

**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.

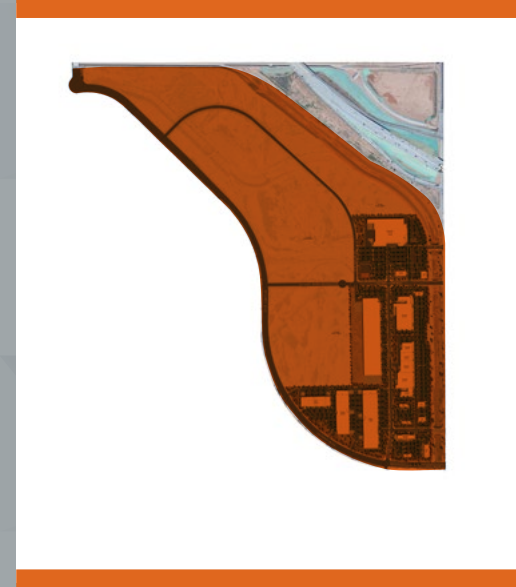
Located in one of the highest growth areas in AZ, **Queen Creek has seen their population grow 2,084% since 2000**

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 ±44,759 VPD (EB & WB)**

### Ellsworth Rd

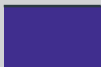



**N ±34,351 VPD (NB & SB)**

**S ±36,801 VPD (NB & SB)**






ADOT 2021





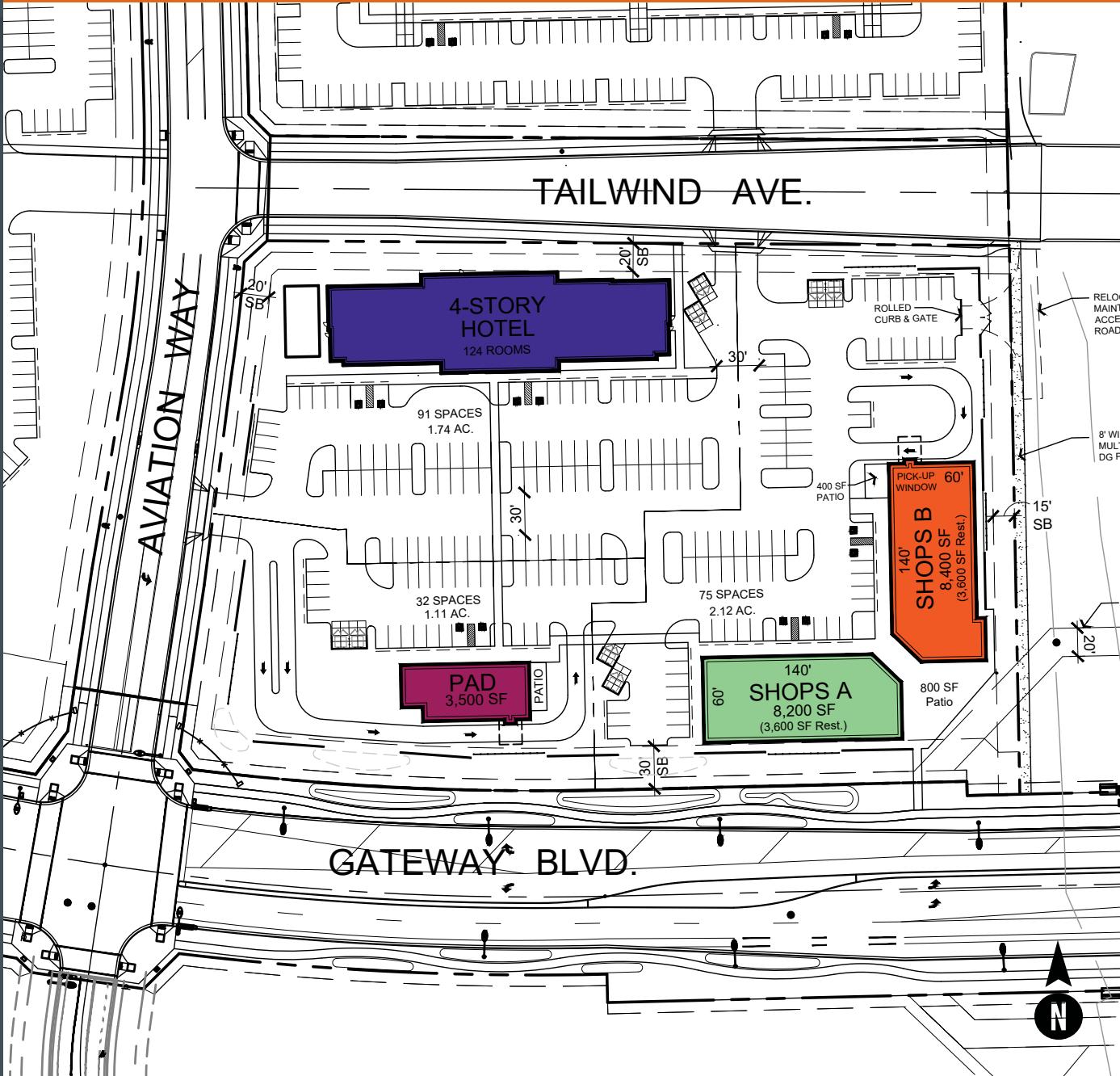


	HOTEL	124 ROOMS
	PAD	3,500 SF
	SHOPS A	8,200 SF
	SHOPS B	8,400 SF

	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



ELLSWORTH RD

±44,759 VPD



# RENDERINGS



HAWES CROSSING  
3,884 D/U

**Hawes Crossing**  
City of Mesa voted in favor of the massive ±1,100 acre development plan that will include: housing, mixed-use, commercial, retail, and offices.

**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



**Phoenix-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.

Wamer Rd  
Spring at Eastmark  
Proposed  
276 Units

Elisworth Rd  
Acero Eastmark  
260 Units  
Proposed  
400 Units

2.0 at Eastmark  
Proposed  
354 Units  
In Const  
258 Units  
3.0 at Eastmark  
The Premiere @ Eastmark  
208 Units

