

RARE EASTMARK LAND OPPORTUNITY | 5.11 AC

ZONED LC, MESA

SEC Crismon & Baseline Roads | Mesa, AZ 85209



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RESIDENTIAL LAND

60

SITE

LOOP 202

LOWE'S

Bela Flor

SUPERSTITION GATEWAY WEST
WAL*MART SUPERCENTER
PETSMART
ROSS DRESS FOR LESS
KOHLS
BED BATH & BEYOND
Marshalls

SUPERSTITION GATEWAY EAST
LAIFITNESS
STARBUCKS
AMC THEATRES

SAFeway

The UPS Store
YOGH GRILL
Albertsons
McDonald's

Bashas' BMO GENO'S
Harris Bank

AUGUSTA RANCH
GOLF CLUB

DESERT RIDGE HIGH SCHOOL
2,441 Students

Sunland SPRINGS GOLF CLUB

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Leisure World *Arizona*

ARIZONA
GOLF RESORT

SUPERSTITION SPRINGS
CENTER
Dillard's
ROSS
DRESS FOR LESS
T.J. MAXX
The Cheesecake
Factory

TARGET
CHIPOTLE
MICHAEL'S
Where Creativity Happens

COSTCO
WHOLESALE

WAL*MART
SUPERCENTER

LOOP
202

BROADWAY ROAD

LOWE'S

Mountain Vista Medical Center
A STEWARD FAMILY HOSPITAL
178 BEDS

SOUTHERN AVENUE

60

SUBJECT

SUPERSTITION GATEWAY WEST
WAL*MART
SUPERCENTER
PETSMART
ROSS
DRESS FOR LESS
KOHLS
BED BATH &
BEYOND
Marshalls

The UPS Store
YOGI'S GRILL
McDonald's
Albersons

SUPERSTITION GATEWAY EAST
LAIFITNESS
Starbucks
AMC
THEATRES

Superstition Springs
Golf Club

Desert Sands
GOLF COURSE

Sunland Village East
Golf Course

SAFeway

Bashas' BMO GENO'S
Harris Bank

DESERT RIDGE
HIGH SCHOOL
2,441 Students

H
HIGH SCHOOL
3,172
STUDENTS

LUMOS
BOYS ACADEMY

GUADALUPE ROAD

Dignity Health
Arizona General Hospital
50 BEDS

DATA
CENTER

SOSSAMAN ROAD

HAWES ROAD

CRISMON ROAD

ELLIOTT ROAD

SIGNAL BUTTE ROAD

IRONWOOD DRIVE



VISIT MESA

CITY LIMITLESS®



Mesa is the third largest city in the state of Arizona and offers a limitless array of activities for residents as well as the business and leisure traveler. Mesa is a thriving metropolis in the southwest, surrounded by the Sonoran Desert. Mesa is a playground for outdoor recreation, with convenient access to three lakes, two rivers and endless hiking trails. The city's downtown is a vibrant epicenter with boutiques, antique shops, museums, studios and cafes – all anchored by Mesa Arts Center. Mesa is home to a stunning collection of golf courses, superb dining and upscale shopping. The city is home to 514,144 people as of 2020 according to the Census Bureau, which makes it more populous than Minneapolis, St. Louis, or Miami. Mesa is home to numerous higher education facilities including the Polytechnic campus of Arizona State University. It is also home to the largest relief airport in the Phoenix area, Phoenix-Mesa Gateway Airport, which is in the southeastern corner of the city.





