



AVAILABLE FOR SALE OR GROUND LEASE



# ELLSWORTH RD & SOUTHERN AVE

MESA, AZ





# property summary

AVAILABLE	±2.18 AC (±94,780 SF of land)	LEASE RATE / PRICE	Please Call
PARCEL	220-81-770B	LOT #	B1

## LOCATION HIGHLIGHTS

- » In front of a highly-trafficked Lowe's Home Improvement store.
- » Close proximity to the Loop 202 and US-60 freeway stack, allowing easy accessibility to other parts of The Valley.
- » Close proximity to Skyline High School (2,143 students).
- » Close proximity to Desert Ridge High School (2,226 students).
- » Dense, well-established neighborhoods in the surrounding area.
- » Close proximity to Mountain Vista Medical Center (947 employees).

## TRAFFIC COUNTS

### ELLSWORTH RD

**N** ±15,430 VPD (NB & SB)

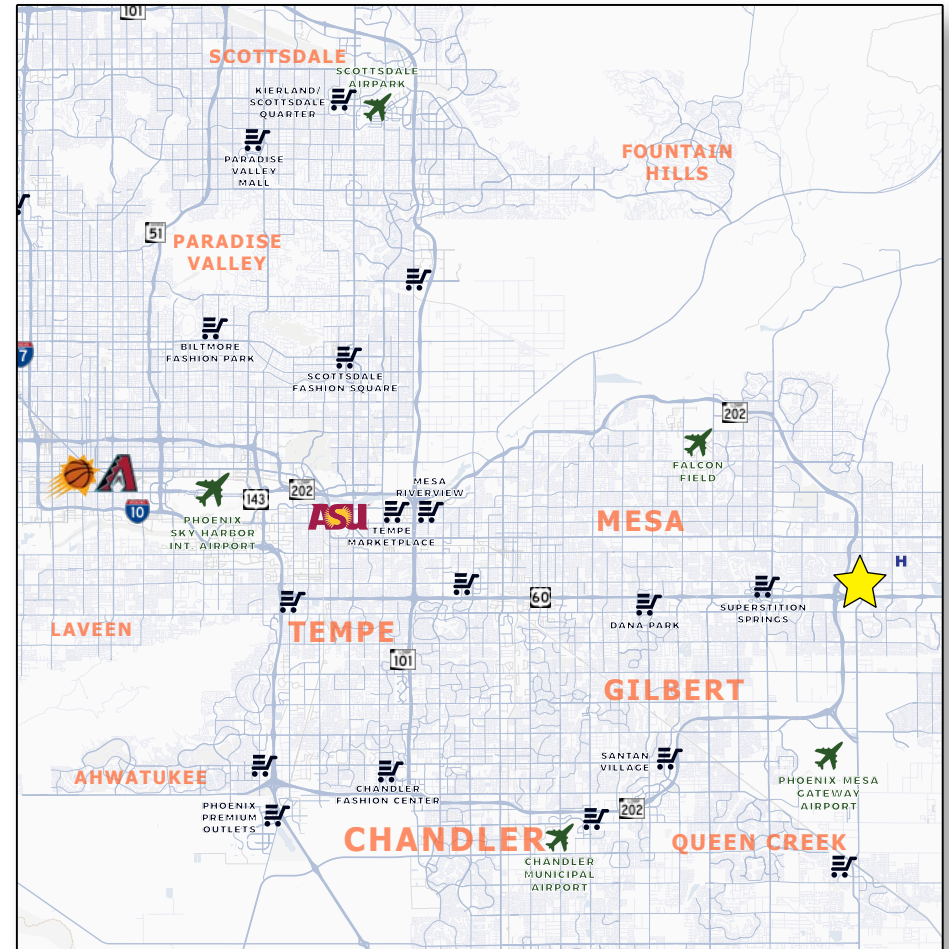
**S** ±18,550 VPD (NB & SB)

