

EAST GATE PLAZA

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

APACHE WELLS | **MOUNTAIN** | **CARRIAGE MANOR** | **SIGNAL BUTTE RANCH**

CASAMIA SUBDIVISION | **LAS PALMAS GRAND** | **MESA ELLIOT TECHNOLOGY PARK**

US 60 | **LOOP 202** | **I-60**

S ELLSWORTH RD | **E ELLIOT RD** | **26,298 VPD**

LOOP 202 | **25,649 VPD**

Dignity Health Medical Group Arizona | **Dignity Health Hospital Expansion** | **4.5 Acres Medical Office**

Arizona State Land Department

Phoenix-Mesa Gateway Airport (Future terminal entrance off Ellsworth)

FUTURE amazon DISTRIBUTION CENTER

Future Data Centers Flex & Industrial

KITCHELL

ELLIOT TECHNOLOGY CORRIDOR

EASTMARK
The heart & hub of the East Valley.

DIVERSIFIED PARTNERS
Nationwide Real Estate Services

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

East Gate Plaza | SITE PLAN

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DEMOGRAPHICS 2024

Source: SitesUSA

ESTIMATED POPULATION

83,419	204,814	409,602
3 MI	5 MI	7 MI

ESTIMATED POPULATION (2029)

87,466	214,663	429,834
3 MI	5 MI	7 MI

AVERAGE HH INCOME

\$139,718	\$122,076	\$125,034
3 MI	5 MI	7 MI

AVERAGE HH INCOME (2029)