The Reserve @ Eastmark  
140 Units



CADENCE AT GATEWAY  
1,878 D/U

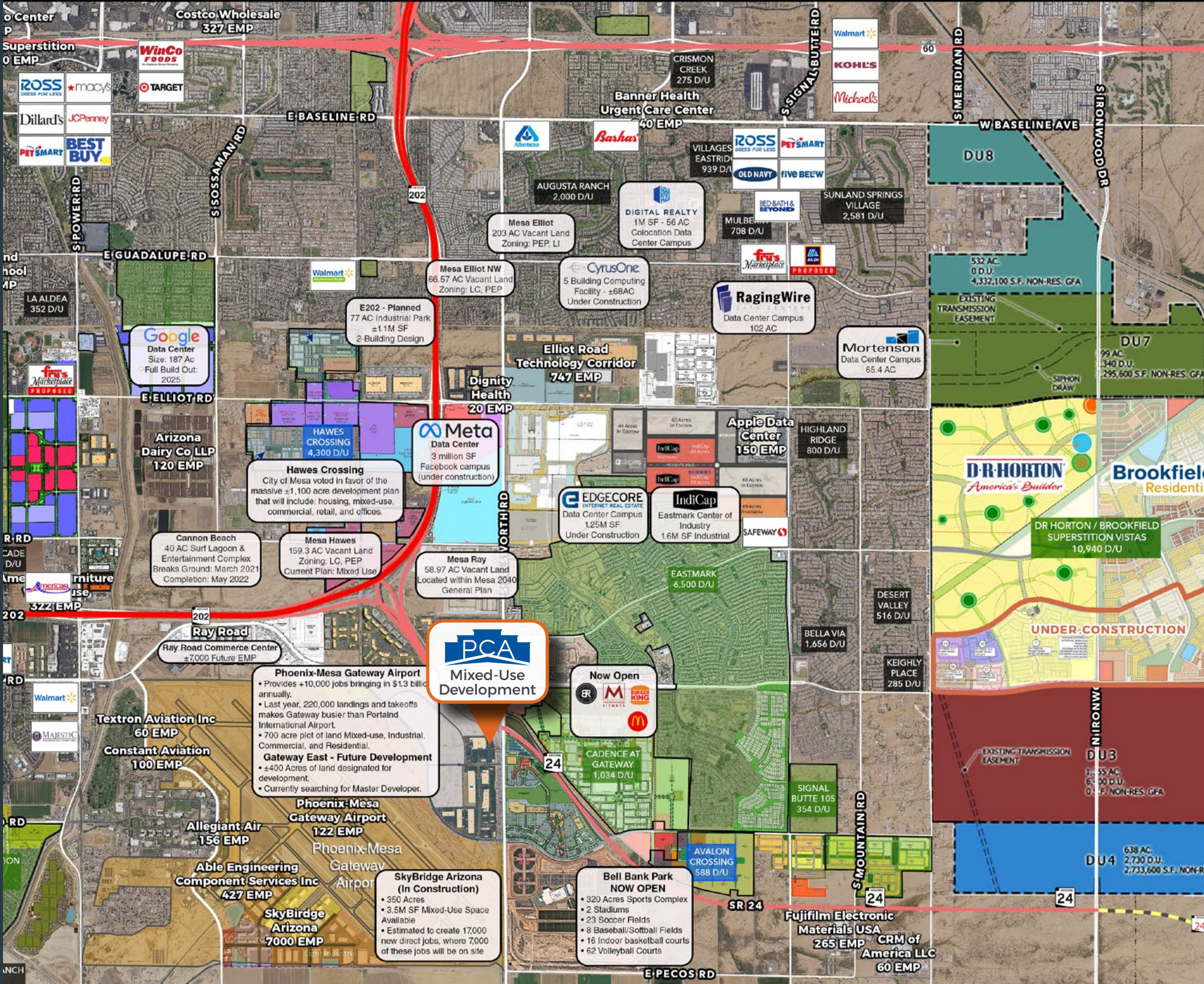
Navona  
In Const  
400 Units

Cadence at Gateway  
Proposed  
302 Units

AVALON CROSSING  
649 D/U

EASTMARK  
6,404 D/U

# NORTH RETAIL



Costco Wholesale  
327 EMP

WinCo Foods  
Target

ROSS  
Dillard's  
JCPenney  
PET SMART  
BEST BUY

Banner Health  
Urgent Care Center  
40 EMP

Walmart  
KOHLS  
Michaels

Mesa Elliot  
203 AC Vacant Land  
Zoning: PEP, LI

AUGUSTA RANCH  
2,000 D/U

DIGITAL REALTY  
1M SF - 56 AC  
Colocation Data  
Center Campus

ROSS  
OLD NAVY  
FIVE BELOW

PET SMART  
FIVE BELOW

Google  
Data Center  
Size: 187 Ac  
Full Build Out:  
2025

E202 - Planned  
77 AC Industrial Park  
±1.1M SF  
2-Building Design

CyrusOne  
5 Building Computing  
Facility - ±68AC  
Under Construction

RagingWire  
Data Center Campus  
102 AC

Mortenson  
Data Center Campus  
65.4 AC

Elliot Road  
Technology Corridor  
747 EMP

Meta  
Data Center  
3 million SF  
Facebook campus  
(under construction)

Apple Data  
Center  
150 EMP

Hawes Crossing  
City of Mesa voted in favor of the  
massive ±1,100 acre development plan  
that will include: housing, mixed-use,  
commercial, retail, and offices.

EDGECORE  
INTERNET REAL ESTATE  
Data Center Campus  
1.25M SF  
Under Construction

IndiCap  
Eastmark Center of  
Industry  
1.6M SF Industrial

Cannon Beach  
40 AC Surf Lagoon &  
Entertainment Complex  
Breaks Ground: March 2021  
Completion: May 2022

