

Employment

106,466 CPD

LOOP
202

88,535 CPD

SUBJECT

Limited
Comm. (LC)
23.5 AC

General
Commercial (GC)
67.1 AC

Mixed Use (MX)
45.9 AC

Ellsworth Rd 28,466 CPD

Elliot Rd 29,830 CPD

facebook
Data
Center

NEW EASTMARK RETAIL SHOPS

Elliot Road & Ellsworth Road - Northwest Corner
Mesa, Arizona

Brian Gast

602.682.8155

brian.gast@velocityretail.com

Dean Ingram

602.703.3326

dean.ingram@velocityretail.com

Heather Prinsloo

602.682.8108

heather.prinsloo@velocityretail.com

Parker Jones

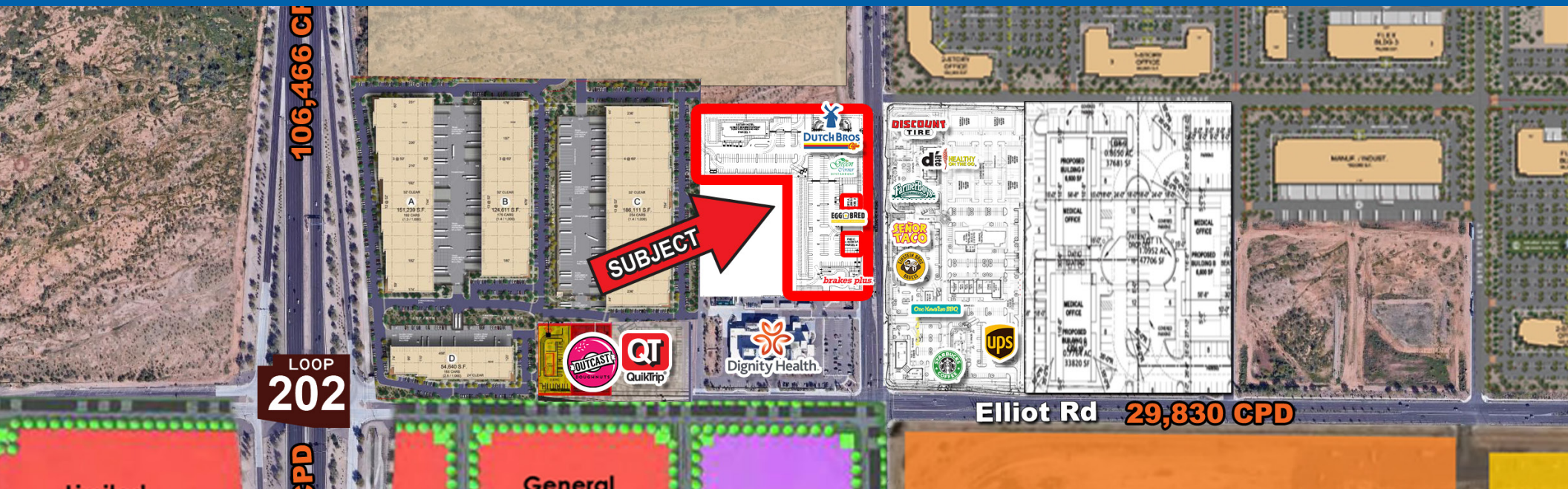
602.682.8182

parker.jones@velocityretail.com

VELOCITY
RETAIL GROUP

NEW EASTMARK RETAIL SHOPS

Elliot Road & Ellsworth Road - Northwest Corner
Mesa, Arizona



◆ SHOPS, DRIVE THRU APPROVED PAD, AND FREESTANDING PADS AVAILABLE

Property Highlights

- Located in the heart of the Elliot Tech Corridor (Apple, Facebook, Google, Amazon)
- 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
Ellsworth Road	14,475 CPD
Total	44,305 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	4,530	83,908	211,723
Estimated Households	1,531	31,132	81,299
Avg Household Income	\$112,759	\$137,221	\$121,955
Daytime Employees	692	8,565	33,025

