ 2026

MARICOPA COUNTY PARCEL #:

↘ 304-12-989



SHOPS 6

NEC ELLSWORTH RD & ELLIOT RD



EAST GATE
PLAZA
SHOPS 6

the wave pilates
and wellness studio
**MARKET
OVERVIEW**

↘ MESA OVERVIEW



3RD
LARGEST CITY
in Arizona

#9
BEST BIG CITIES TO LIVE
(US News & World Report - 2025-2026)

4.5M
VISITORS
Annually

Mesa is one of the fastest growing cities in the Phoenix metropolitan area and serves as a major economic and residential hub in the East Valley. With a population of more than 500,000 residents, Mesa is the third largest city in Arizona and the second largest in the Phoenix Mesa metropolitan area. The city offers the amenities of a major metropolitan center while maintaining the accessibility and character of a suburban community, making it attractive to both residents and businesses.

Mesa benefits from strong regional connectivity through major freeway corridors including Loop 202, US 60, and State Route 24, providing direct access to key employment centers throughout the Phoenix metro area. Continued infrastructure investment, expanding job opportunities, and diverse housing options support long term population growth and a stable, business friendly environment.

The city has increasingly emerged as a hub for technology and large-scale investment. Major corporate projects, including Meta's renewable energy powered data center, have brought significant capital investment and high paying jobs to the region. Mesa is also experiencing major mixed-use development, highlighted by Vestar's \$1 billion Legacy Park project, a planned 9.4 million square foot destination featuring retail, residential, office, hospitality, and public open space.

Beyond its economic growth, Mesa offers a strong quality of life supported by cultural, recreational, and tourism amenities. The city attracts approximately 4.5 million visitors annually and is home to the Mesa Arts Center, the largest arts and entertainment complex in the Southwest. Mesa also hosts Major League Baseball spring training at Sloan Park for the Chicago Cubs and Hohokam Stadium for the Oakland Athletics, drawing visitors from across the country each year.

REGIONAL OVERVIEW

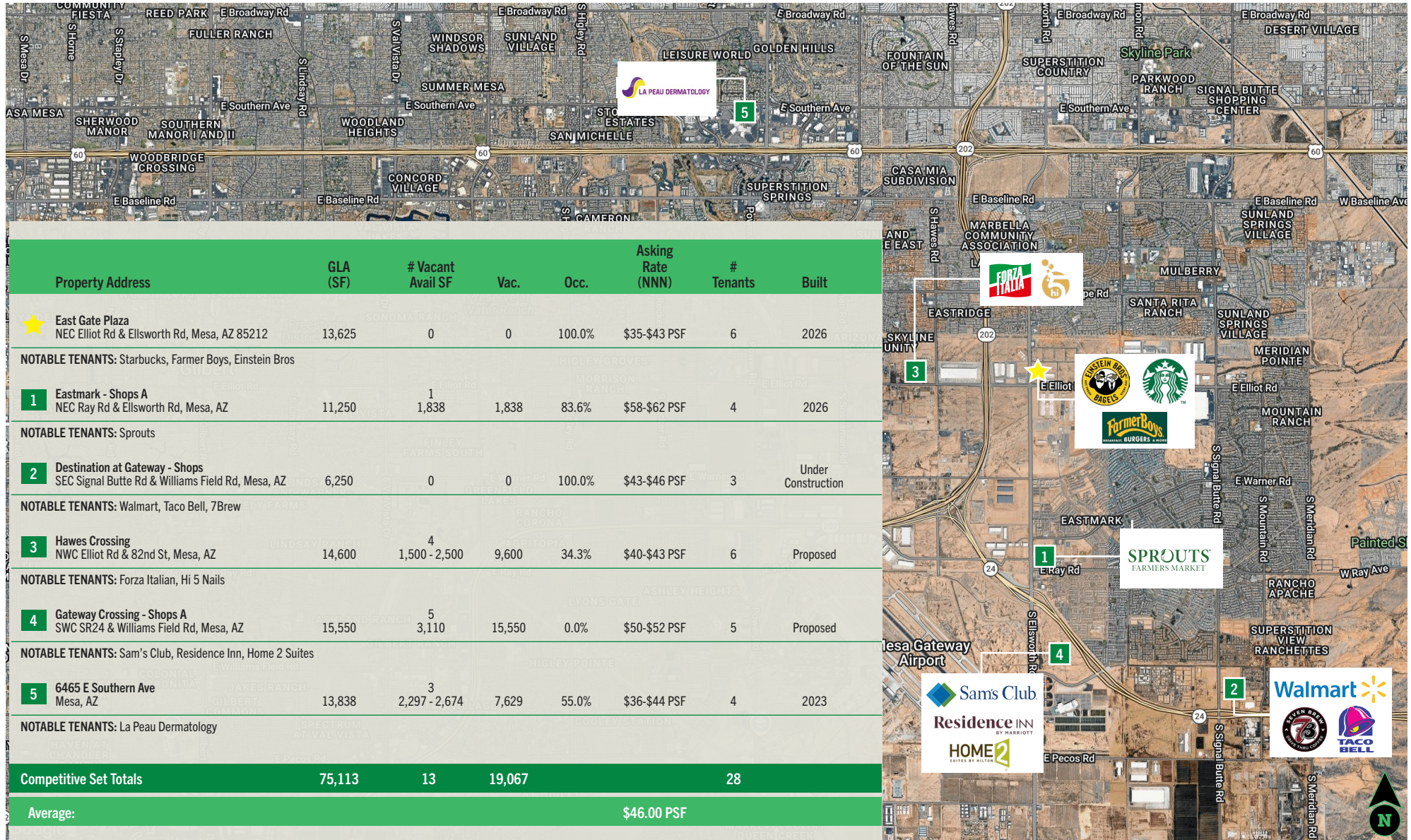
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION (2026)	4,828	94,025	223,964
AVG HH INCOME	\$128,337	\$148,400	\$132,330
MEDIAN HOME VALUE	\$449,210	\$510,213	\$444,861
MEDIAN AGE	34.9	40.1	40.5
DAYTIME POP (16 YRS & OVER)	2,152	36,565	105,276
TOTAL BUSINESSES	145	1,703	5,222
WORKFORCE (16 YRS & OVER)	3,723	74,766	179,734



