

**MIXED USE
DEVELOPMENT**

HOTEL | RETAIL
RESTAURANT

southwest corner

ELLSWORTH RD & SR-24, MESA, AZ



developed by





HIGHLIGHTS

Strong visibility to over 44,759 vehicles per day and growing at the intersection and easy accessibility from both Ellsworth Rd and SR-24 roads to Loop 202.

Located in one of the highest growth areas in AZ, Queen Creek has seen their population grow 2,084% since 2000

One mile south of the Facebook campus will encompass nearly 1 million square feet of data center and admin space.
Under Construction

Phoenix-Mesa Gateway Airport Future plans include to develop the ± 400 -acres which will have a new terminal with gates along which will include mixed-use of retail, office and other forms of real estate in efforts to expand the profile of airliners flying in and out of Gateway and to ease traffic at Sky-Harbor.

Down from Eastmark, a new housing development with over 12,000 homes at full buildout.

Located just west of Bell Bank Park is privately owned 320-acre multi-use family sports and entertainment complex is being built in Mesa, at the border of Queen Creek, and will create more than 1,500 jobs and generate hundreds of millions of dollars in direct economic impact back to the surrounding community. The park is expected to attract over three million visitors annually.



TRAFFIC COUNTS

SR-24

E/W $\pm 44,759$ VPD (EB & WB)

Ellsworth Rd

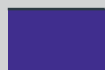



N $\pm 34,351$ VPD (NB & SB)




S $\pm 36,801$ VPD (NB & SB)






