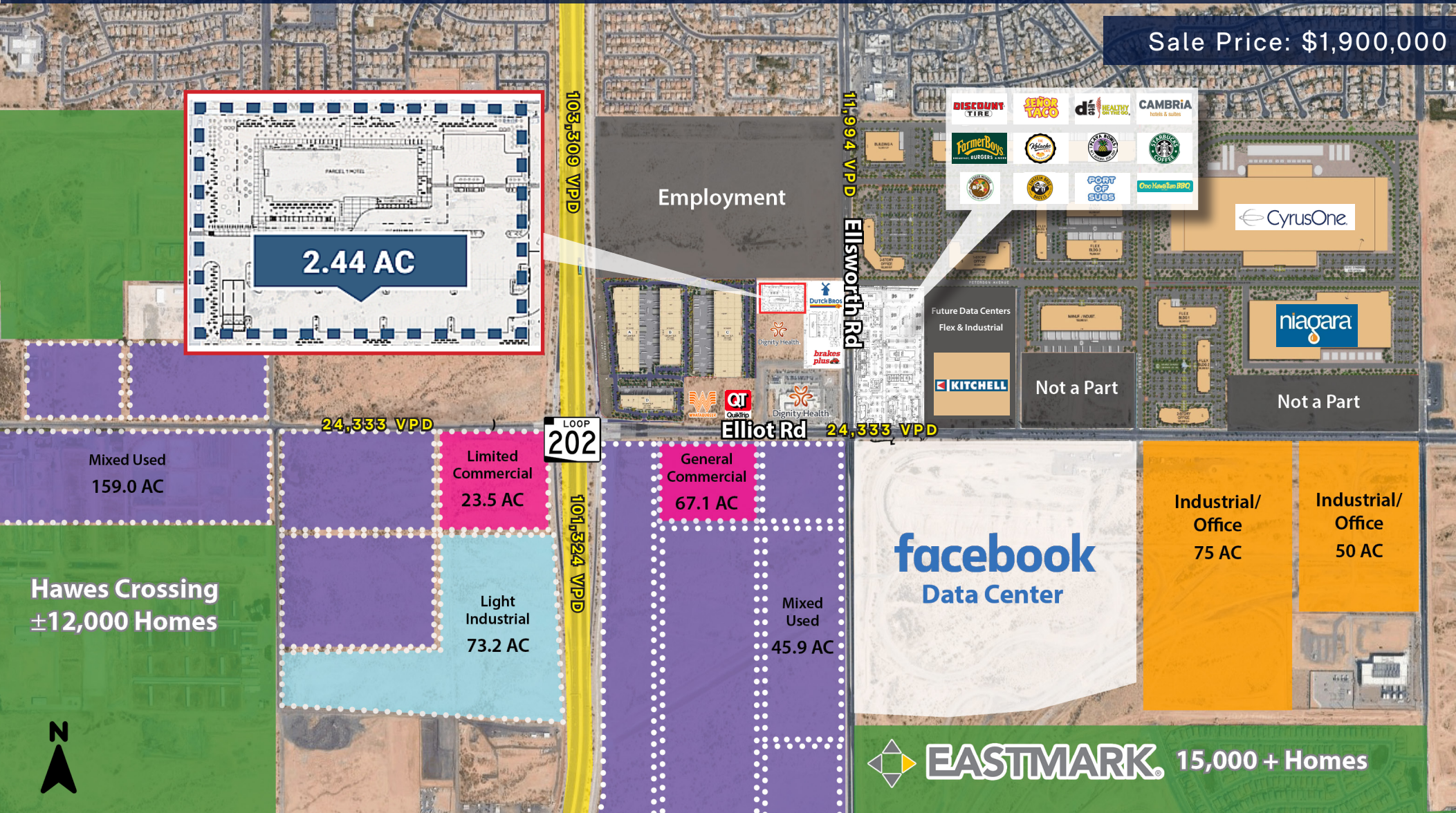


EASTMARK PAD | ±2.44 AC

NWC ELLIOT ROAD & ELLSWORTH ROAD, MESA, AZ

SITE SOURCE

Sale Price: \$1,900,000



PROPERTY SUMMARY

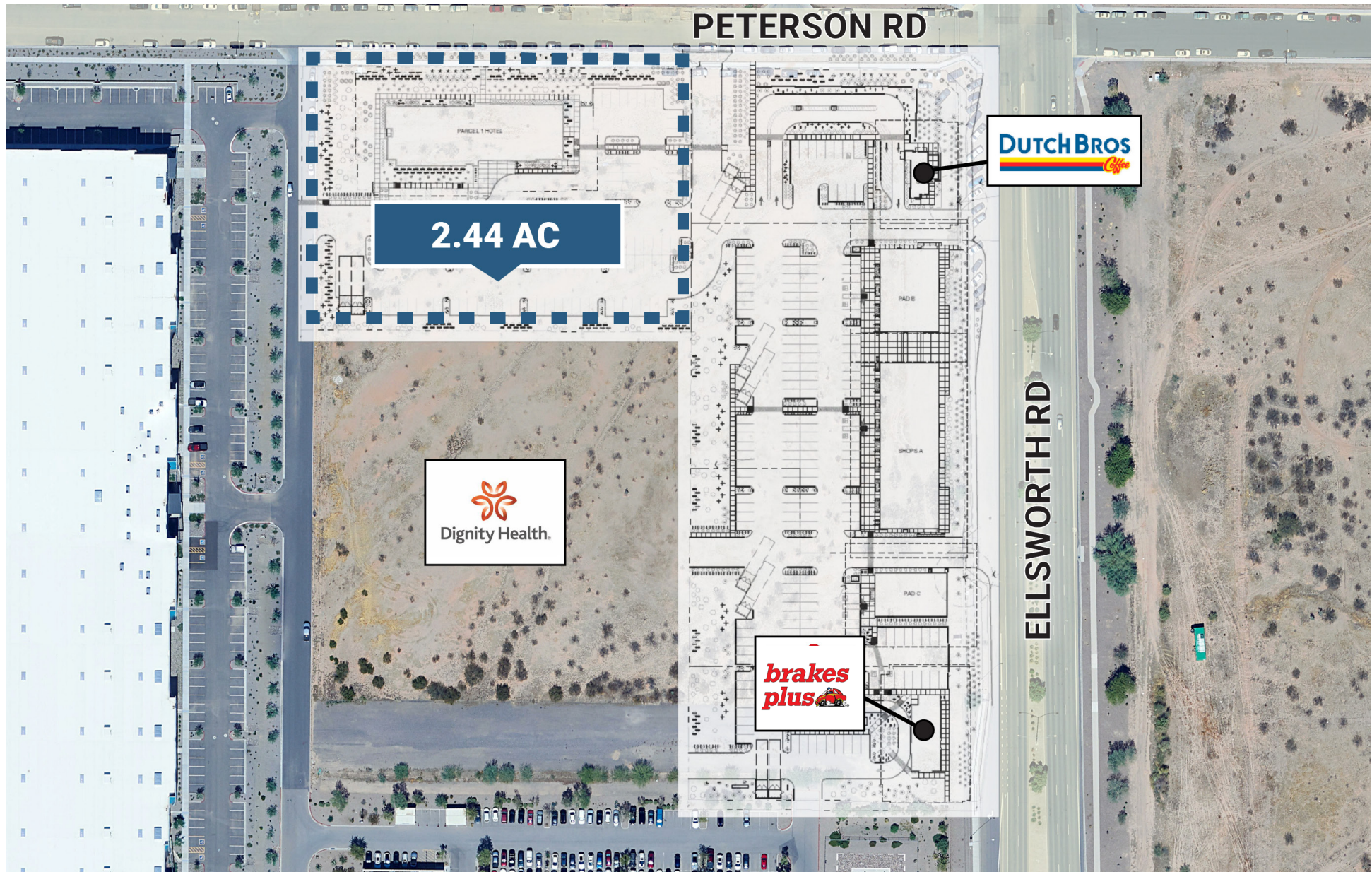
AVAILABLE 2.44 Acres For Sale/GL/BTS

- Sale Price: \$1,900,000
- Zoned for commercial, retail, and hospitality
- Located on Elliot Tech Corridor (Apple, Google, Edgecore, Niagara Bottling, Dignity Health, etc)
- Up to 150' height allowable through height variance
- Accessible to 3 Major Freeways: Loop 202, S.R. 24 and US 60
- 10 minutes from Phoenix-Mesa Gateway Airport (1.5M Annual Travelers)