\$148,100	\$128,962	\$131,322
3 MI	5 MI	7 MI

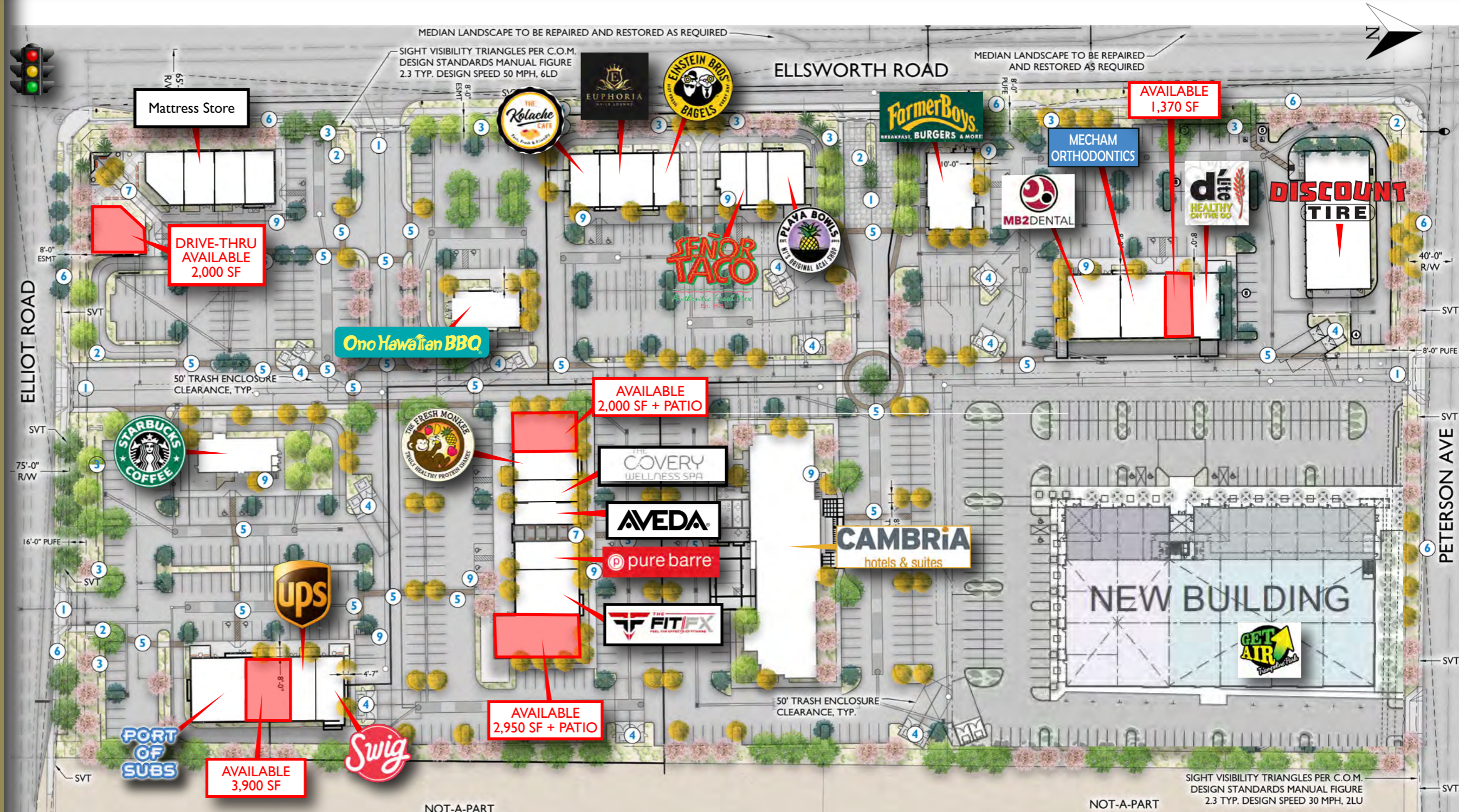
DAYTIME POPULATION

31,642	95,002	196,267
3 MI	5 MI	7 MI

TRAFFIC COUNTS

Source: CoStar & SitesUSA

ELLIOT ROAD	36,562 VPD
ELLSWORTH ROAD	32,009 VPD
SAN TAN 202	88,535 VPD



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East Gate Plaza | RENDERING

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DISCOUNT TIRE

di
HEALTHY ON THE GO

GET AIR

CAMBRIA
hotels & suites

MECHAM
ORTHODONTICS

MB2DENTAL

pure barre

Swig

PORT OF SUBS

FarmerBoys
BREAKFAST, BURGERS & MORE

THE COVERY
WELLNESS SPA

FITFX

AVEDA

ups

S ELLSWORTH RD

PIZZA BONIS
THE ORIGINAL ACQUA

SENIOR TACO
Authentic Fresh Meat

EINSTEIN BROS
BAGELS

NEW FRESH MONSTER
LOCAL HEALTHY PROVISIONS

STARBUCKS
COFFEE

EUPHORIA
FINE CRYSTALS

THE Kolache
CAFE
Real, Fresh & Friendly

Ono Hawaiian BBQ

 **Dignity Health**
Medical Group Arizona

E ELLIOT RD

East Gate Plaza | CONCEPTUAL ELEVATIONS

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① PAD 2B- East Elevation
1/8" = 1'-0"



① PAD 6 FRONTAGE VIEW



① PAD 6 EAST ELEVATION
1/8" = 1'-0"



② PAD 6 SOUTH ELEVATION
1/8" = 1'-0"

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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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PHOENIX-METRO: EAST VALLEY HOUSING PROJECTS

- ACTIVE HOUSING DEVELOPMENTS
- FUTURE HOUSING DEVELOPMENTS
- TECHNOLOGY CORRIDOR SITES
- AIRPORT BOUNDARIES
- INDUSTRIAL BOUNDARIES
- RETAIL