Source: SitesUSA

Nearby Tenants



Brian Gast

602.682.8155

brian.gast@velocityretail.com

Dean Ingram

602.703.3326

dean.ingram@velocityretail.com

Heather Prinsloo

602.682.8108

heather.prinsloo@velocityretail.com

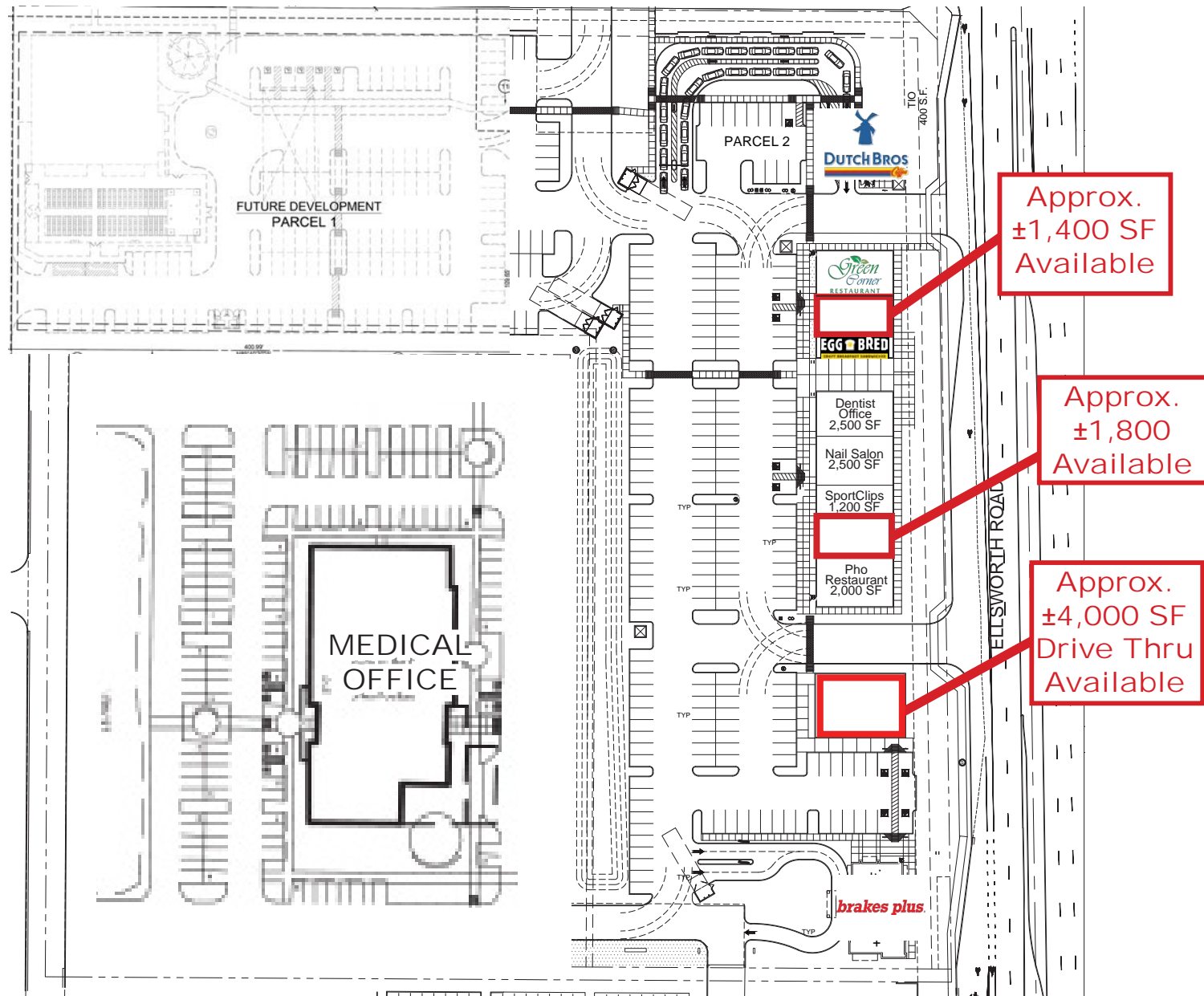
Parker Jones