ADOT 2021

CONCEPTUAL

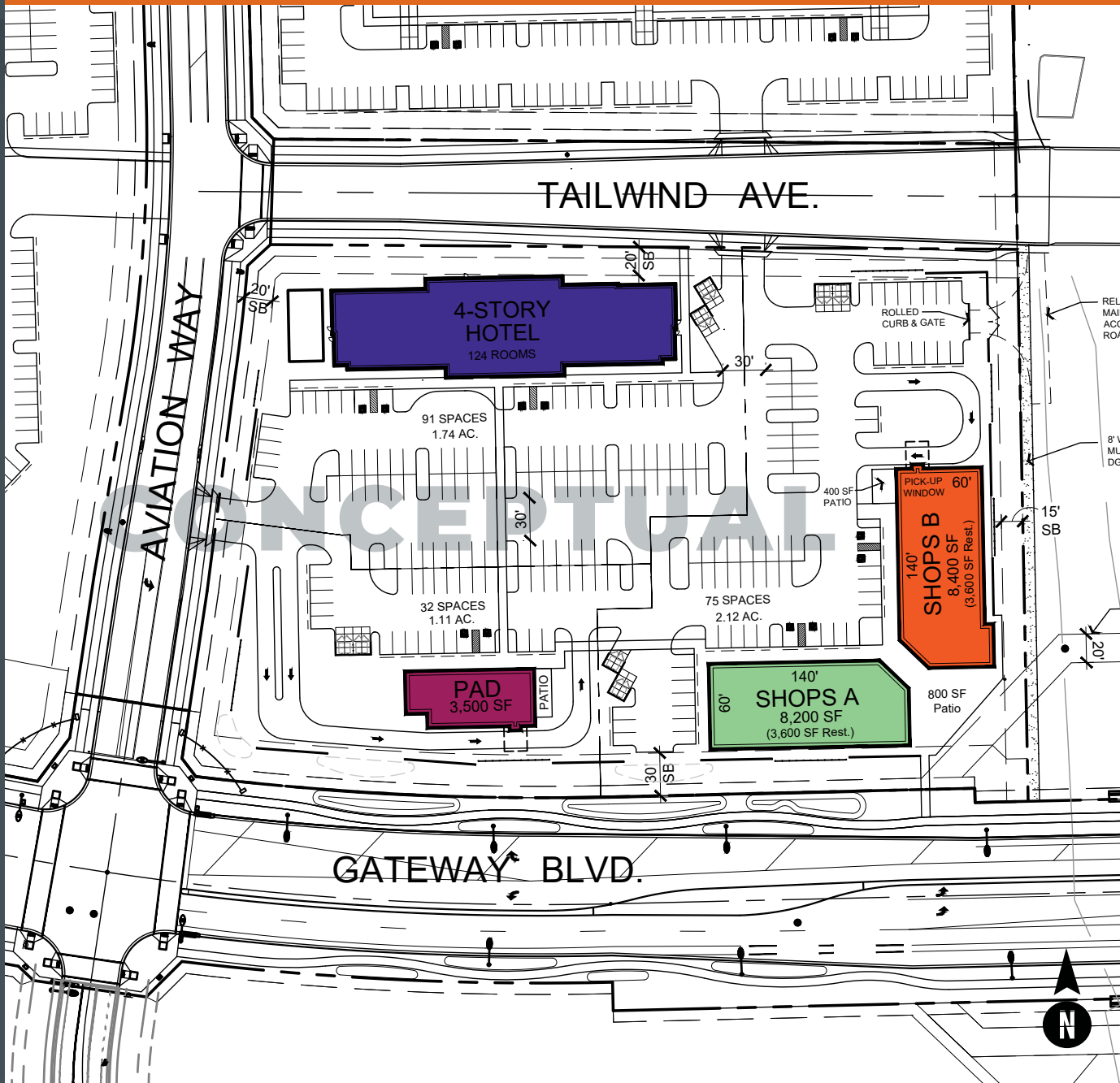


	HOTEL	124 ROOMS
	PAD	3,500 SF
	SHOPS A	8,200 SF
	SHOPS B	8,400 SF

	PAD	4,600 SF
	PAD	7,000 SF
	SHOPS B	12,000 SF
	MAJOR	50,000 SF
	MAJOR	30,000 SF

	MAJOR	20,000 SF
	MAJOR	22,150 SF
	MAJOR	80,000 SF
	PAD	5,000 SF
	PAD	8,000 SF

	SHOPS	9,300 SF
	ANCHOR1	164,441 SF



MASTER SITE PLAN

HOTEL	124 ROOMS
PAD	3,500 SF
SHOPS A	8,200 SF
SHOPS B	8,400 SF

ELLSWORTH ROAD & SR-24



ELLSWORTH ROAD & SR-24 MESA, AZ

CONCEPTUAL



ELLSWORTH RD

±44,759 VPD



CONCEPTUAL



CONCEPTUAL

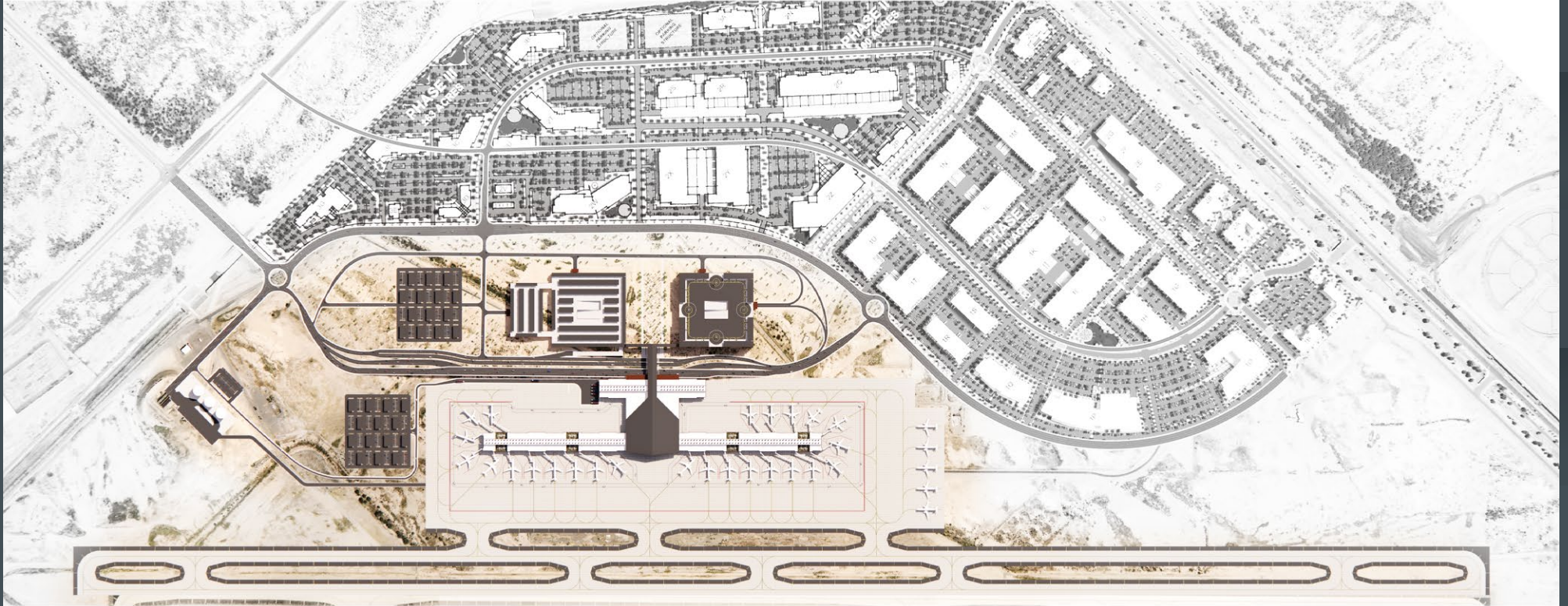


RENDERINGS



RENDERINGS

CONCEPTUAL



DWL ARCHITECTS+ Mead&Hunt

HAWES CROSSING
3,990 D/U

Mesa Ray
58.97 AC Vacant Land
Located within Mesa 2040
General Plan

Mesa Hawes
159.3 AC Vacant Land
Zoning: LC, PEP
Current Plan: Mixed Use

RAY RD

ARIZONA
24

PCA
Mixed-Use
Development

**Acero
Eastmark**
260 Units

**2.0 at
Eastmark**
Proposed
354 Units

**The Harley
at Eastmark**
In Const
258 Units

**Eastmark
High School**
1,835 Students

The Premiere @ Eastmark
216 Units

**The Reserve
@ Eastmark**
140 Units



**CADENCE AT
GATEWAY**
1,878 D/U

**Cadence at
Gateway
Proposed**
302 Units

Navona
400 Units

**ARIZONA
ATHLETIC
GROUNDS**



Mesa Gateway Airport

- Provides +10,000 jobs bringing in \$1.3 billion annually.
- Last year, 220,000 landings and takeoffs makes Gateway busier than Portland International Airport.
- 700 acre plot of land Mixed-use, Industrial, Commercial, and Residential.