8,321
EMPLOYEES



4,655
EMPLOYEES



150
EMPLOYEES



122
EMPLOYEES



7,994
EMPLOYEES



1,400
EMPLOYEES

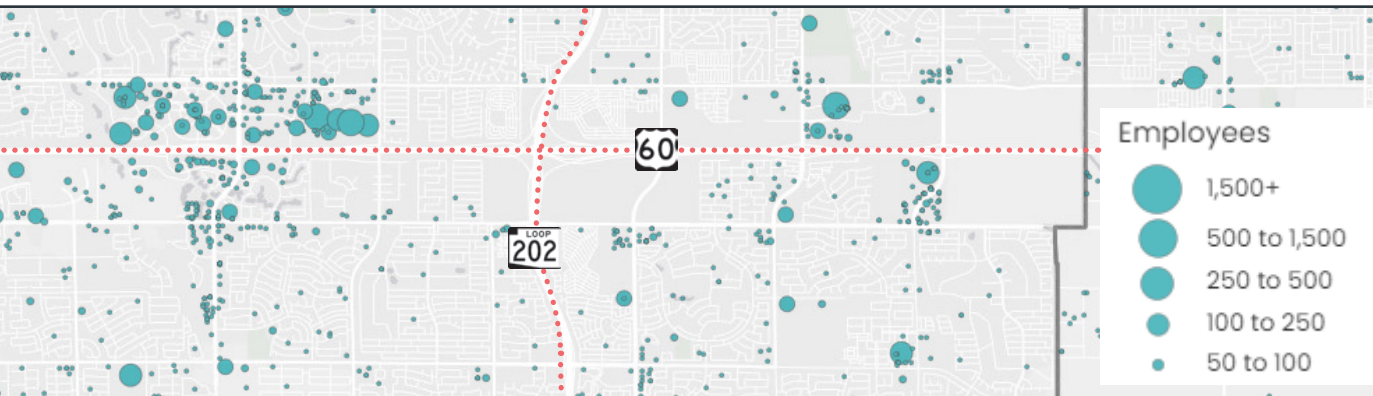


1,400
EMPLOYEES

TWO OF THE STRONGEST EMPLOYMENT TYPES IN THE AREA ARE TECHNOLOGY & MEDICAL OFFICE

Medical Office users contribute to more than 57% of the entire office inventory, equaling 963,402 square feet with a current vacancy rate of 14.6%. In the past five years, over 222,000 square feet of Medical Office space has been delivered with an average five-year vacancy rate of 12.5%, with 20,067 square feet of positive net absorption in the second quarter of 2020.

Mesa's strong economic development, along with the state's pro-business ideology, has attracted a variety of industries including Healthcare, Education, Aerospace/Aviation and Technology. The City of Mesa has created a Planned Area Development Zone in the corridor that reduces entitlement risk and greatly expedites the development process. When landowners opt in, they are only required to submit the proper paperwork for administrative approval, with no public hearings or further city council action is required. The low risk of natural disaster ranks Phoenix-Mesa metro among the safest places in the US for high-tech companies to do business. A 2008 study by Sustain-Lane ranked Mesa as the safest place in the nation when considering natural disaster risks. In 2015, Apple revealed plans and selected Eastmark as a premier location for its \$2 billion Data and Global Operations Center. The 1.3 million square foot project was completed in August of 2018 and the building is 100 percent powered by clean solar energy. EdgeCore Data Campus is located within the Elliot Road Technology Corridor with an on-site substation designed to deliver 280 MW of utility power. The campus consists of 7 data centers utilizing 1.2 million square feet. EdgeCore selected Mesa because of the highly competitive power rates relative to southwestern US markets, along with the cost saving from Arizona's data center tax incentive.



Source:





HIGHLIGHTS

- Located 20 miles east of Phoenix in the East Valley Section of the Phoenix Metropolitan Area.
- The City of Mesa is home to over 520,000 people according to the Census Bureau.
- Largest suburban city by population and 35th largest city overall in the United States.
- Mesa's Eastmark is #6 in the U.S. of the top-selling master-planned communities in America.
- Home to 13 colleges including: ASU Polytechnic Campus, Mesa Community College (40,000+ Students Annually), East Valley Institute of Technology, A.T. Still University, Benedictine University and DeVry University.

