

**MIXED USE  
DEVELOPMENT**

HOTEL | RETAIL  
RESTAURANT

southwest corner

# ELLSWORTH RD & SR-24, MESA, AZ



developed by

**BOYER**

**PCA**  
PHOENIX COMMERCIAL ADVISORS

[PhoenixCommercialAdvisors.com](http://PhoenixCommercialAdvisors.com)



## 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** ±44,759 VPD (EB & WB)

### Ellsworth Rd

**N** ±34,351 VPD (NB & SB)

**S** ±36,801 VPD (NB & SB)

ADOT 2021



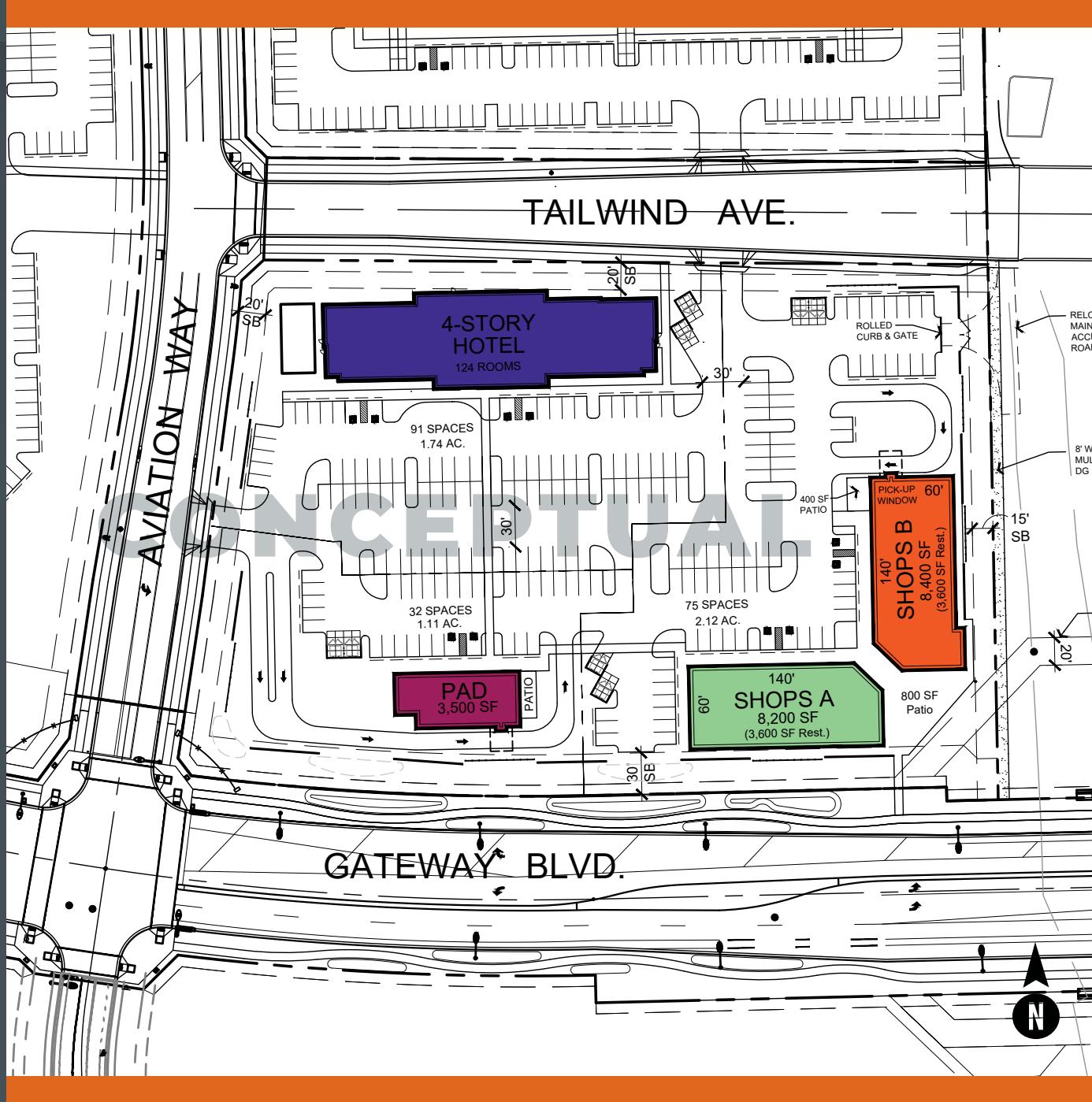
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	PAD	3,500 SF
	SHOPS A	8,200 SF
	SHOPS B	8,400 SF