REGIONAL DRAW SERVICING SOUTHEAST VALLEY

COMPETITIVE SET AERIAL





EAST GATE
PLAZA
SHOPS 6

**FINANCIAL
OVERVIEW**

RENT ROLL

BLDG ID	Unit	Tenant	Square Feet	% of GLA	CONTRACT RENTAL RATE		RENT PER SQ. FT.		Rent Increases	Options
					Year	Month	Year	Month		
6	A	The Wave Pilates	2,643	19.0%	\$111,006.00	\$9,251.00	\$42.00	\$3.50	3% Annual Increases	2, 5-Yr Options
6	B	FitFX	2,250	17.0%	\$78,750.00	\$6,563.00	\$35.00	\$2.92	2% Annual Increases	2, 5-Yr Options
6	C	Forge Wellness and Recovery	2,000	15.0%	\$80,000.00	\$6,667.00	\$40.00	\$3.33	2% Annual Increases	2, 5-Yr Options
6	D	Andi's Aveda Hair Salon & Barbershop	1,200	9.0%	\$43,200.00	\$3,600.00	\$36.00	\$3.00	2% Annual Increases	2, 5-Yr Options
6	E/F	Nest Home & Co.	3,381	25.0%	\$133,550.00	\$11,129.00	\$39.50	\$3.29	3% Annual Increases	2, 5-Yr Options
6	G	Zeitouna Mediterranean Restaurant	2,151	16.0%	\$92,493.00	\$7,708.00	\$43.00	\$3.58	3% Annual Increases	2, 5-Yr Options at Market Rates
Occupied Totals - In Place:			13,625	100.0%	\$538,999.00	\$44,916.58	\$39.56	\$3.30		
Vacant Totals:			0	0	\$0	\$0	\$0	\$0		
Totals:			13,625	100.0%	\$538,999.00	\$44,916.58	\$39.56	\$3.30		



INCOME & EXPENSE SUMMARY

	YEAR 1		YEAR 3	
	Total	\$/SF	Total	\$/SF
INCOME				
Rental Income	\$538,999.00	\$39.56	\$571,824.00	\$41.97
Other Income		\$0.00		\$0.00
Expense Reimbursements	\$131,115.11	\$9.62	\$139,100.00	\$10.21
Vacancy Factor (5%)	(\$33,506.00)	(\$2.46)	(\$35,546.00)	(\$2.61)
Effective Gross Income	\$636,608.00	\$60.77	\$675,368.00	\$64.48
EXPENSES				
Real Estate Taxes	\$38,339.40	\$2.81	\$42,269.18	\$3.10
Property Insurance	\$5,477.06	\$0.40	\$5,810.61	\$0.43
CAM/R&M	\$65,478.21	\$4.81	\$69,465.84	\$5.10
Management	\$27,582.32	\$2.02	\$29,262.09	\$2.15
EGI (%)	4.33%		4.33%	
Non-Reimbursable Expenses	-	-	-	-
Operating Expenses	\$136,877.00		\$146,808.00	
NET OPERATING INCOME	\$499,731.00		\$528,570.00	
Occupancy	100.0%		100.0%	



TENANT OVERVIEW



Wave Pilates:

BLDG 6, Unit A

Company Type: Private

Total Locations: 2

The Wave Pilates is a boutique wellness studio located in Gilbert, Arizona, offering a holistic approach to health through a diverse class menu that includes reformer Pilates, yoga, barre, dance, meditation, breathwork, sound bath, and red light therapy. The studio is designed around community and intentional movement, welcoming clients of all experience levels with flexible membership options ranging from class packs to unlimited monthly memberships. With its emphasis on healing the whole self through movement, The Wave positions itself as more than a fitness studio, cultivating a wellness-focused environment for clients looking to build strength, consistency, and balance in their practice.