602.682.8182

parker.jones@velocityretail.com



CONCEPTUAL SITE PLAN



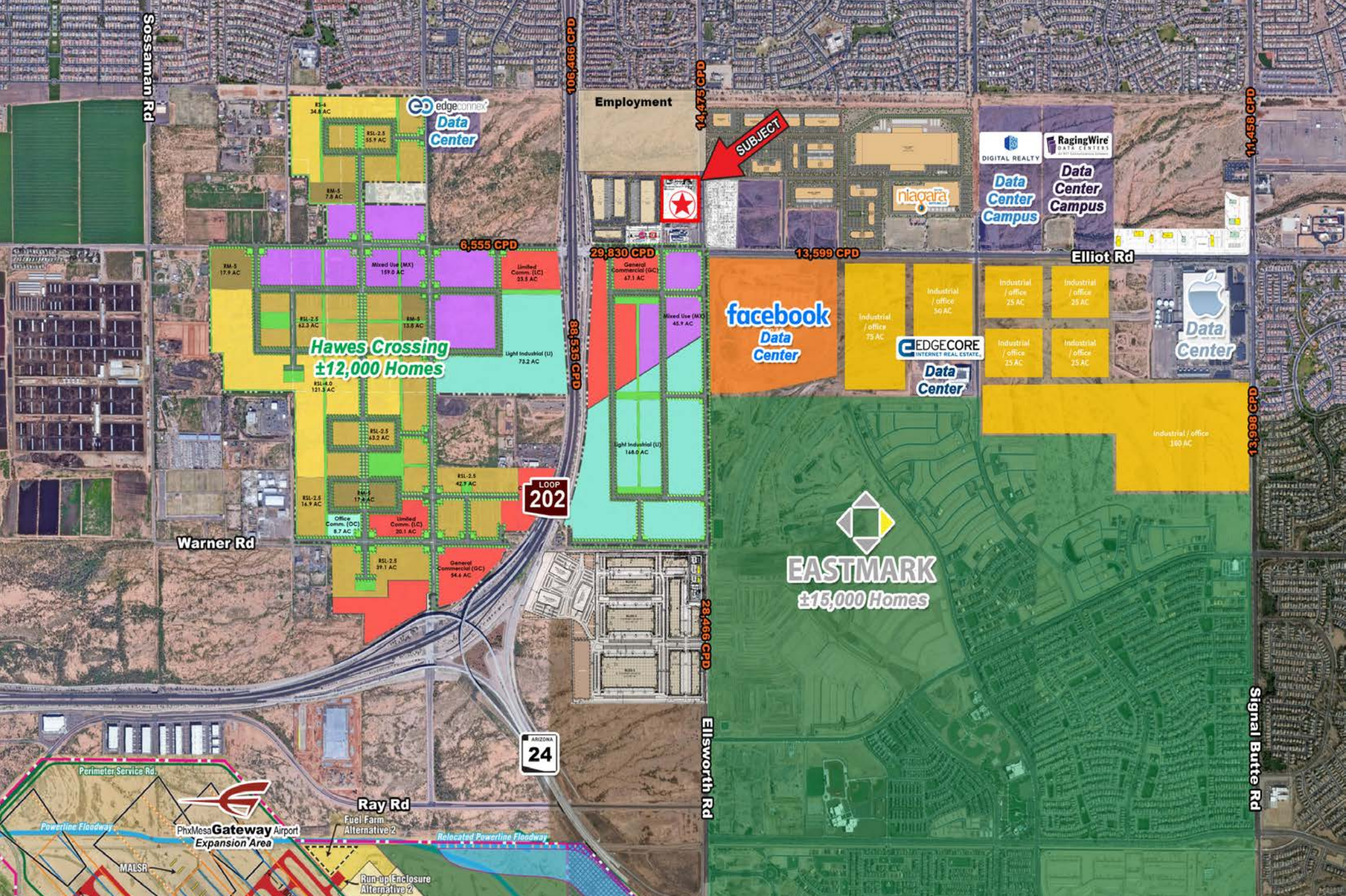
Brian Gast
602.682.8155
brian.gast@velocityretail.com

Dean Ingram
602.703.3326
dean.ingram@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com