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

# SITE PLANS



## MASTER SITE PLAN

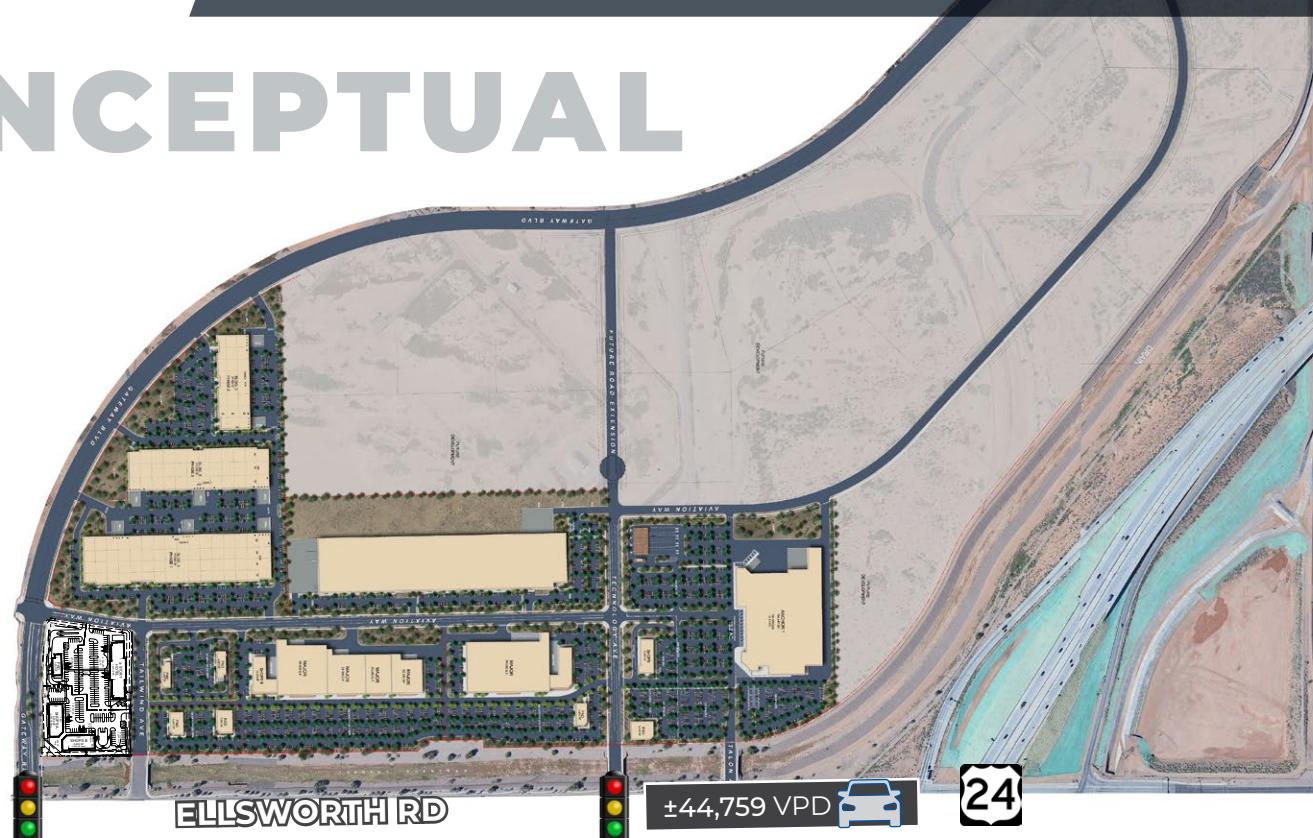
HOTEL	124 ROOMS
PAD	3,500 SF
SHOPS A	8,200 SF
SHOPS B	8,400 SF

