

Drive Thru / Retail Center Pad for Ground Lease or BTS SWC Ellsworth & Broadway | Mesa, AZ 85208



Shelby Tworek

602 491 1030

stworek@camcre.com

AZ CO002715001

Steven Berman

818 815 2412

sberman@naicapital.com

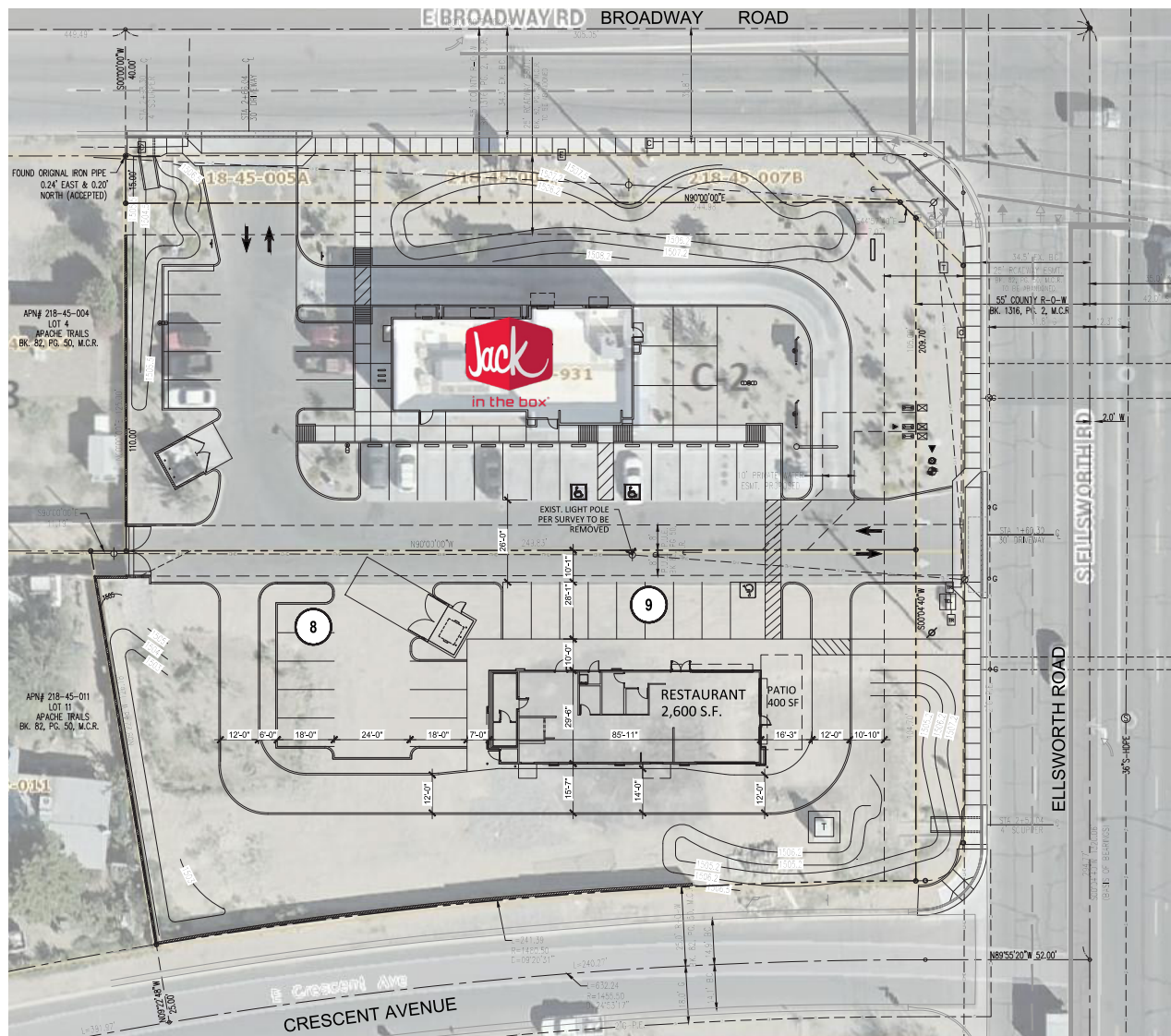
CA DRE #00967188



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Potential Site Plan

- Zoning: C-2, Maricopa County
- Utilities: Water, Electric & Gas
- Heavy traffic intersection - E. Broadway Road & S. Ellsworth Road (53,459 VPD)
- Easy access within 1/2 mile away from Red Mountain Freeway (202)
- Population of over 373,000 within 5-mile radius, with average household income of over \$93,000
- Join these tenants at the intersection:



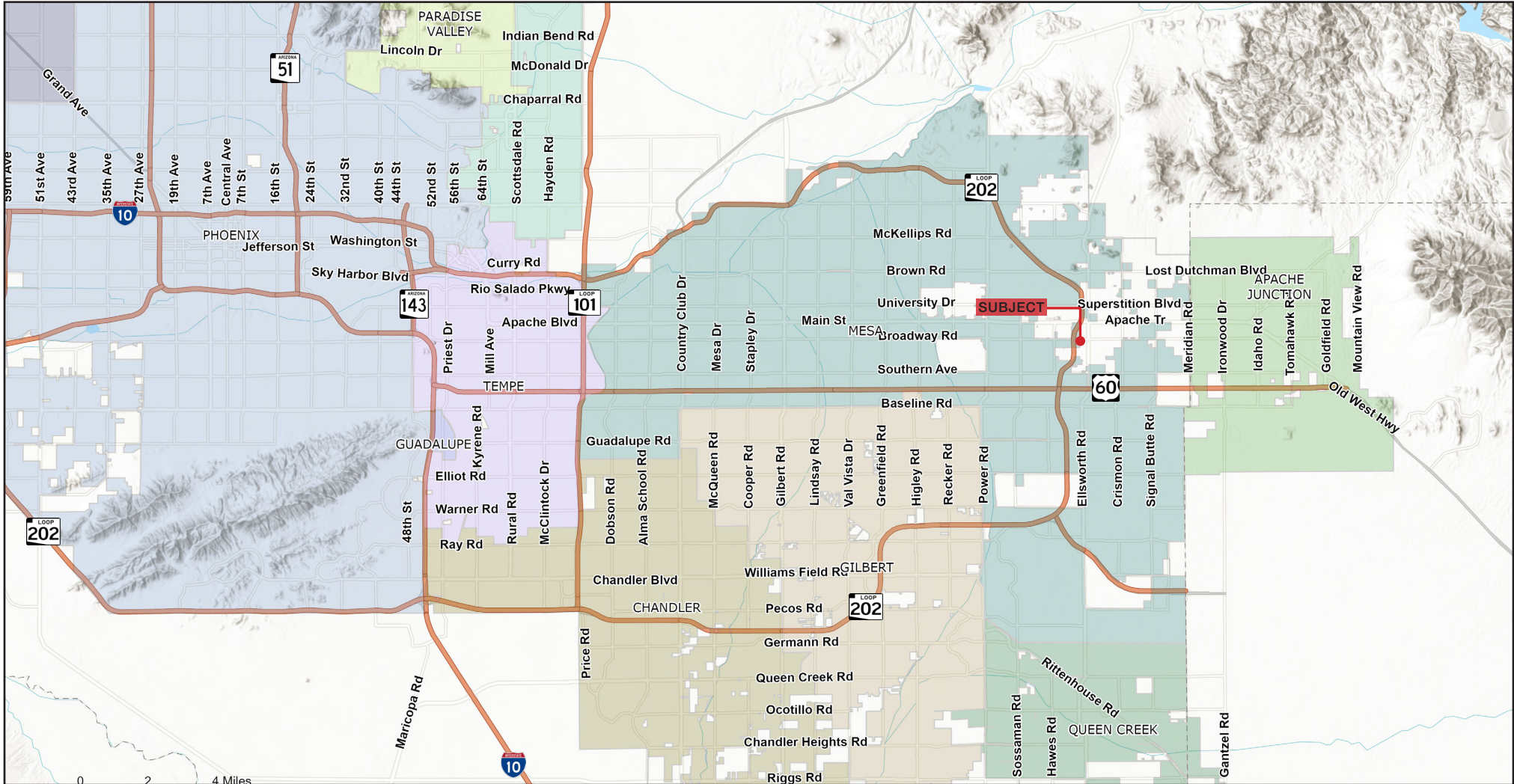
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Location Map



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Property Aerial



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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,976	176,520	373,158
Average Age	36	35	37
Average Age (Male)	35	34	36
Average Age (Female)	37	36	38



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$58,837	\$76,200	\$93,058
Average House Value	\$355,393	\$358,884	\$409,722



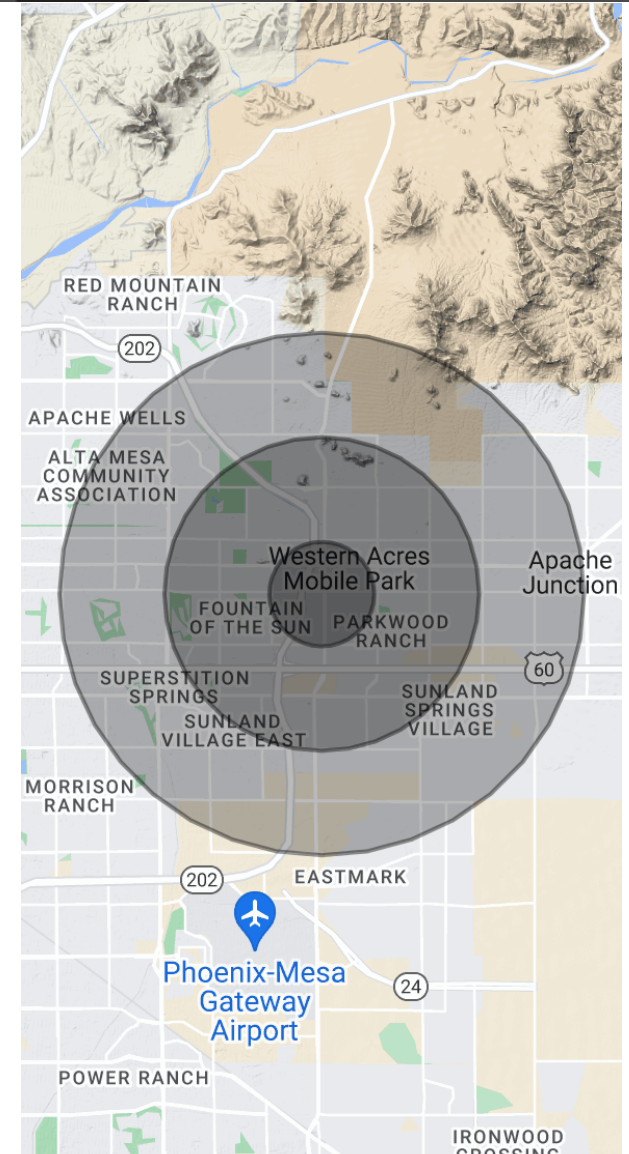
HH UNITS	1 MILE	3 MILES	5 MILES
# of Persons per HH	2.8	2.7	2.6



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Employees	1,232	13,181	40,881
Total Businesses	268	2,362	6,318



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households	7,943	46,941	99,075
2028 Households	8,813	50,820	107,260



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