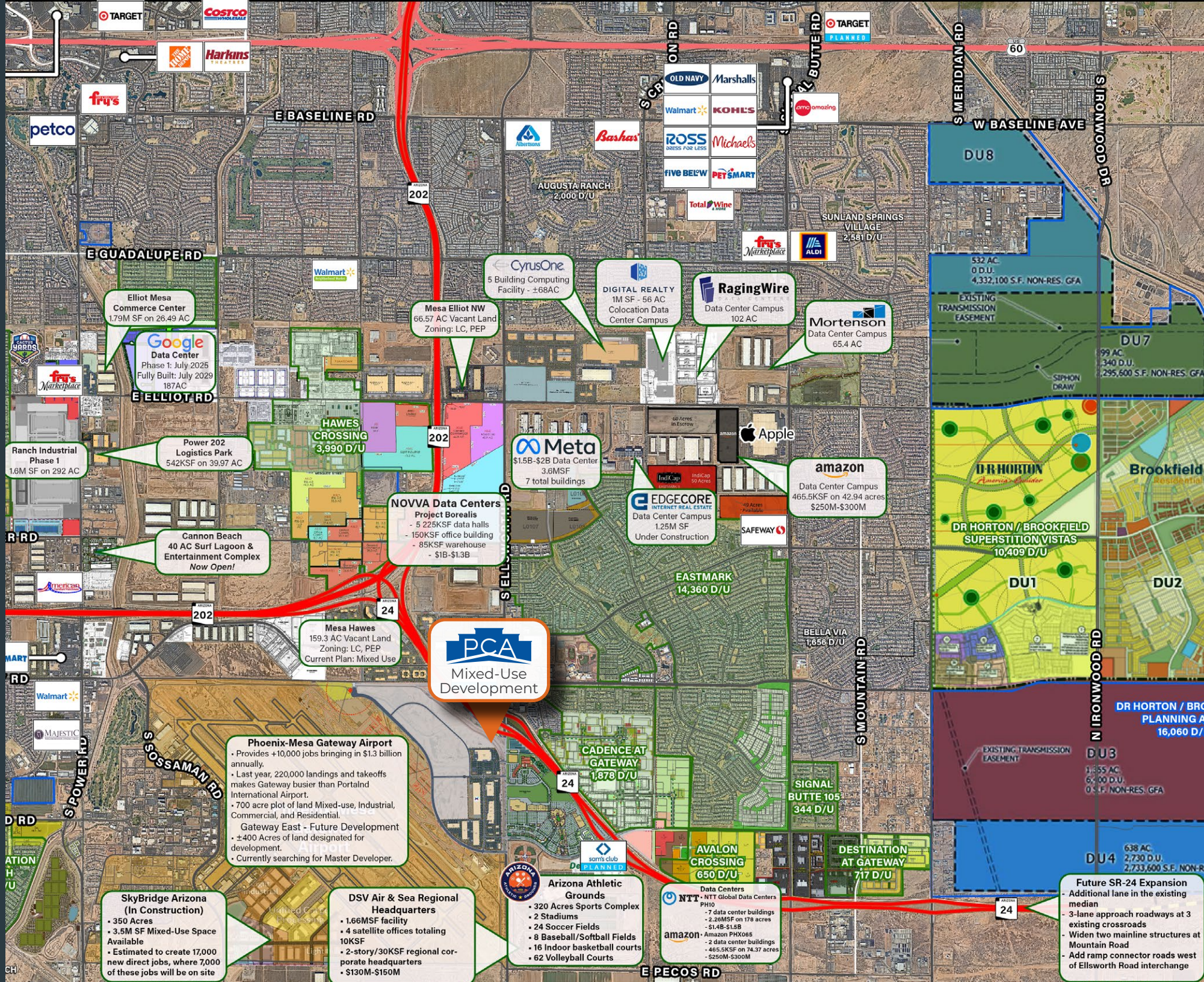
Gateway East - Future Development

- ±400 Acres of land designated for development.
- Currently searching for Master Developer.

SkyBridge Arizona

Master Development for the Gateway Aerospace Park at the Phoenix-Mesa Gateway Airport (Gateway Airport) in Mesa consisting of 23 buildings totaling 4,000,000 SF at build-out.

NORTH RETAIL



SkyBridge Arizona (In Construction)

- 350 Acres
- 3.5M SF Mixed-Use Space Available
- Estimated to create 17,000 new direct jobs, where 7,000 of these jobs will be on site

Phoenix-Mesa Gateway Airport

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DSV Air & Sea Regional Headquarters

- 1.66MSF facility
- 4 satellite offices totaling 10KSF
- 2-story/30KSF regional corporate headquarters
- \$130M-\$150M

Arizona Athletic Grounds

- 320 Acres Sports Complex
- 2 Stadiums
- 24 Soccer Fields
- 8 Baseball/Softball Fields
- 16 Indoor basketball courts
- 62 Volleyball Courts