# ELLSWORTH ROAD & SR-24



# ELLSWORTH ROAD & SR-24 MESA, AZ

## CONCEPTUAL



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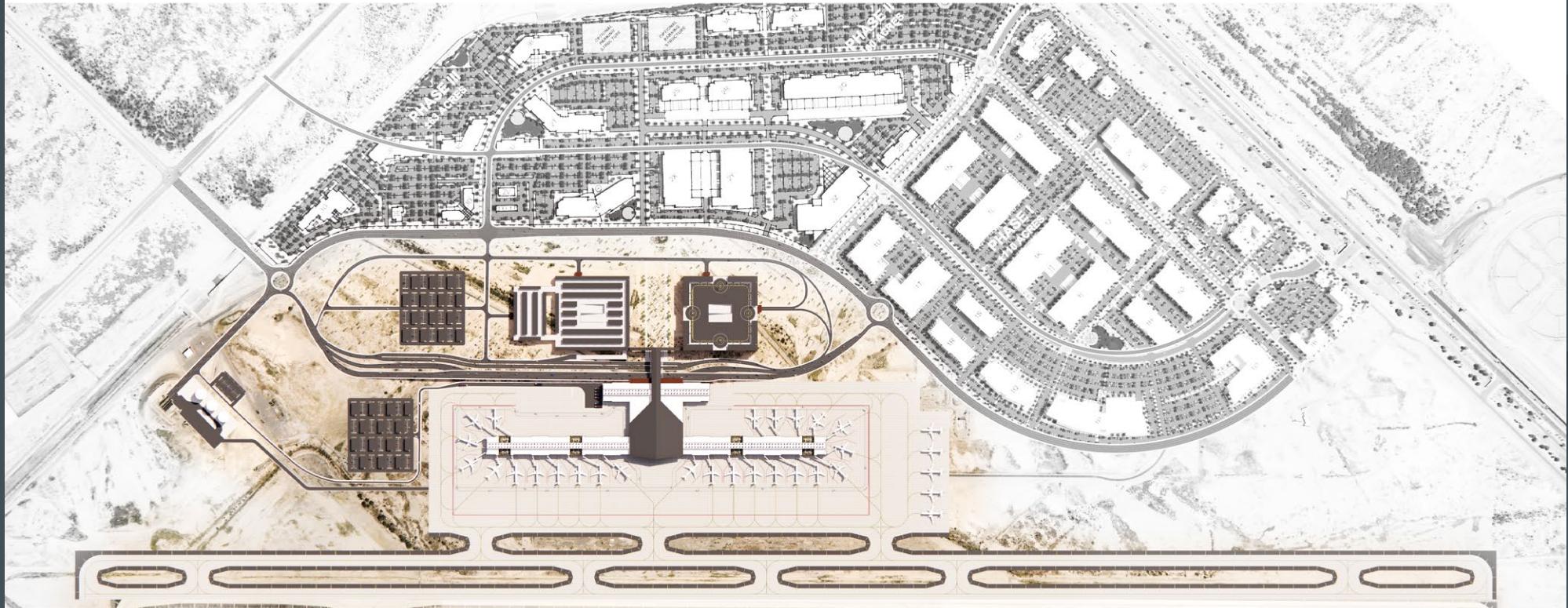