CONTACT

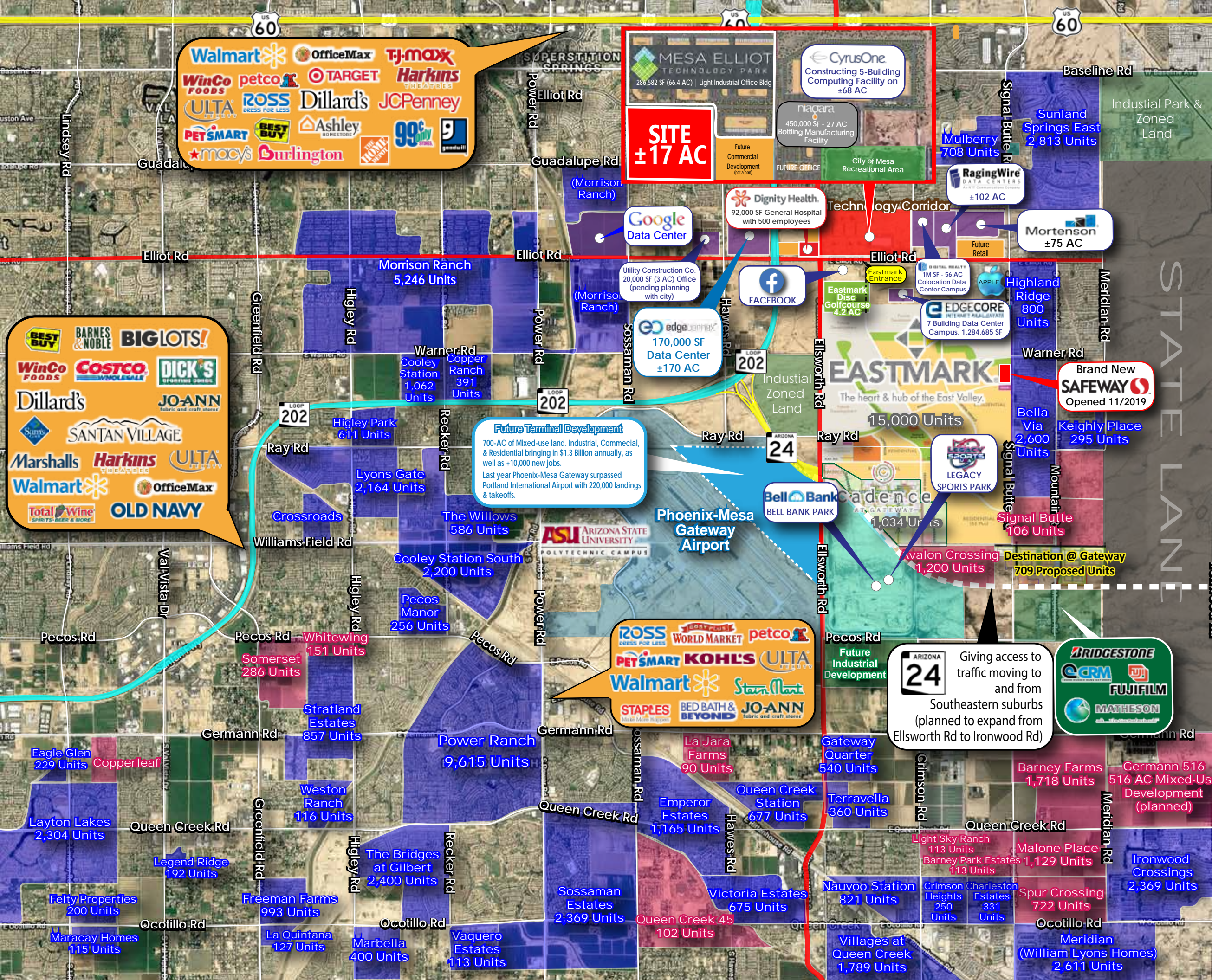
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Walmart **OfficeMax** **TJ-MAXX**
WinCo FOODS **petco** **TARGET** **Harkins**
ULTA **ROSS** **Dillard's** **JCPenney**
PETSMART **BEST BUY** **Ashley** **99¢ ONLY** **9**
macy's **Burlington**

MESA ELLIOT TECHNOLOGY PARK
286,582 SF (66.4 AC) | Light Industrial Office Bldg

CyrusOne
Constructing 5-Building Computing Facility on ±68 AC

niagara
450,000 SF - 27 AC Bottling Manufacturing Facility

SITE ±17 AC

BEST BUY **BARNES & NOBLE** **BIG LOTS!**
WinCo FOODS **COSTCO** **DICK'S**
Dillard's **JO-ANN**
SANTAN VILLAGE
Marshalls **Harkins** **ULTA**
Walmart **OfficeMax**
Total Wine **OLD NAVY**

Future Terminal Development
700-AC of Mixed-use land. Industrial, Commercial, & Residential bringing in \$1.3 Billion annually, as well as +10,000 new jobs. Last year Phoenix-Mesa Gateway surpassed Portland International Airport with 220,000 landings & takeoffs.

ARIZONA 24
Giving access to traffic moving to and from Southeastern suburbs (planned to expand from Ellsworth Rd to Ironwood Rd)

BRIDGESTONE
CGRM
FUJIFILM
MATHESON

ROSS **WORLD MARKET** **petco**
PETSMART **KOHL'S** **ULTA**
Walmart **Staples**
STAPLES **BED BATH & BEYOND** **JO-ANN**