NTT

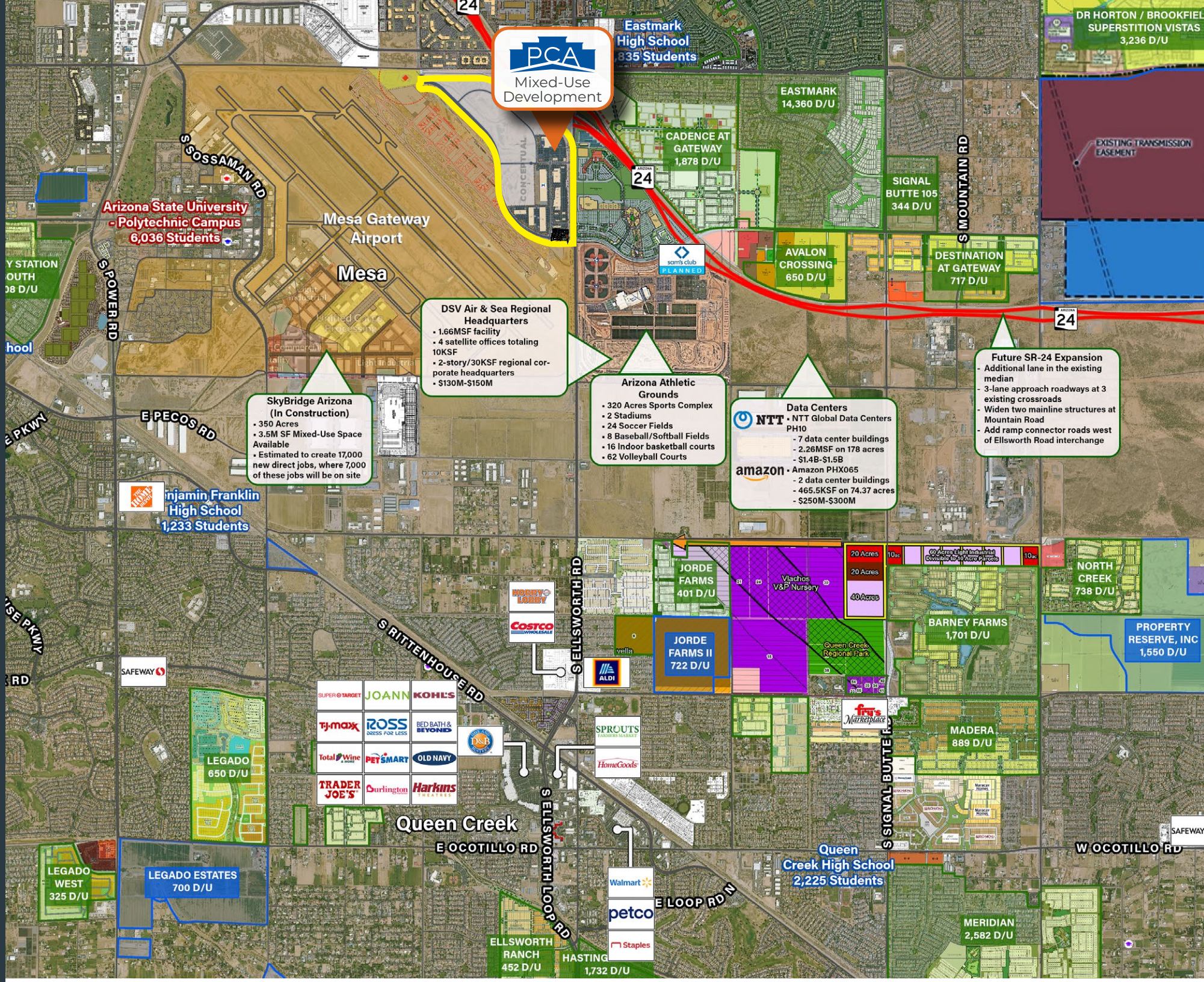
Data Centers

- NTT Global Data Centers PHO
- 7 data center buildings
- 2.26MSF on 178 acres
- \$1.4B-\$1.5B
- Amazon PDK068
- 2 data center buildings
- 465.5KSF on 74.37 acres
- \$250M-\$300M

Future SR-24 Expansion

- Additional lane in the existing median
- 3-lane approach roadways at 3 existing crossroads
- Widen two mainline structures at Mountain Road
- Add ramp connector roads west of Ellsworth Road interchange

SOUTH RETAIL



ARIZONA ATHLETIC GROUNDS

LOCATED ACROSS ELLSWORTH



SITE MAP KEY STATS

- 280 Acres
- Over 2 million visitors per year
- #1 Attended youth sports facility in arizona
- 158 Fields and courts
- 2,200 Total seats in outdoor stadium
- 2,500 Seat indoor arena
- 2.7 Acre yard for music events

OUTDOOR FACILITIES

- 41 PICKLEBALL COURTS
- 24 SOCCER / LACROSSE / FOOTBALL FIELDS
- 12 BEACH VOLLEYBALL COURTS
- 8 BASEBALL AND SOFTBALL FIELDS
- 2.7 ACRES FOR EVENTS

INDOOR FACILITIES

- 50 VOLLEYBALL COURTS
- 16 BASKETBALL COURTS
- 17,000 SQ FT BAR AND RESTAURANT AREA
- 10,000 SQ FT FOOD COURT
- 50,000 SQ FT ULTRA-HIGHEND TRAINING, REHAB / PT, AND MEDICAL CARE SPACE



2023 POPULATION

1-Mile	3-Miles	5-Miles
4,514	40,780	192,100



2023 AVERAGE HOUSEHOLD INCOMES

1-Mile	3-Miles	5-Miles
\$160,150	\$163,387	\$138,451



2023 DAYTIME POPULATION

1-Mile	3-Miles	5-Miles
2,964	33,355	148,611



HOUSEHOLD SUMMARY

1-Mile	3-Miles	5-Miles
1,329	12,702	62,897



2023 AVERAGE MEDIAN HOUSEHOLD INCOME

1-Mile	3-Miles	5-Miles
\$129,882	\$131,173	\$108,747

FOOD AWAY FROM HOME OVER

\$312M

WITHIN 5-MILES

18% higher than the national average

exclusively listed by

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