# RENDERINGS

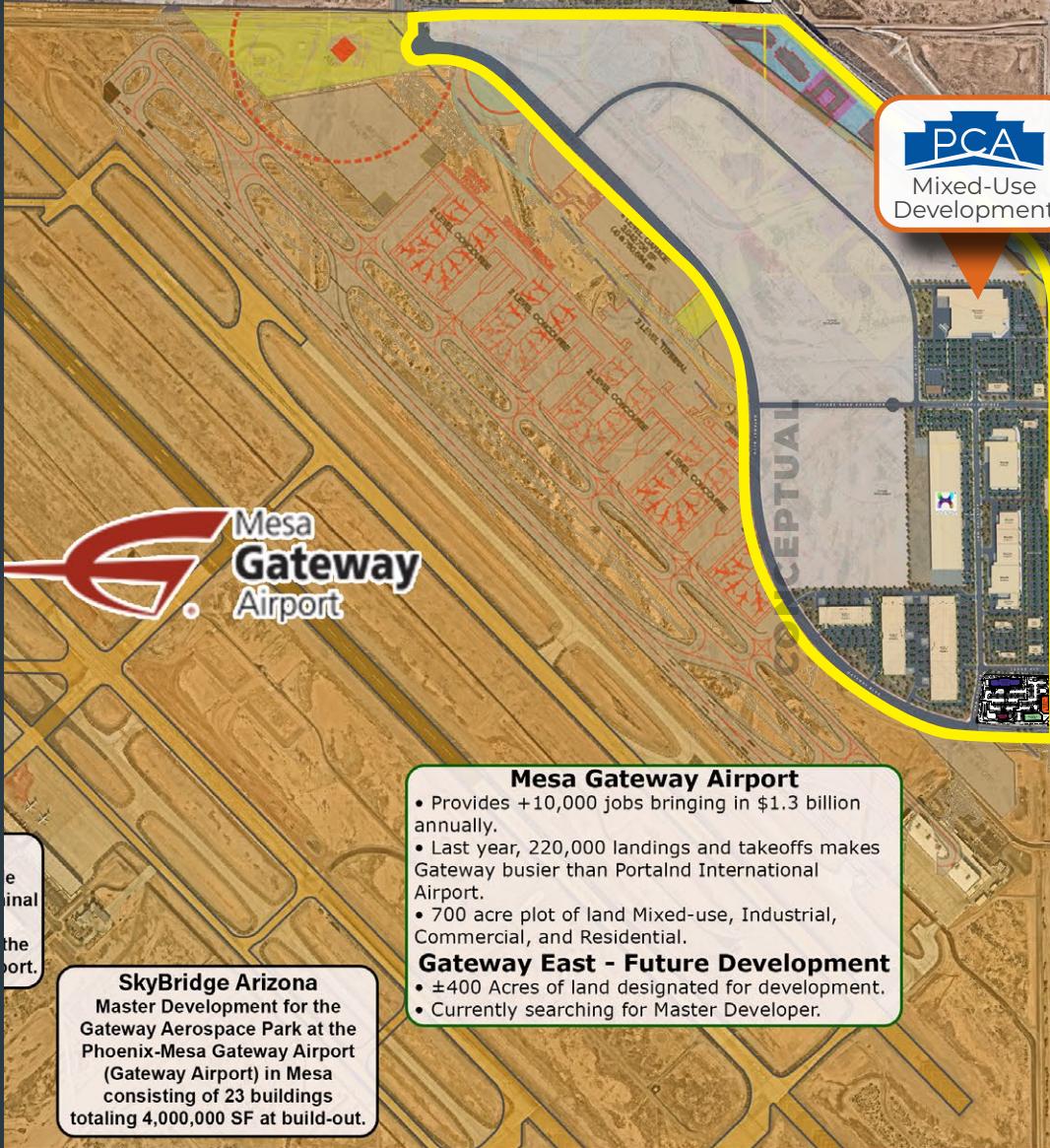
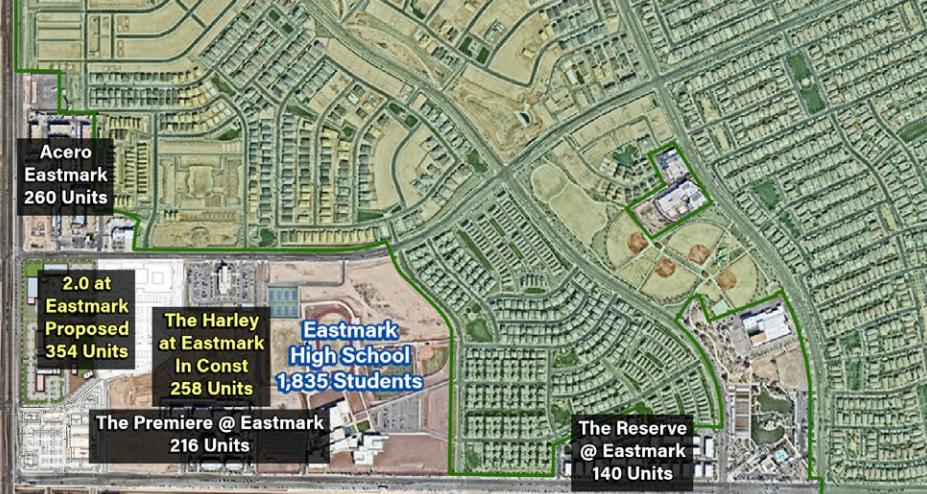


