

EAST GATE PLAZA

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

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

US 60 | **LOOP 202** | **US 60**

MESA ELLIOT TECHNOLOGY PARK

Dignity Health Hospital Expansion

4.5 Acres Medical Office

Dignity Health Medical Group Arizona

LOOP 202

Arizona State Land Department

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

32,851 VPD

S ELLSWORTH RD

I-60

E ELLIOT RD

38,391 VPD

ELLIOT TECHNOLOGY CORRIDOR

FUTURE amazon DISTRIBUTION CENTER

Future Data Centers Flex & Industrial

KITCHELL

EASTMARK
The heart & hub of the East Valley.

DIVERSIFIED PARTNERS
Nationwide Real Estate Services

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East Gate Plaza | SITE PLAN

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DEMOGRAPHICS 2025

Source: SitesUSA

ESTIMATED POPULATION

89,195	215,668	423,923
3 MI	5 MI	7 MI

ESTIMATED POPULATION (2030)

95,151	227,587	444,649
3 MI	5 MI	7 MI

AVERAGE HH INCOME

\$137,789	\$121,003	\$123,839
3 MI	5 MI	7 MI

AVERAGE HH INCOME (2030)

\$138,267	\$120,856	\$122,604
3 MI	5 MI	7 MI

DAYTIME POPULATION

34,015	99,928	203,312
3 MI	5 MI	7 MI

TRAFFIC COUNTS

Source: CoStar & SitesUSA

ELLIOT ROAD	38,391 VPD
ELLSWORTH ROAD	32,851 VPD
SAN TAN 202	103,309 VPD



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East Gate Plaza | CONCEPTUAL RENDERING

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



± 2,400 SF Restaurant
with a 500 SF Patio

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East Gate Plaza | BUILDING PROGRESS

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Construction Nearly Complete!

East Gate Plaza | CONCEPTUAL ELEVATIONS

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



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

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