### SOUTHERN AVE

**E** ±12,543 VPD (EB & WB)

**W** ±15,109 VPD (EB & WB)

ADOT 2023



SEC

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ELLSWORTH RD & SOUTHERN AVE





# zoom aerial



SEC

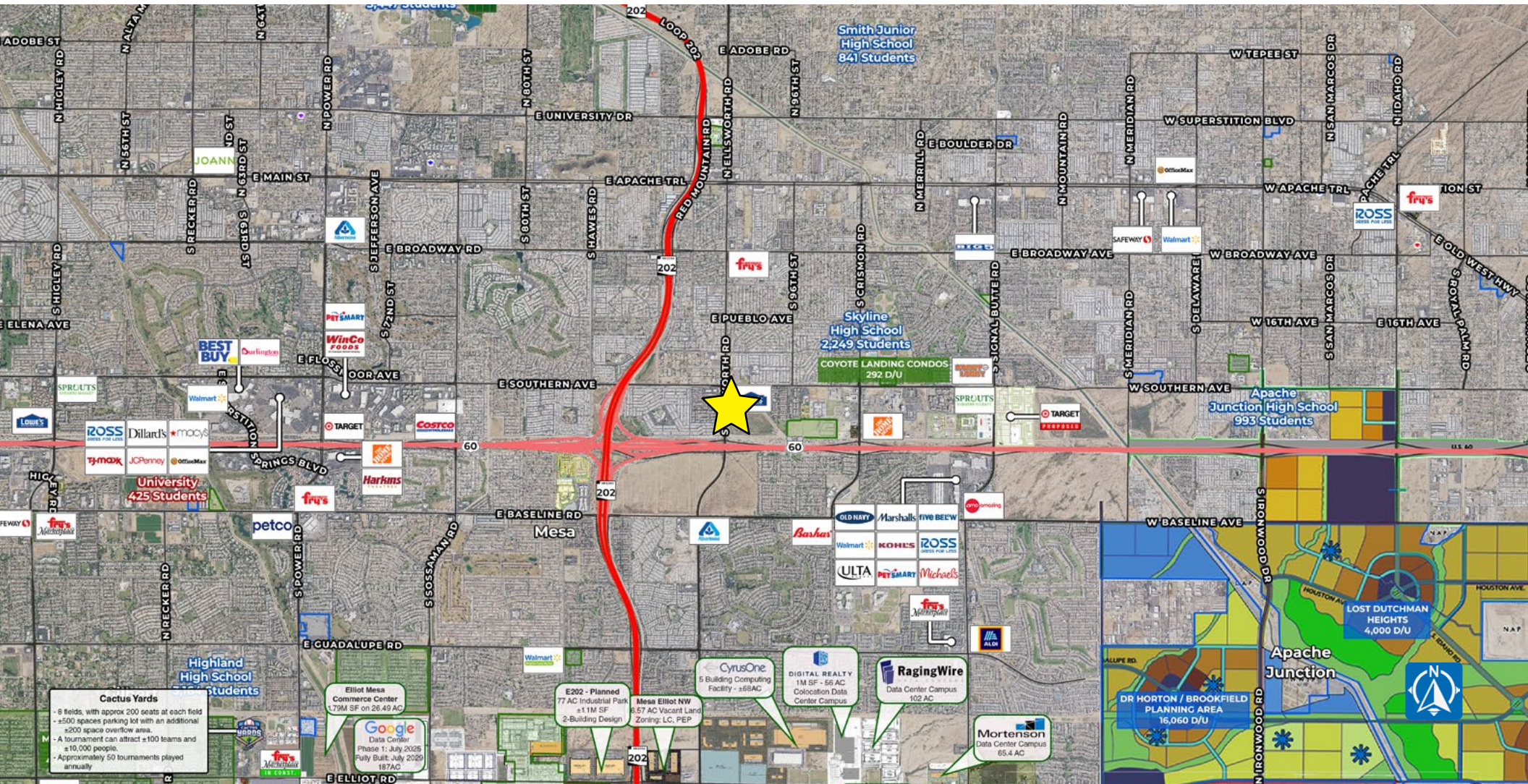
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# wide aerial



SEC

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# demographics

2023 ESRI ESTIMATES



	1-Mile	3-Mile	5-Mile
<b>2023 Total Daytime Pop</b>	9,640	92,622	204,502
<b>Workers</b>	1,957	27,357	70,897
<b>Residents</b>	7,683	65,265	133,605



	1-Mile	3-Mile	5-Mile
<b>2023 Housing Units</b>	7,200	56,478	110,287
<b>Owner Occupied</b>	57.0%	61.9%	65.2%
<b>Renter Occupied</b>	18.2%	19.8%	19.3%



	1-Mile	3-Mile	5-Mile
<b>2023 Total Population</b>	12,941	115,672	237,580
<b>2028 Total Population</b>	14,203	119,212	241,603



	1-Mile	3-Mile	5-Mile
<b>2023 Households</b>	5,409	46,160	93,145
<b>2028 Households</b>	5,918	47,916	95,382



	1-Mile	3-Mile	5-Mile
<b>Median HH Income</b>	\$59,963	\$66,671	\$72,342
<b>Average HH Income</b>	\$75,665	\$89,903	\$99,398
<b>Per Capita Income</b>	\$31,508	\$35,822	\$39,078



	1-Mile	3-Mile	5-Mile
<b>2023 Businesses</b>	97	1,680	4,087

SEC

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