Brian Gast

602.682.8155
brian.gast@velocityretail.com

Dean Ingram

602.703.3326
dean.ingram@velocityretail.com

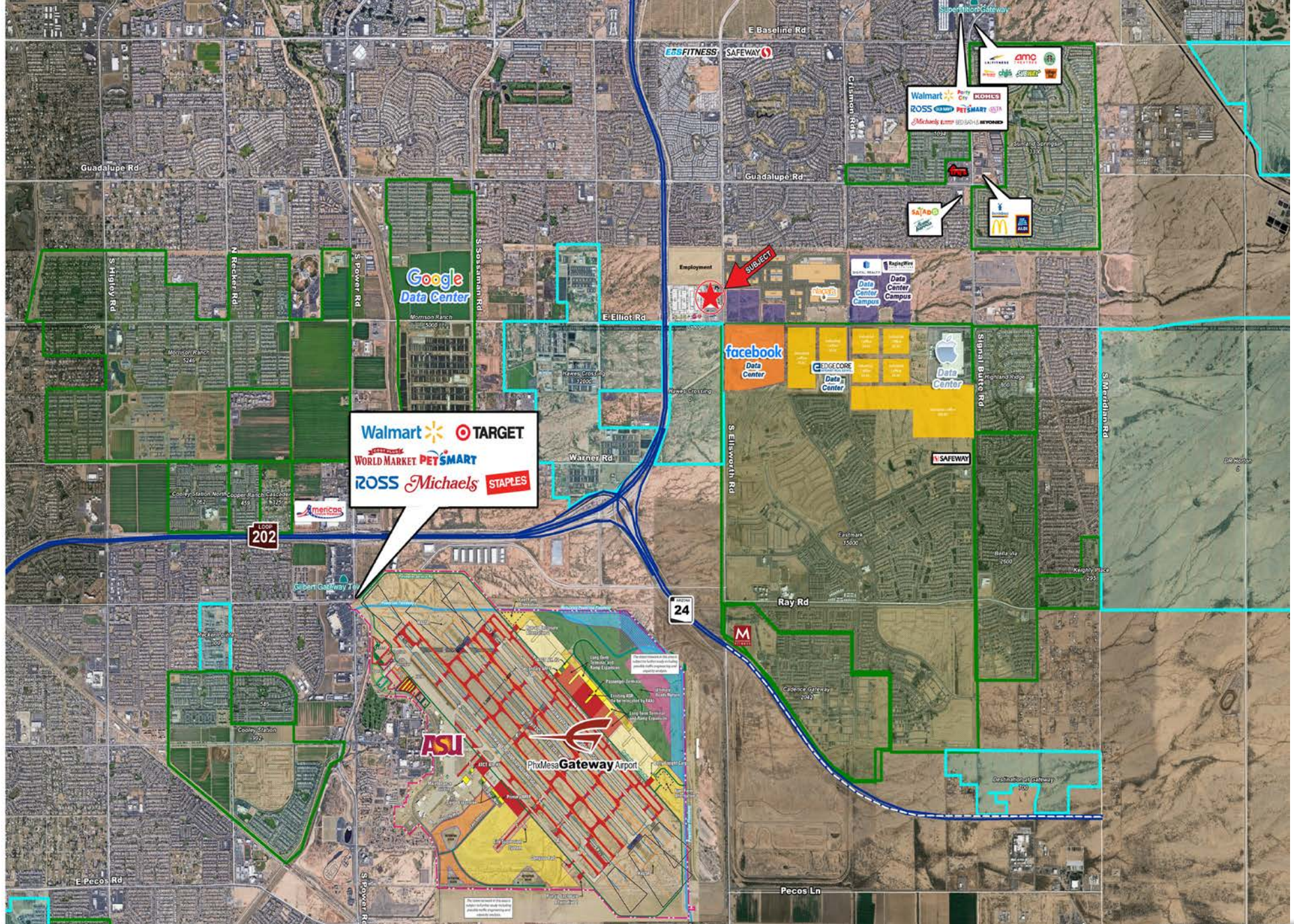
Heather Prinsloo

602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones

602.682.8182
parker.jones@velocityretail.com





Brian Gast
602.682.8155
brian.gast@velocityretail.com

Dean Ingram
602.703.3326
dean.ingram@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com



DEMOGRAPHICS



2025 POPULATION

1 MILE: 4,530
3 MILES: 83,908
5 MILES: 211,723



MEDIAN HOUSEHOLD INCOME

1 MILE: \$112,759
3 MILES: \$137,221
5 MILES: \$121,955



POPULATION GROWTH PROJECTION 2025 - 2030

1 MILE: 0.6%
3 MILES: 1.4%
5 MILES: 1.2%



TOTAL BUSINESSES

1 MILE: 136
3 MILES: 1,619
5 MILES: 4,894



2025 TOTAL HOUSEHOLDS

1 MILE: 1,531
3 MILES: 31,132
5 MILES: 81,299



NUMBER OF EMPLOYEES

1 MILE: 692
3 MILES: 8,565
5 MILES: 33,025



MEDIAN HOME VALUE

1 MILE: \$404,297
3 MILES: \$446,292
5 MILES: \$413,564

Brian Gast

602.682.8155

brian.gast@velocityretail.com

Dean Ingram

602.703.3326

dean.ingram@velocityretail.com

Heather Prinsloo

602.682.8108

heather.prinsloo@velocityretail.com

Parker Jones

602.682.8182

parker.jones@velocityretail.com





2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016
602.682.8100

Brian Gast

602.682.8155
brian.gast@velocityretail.com

Dean Ingram

602.703.3326
dean.ingram@velocityretail.com

Heather Prinsloo

602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones

602.682.8182
parker.jones@velocityretail.com

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Accelerated Development Services and the ADS logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.

tail.com