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

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

EDGECORE  
INTERNET REAL ESTATE  
Data Center Campus  
1.25M SF  
Under Construction

IndiCap  
Eastmark Center of  
Industry  
1.6M SF Industrial

PCA  
Mixed-Use  
Development

Now Open  
McDonald's  
Sonic Drive-Through

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• Provides +10,000 jobs bringing in \$1.3 billion  
annually.  
• Last year, 220,000 landings and takeoffs  
makes Gateway busier than Portland  
International Airport.  
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Textron Aviation Inc  
60 EMP  
Constant Aviation  
100 EMP

Phoenix-Mesa  
Gateway Airport  
122 EMP

Allegiant Air  
156 EMP

Able Engineering  
Component Services Inc  
427 EMP

SkyBridge  
Arizona  
7000 EMP

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

CADENCE AT  
GATEWAY  
1,034 D/U

Bell Bank Park  
NOW OPEN  
• 320 Acres Sports Complex  
• 2 Stadiums  
• 23 Soccer Fields  
• 8 Baseball/Softball Fields  
• 16 Indoor basketball courts  
• 62 Volleyball Courts

Fujifilm Electronic  
Materials USA  
265 EMP  
CRM of  
America LLC  
60 EMP

D-R HORTON  
America's Builder

Brookfield  
Residential

DR HORTON / BROOKFIELD  
SUPERSTITION VISTAS  
10,940 D/U

UNDER-CONSTRUCTION

EXISTING TRANSMISSION  
EASEMENT

DU 4  
638 AC  
2,730 D.U.  
2,733,600 S.F. NON-RES.







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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