FitFX:

BLDG 6, UNIT B

Company Type: Private

Total Locations: 4

Fit FX is a group personal training concept operating four locations across the East Valley of Arizona in Gilbert, Mesa, and Queen Creek, built around the idea of delivering personal trainer-led workouts at an accessible price point. Classes span cardio, resistance training, and warm-up and cool-down programming, with certified trainers guiding every session, providing modifications for all fitness levels, and tracking each member's body composition, weight, and measurements to ensure measurable results. The brand differentiates itself by including nutrition coaching, meal planning, and ongoing accountability in its membership at no additional cost, fostering a community-driven environment focused on sustainable, real-world transformations.



Forge Wellness and Recovery:

BLDG 6, UNIT C

Company Type: Private

Total Locations: 1

Forge Wellness and Recovery is a men's health and performance clinic located in Mesa, Arizona, offering a comprehensive range of services including hormone therapy, weight management, IV therapy, body optimization, and sexual wellness and performance optimization. The clinic is built around a philosophy that wellness extends beyond appearance, focusing on the energy, strength, and confidence clients need to perform at their best in daily life. With a team-based approach centered on training, nutrition, recovery, and hormone optimization, Forge Wellness and Recovery positions itself as a proactive health partner, helping clients take control of their long-term wellbeing through personalized guidance and proven treatment protocols.



Aveda:

BLDG 6, UNIT D

Company Type: Private

Total Locations: 2

Founded in 1978 by stylist Horst Rechelbacher and now owned by Estée Lauder Companies, Aveda is a prestige beauty brand headquartered in Minneapolis, Minnesota, built on the principles of Ayurvedic healing and a deep commitment to environmental responsibility. The brand offers a comprehensive line of 100% vegan, plant-based hair care, skin care, body care, and cosmetics products, with an emphasis on high performance, natural ingredients, and sustainable sourcing and packaging. Sold exclusively through Aveda-affiliated salons, spas, and Experience Centers, the brand has cultivated a loyal following among consumers who value both efficacy and a mission-driven approach to beauty rooted in care for people and the planet.

TENANT OVERVIEW



Nest:

BLDG 6, UNIT E/F

Company Type: Private

Total Locations: 2

Nest Home & Co. is a boutique home furnishings and interior design concept offering a curated selection of transitional home décor including lighting, soft goods, wall art, seating, and garden accessories. The shop is designed around the philosophy of tasteful, elevated living, with a product mix and aesthetic that bridges classic and contemporary styles for functional, beautifully styled spaces. In addition to its retail offerings, Nest Home & Co. provides design services and trade programs for influencers and interior designers, positioning it as both a destination shop and a design resource for the local community.



Zeitouna:

BLDG 6, UNIT G

Company Type: Private

Total Locations: 1

Zeitouna is a Mediterranean and Middle Eastern restaurant concept rooted in the culinary traditions of the Levant and Mesopotamia, drawing on family recipes, generational hospitality, and the flavors of a shared table. The concept is built around an authentic, personal connection to the food and culture it represents, with a focus on creating a warm and inviting dining experience that reflects the warmth and community spirit of the region. Currently preparing to open its first location in Mesa, Arizona, Zeitouna is positioning itself as a distinctive addition to the local dining scene.





▼ CONFIDENTIALITY STATEMENT

This is a confidential Offering Memorandum that is intended only for the purpose of review by a prospective purchaser of East Gate Plaza Shops 6 located at 3515 S Ellsworth Rd, Mesa AZ 85212, and is not to be used for any other purpose or by any other person without the consent of Diversified Partners. Material included in this Offering Memorandum is based upon information provided by Owner and information obtained by the Broker through sources deemed reliable. This Memorandum is not to be considered a representation of the state of affairs of the project and is not intended to be the entirety of documentation required by prospective investors for consideration. No warranty or representation, expressed or implied, is made by the Owner or Broker as to the accuracy or completeness of information included within this Offering Memorandum. All financial projections and project information (including acreage and square footage) is for general reference purposes only, may be approximate in nature and are subject to variation. Qualified investors shall have the opportunity to review additional documentation and inspect the subject property. Investors should conduct their own due diligence to determine the condition of the property. This Offering Memorandum has been prepared by the Broker and approved by the Owner for distribution to prospective purchasers only for their review. The Owner reserves the right, at its sole discretion, to reject offers to purchase the subject property. The Owner shall not have any legal commitment to any party reviewing this Offering Memorandum until any written agreements have been fully executed and any contingencies have been waived. Receipt of this Offering Memorandum shall confirm agreement that this document is confidential and shall not be distributed to any other entity without written consent from Diversified Partners. If upon review of this Offering Memorandum you no longer have further interest or do not wish to pursue the purchase of this property, please return this Offering Memorandum to Diversified Partners.

EXCLUSIVELY LISTED BY:

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