ECONOMIC DRIVERS:

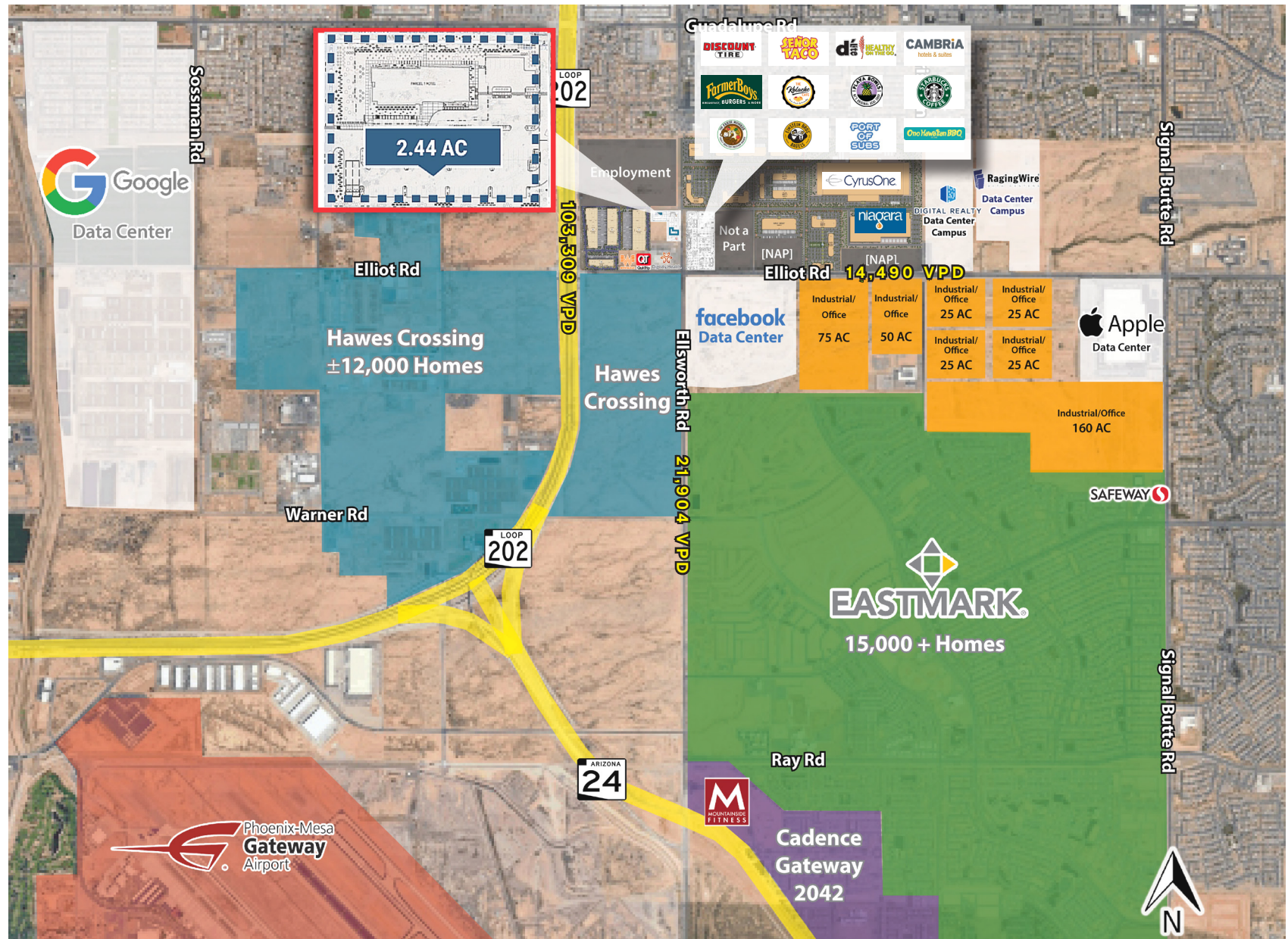


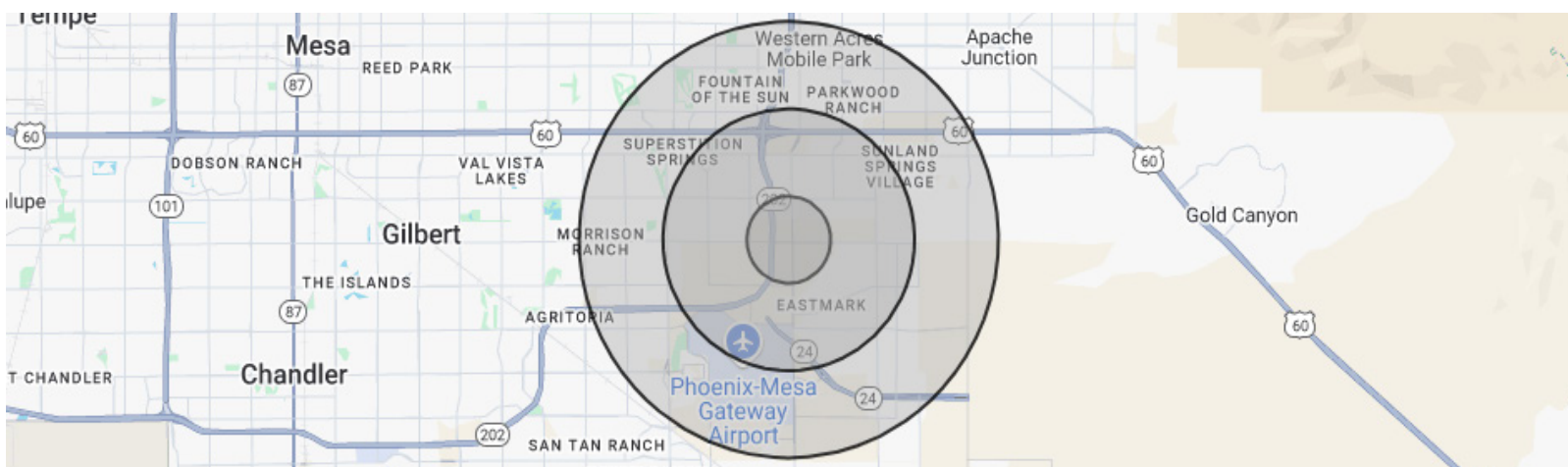
SITE PLAN



*Disclaimer: Conceptual site plan for hotel use

AERIAL MAP





DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	8,281	94,031	244,040
Current Year	7,643	85,743	221,597
2020 Population	7,410	77,133	199,094
Growth Current Year - 2029	1.7%	1.9%	2.0%
Growth 2020 - Current Year	0.8%	2.8%	2.8%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	3,080	33,044	89,823
Current Year	2,837	30,125	81,324
2020 Population	2,748	27,409	73,103
Growth Current Year - 2029	1.7%	1.9%	2.1%
Growth 2020-Current Year	1.2%	2.4%	1.9%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$91,095	\$111,923	\$98,585
Median Household Income	\$82,101	\$93,929	\$79,570

EMPLOYERS	FACILITY SIZE
Apple	1,200,000 SF
Dignity Health	92,000 SF
CyrusOne	68 Acres
RagingWire	102 Acres
Mortenson	75 Acres
EdgeCore	56.5 Acres
Niagara	45,000 SF - 27 Acres
Edge Connex	170 Acres

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