FORECASTED MESA RETAIL DEMAND FOR 2025

\$656,138,244

ENTERTAINMENT

\$794,039,578

DINING OUT

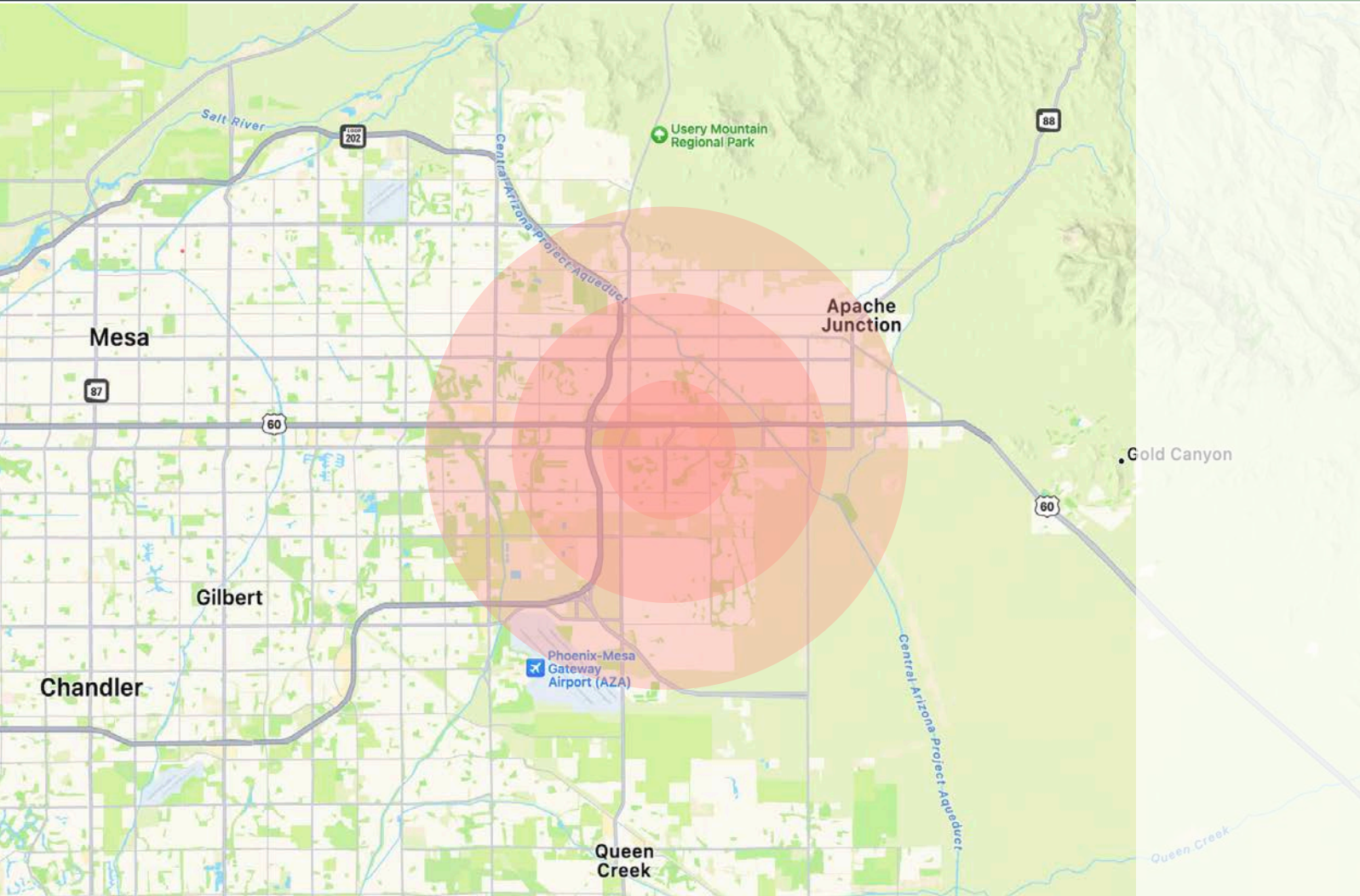
\$451,006,821

APPAREL & SERVICES

SOURCE: ESRI 2021, CITY OF MESA

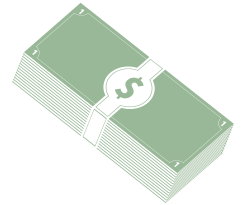


RARE EASTMARK LAND OPPORTUNITY | 5.11 AC



246,451

DAYTIME POPULATION
FIVE MILE



\$112,278

AVG HOUSEHOLD INCOME
ONE MILE



35.7

MEDIAN AGE
ONE MILE

2023 SUMMARY (SOURCE: SITESUSA)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION:	14,837	110,759	246,451
RESIDENTIAL POPULATION:	12,287	100,784	215,159
AVG HOUSEHOLD INCOME:	\$112,278	\$80,396	\$83,120
AVERAGE HOUSEHOLD SIZE:	3.0	2.4	2.4
MEDIAN AGE:	35.7	44.0	43.6