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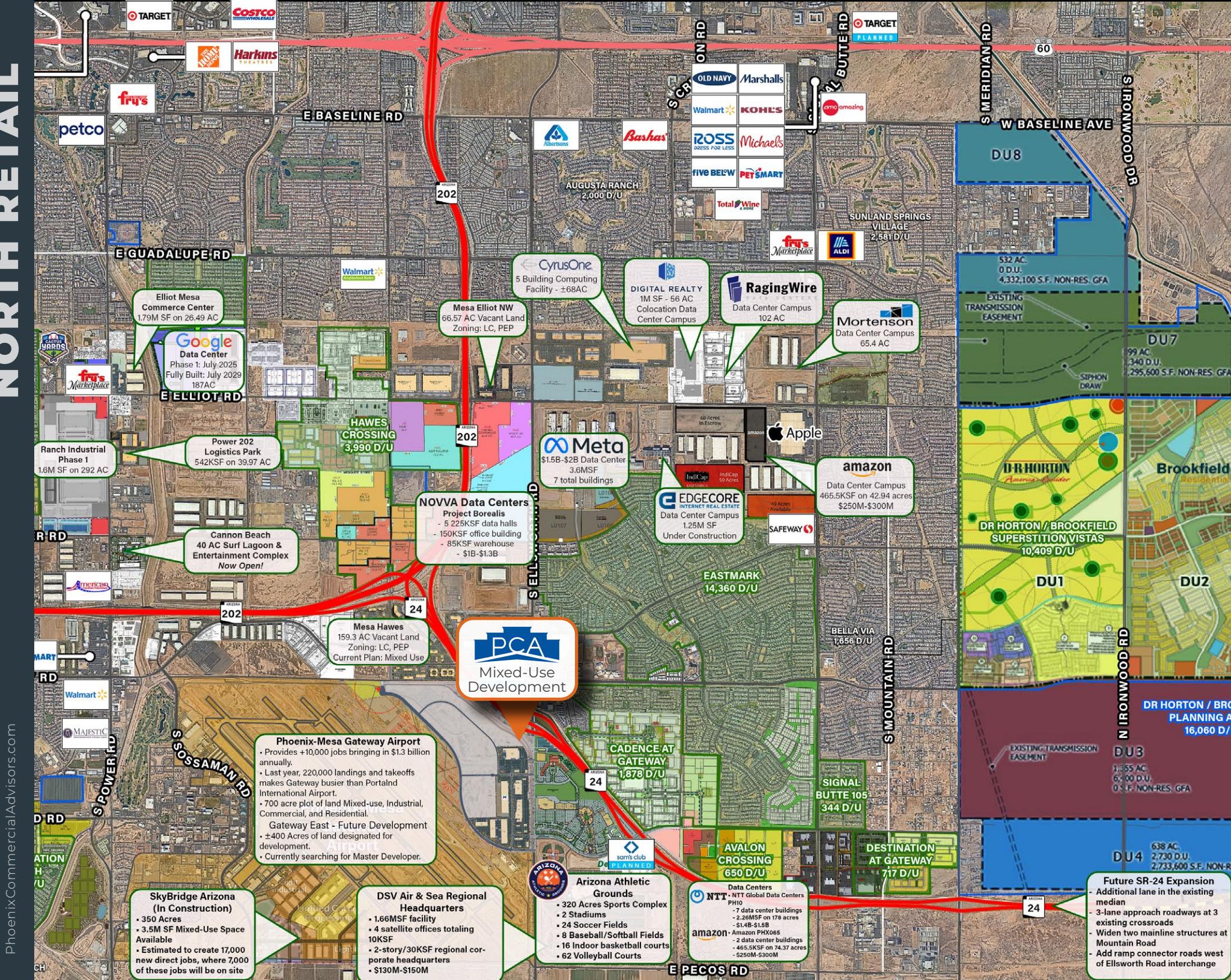
## CONCEPTUAL



