

EAST GATE PLAZA

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

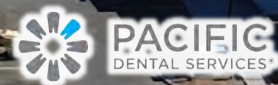


Dignity Health Medical Group Arizona

4.5 ACRES MEDICAL OFFICE

32,851 VPD

SELLSWORTH RD



FUTURE DATA CENTERS FLEX & INDUSTRIAL



ELLIOT TECHNOLOGY CORRIDOR

E ELLIOT RD

38,391 VPD



D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

7339 E. McDonald Drive
Scottsdale, AZ 85250
O: 480.947.8800
Fax: 480.947.8830
www.dpcre.com

MATT PERGOLA | (C) (602) 579-7655 | mattp@dpcre.com
BRANDON VASQUEZ | (C) (480) 620-4738 | brandon.vasquez@dpcre.com
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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

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 **Dignity Health**
Medical Group Arizona

 **HIPPO**
Veterinary Group

 **ENSTEIN BROS.**
BAGELS

 **KANGA'S HAWAIIAN GRILL**

 **PORT OF SUBS**
Sliced Fresh Sandwiches!

 **FarmerBoys**
BURGERS & MORE

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

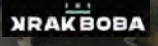
 **CAMBRIA**
hotels & suites

 **SVP**
Southern Veterinary Partners

 **GOLDEN NAILS LOUNGE**

 **GET AIR**

 **Spritz & Salt**
TRUNK OF LINDENWOOD

 **NRAK BOBA**

 **the wave pilates**
and wellness studio

 **FIMEX**

 **WING**

 **HAND & STONE**
MASSAGE AND FACIAL SPA

 **ZEITOUNA**
Mediterranean

 **FORGE**
RECOVERY + WELLNESS

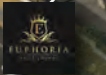
 **NEST**

 **PACIFIC**
DENTAL SERVICES

 **ZuZu's**
Acai Cafe

 **Starbucks**

 **Klatche**

 **EUPHORIA**

S ELLSWORTH RD

E ELLIOT RD

East Gate Plaza | SPACE AVAILABILITY

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



**DISCOUNT
TIRE**

**1,612 SF ENDCAP
DRIVE-THRU
AVAILABLE**

**2,171 SF
AVAILABLE**

**AT LEASE
WITH SUSHI**

Affinity
Family Medicine

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PARTNERS**

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East Gate Plaza | BUILDING PROGRESS

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Construction Complete!



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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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