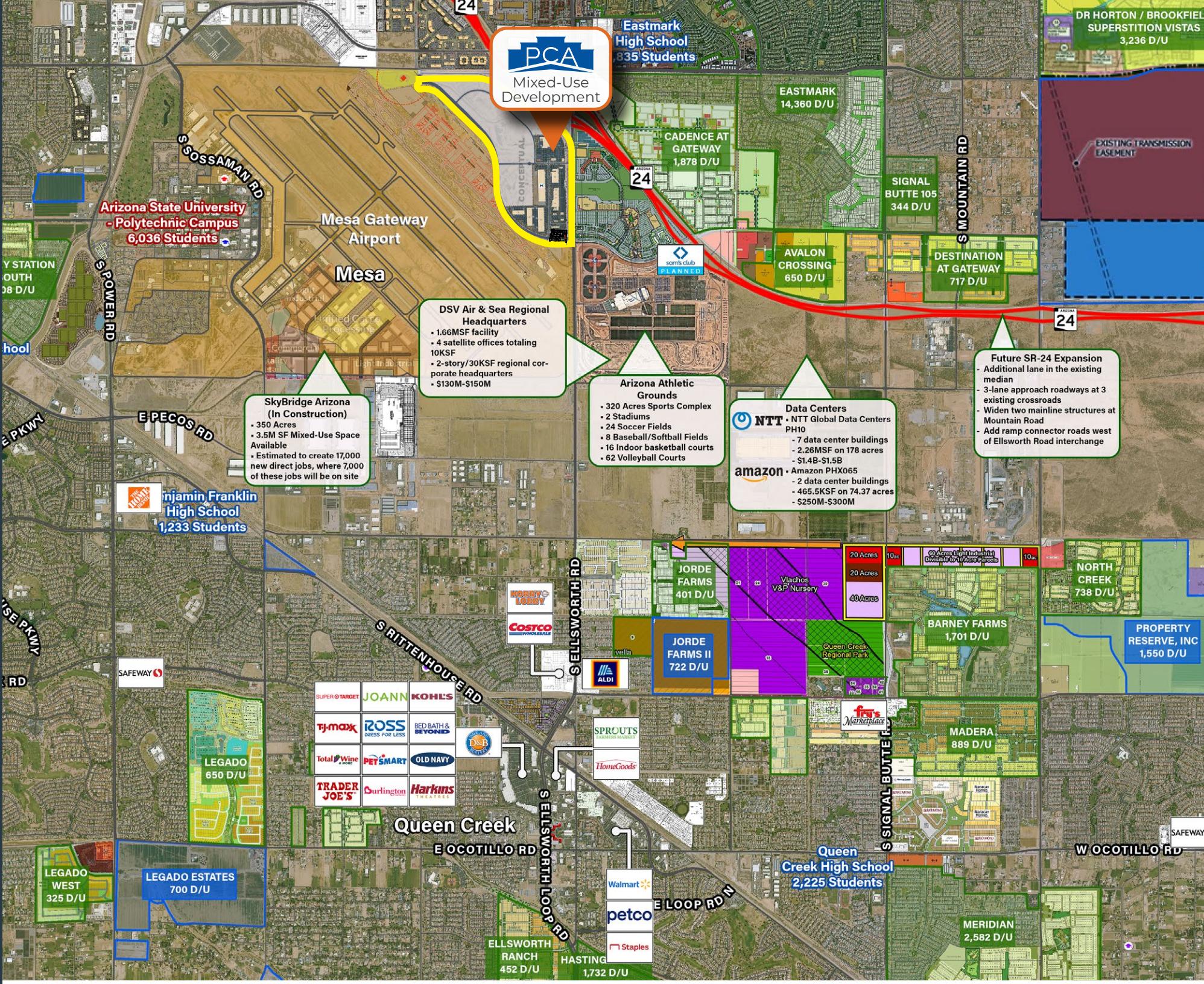
**DWL** ARCHITECTS+ Mead&Hunt

HAWES CROSSING  
3,990 D/U

# NORTH RETAIL



# 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

# DEMOGRAPHICS



## 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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