

HAWES CROSSING

NWC Elliot Road & 82nd Street, Mesa, AZ

Brand New, ± 11.6 Acre
Mixed-Use Development
20,000 SF of Retail Space Available!



Conceptual Rendering

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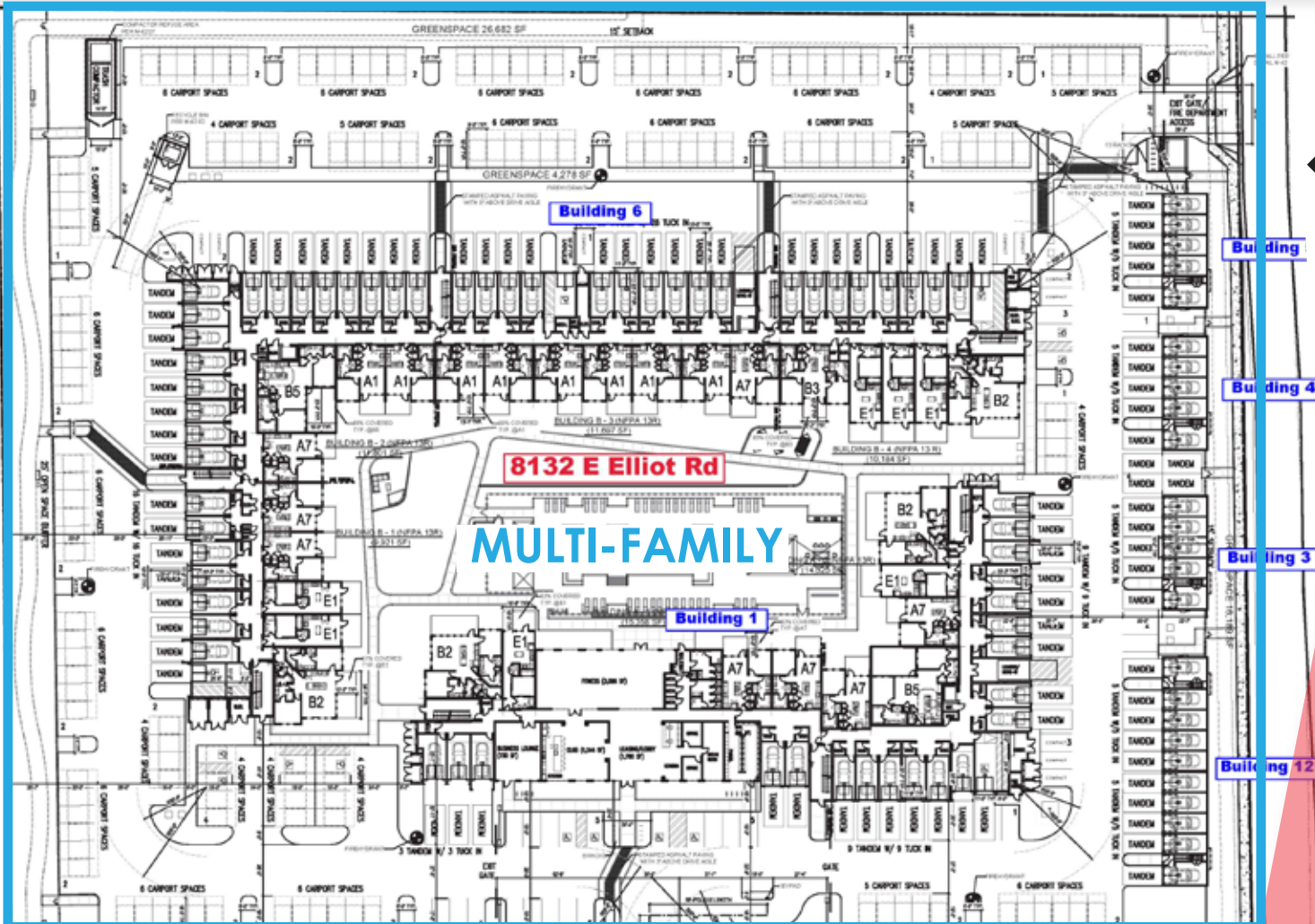


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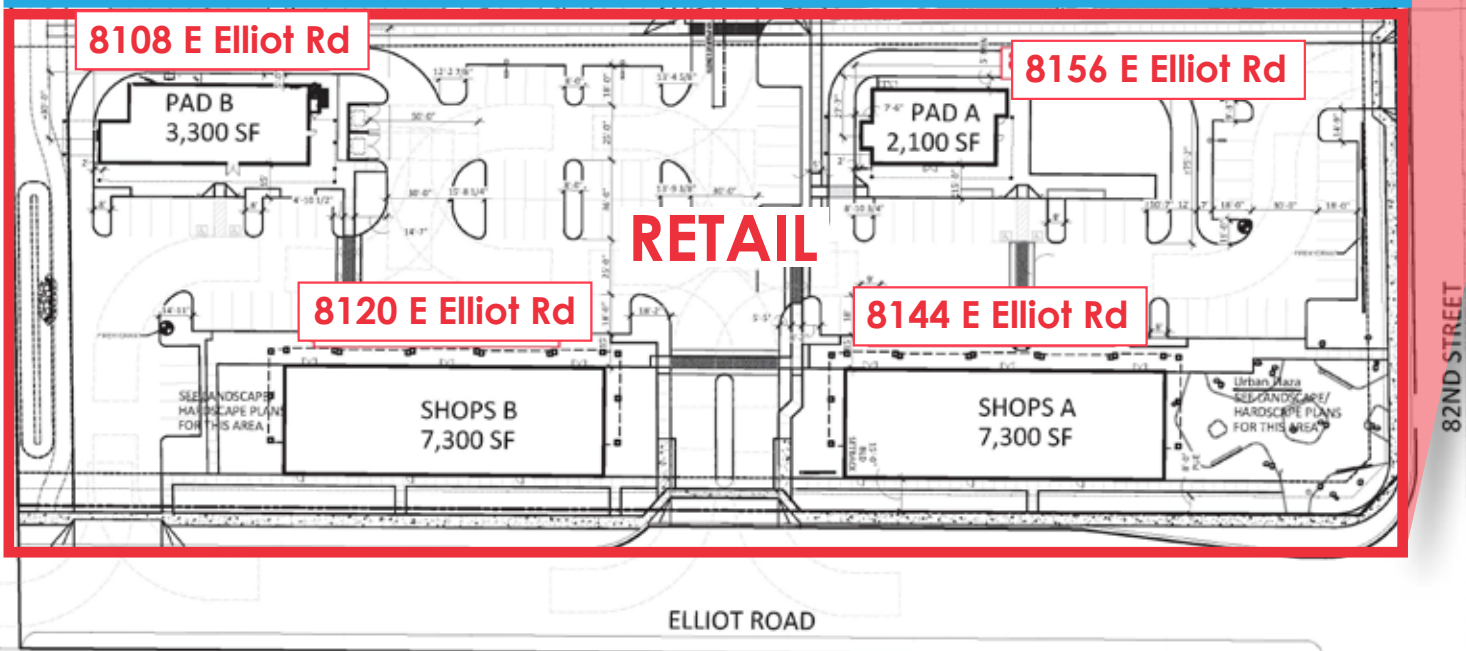
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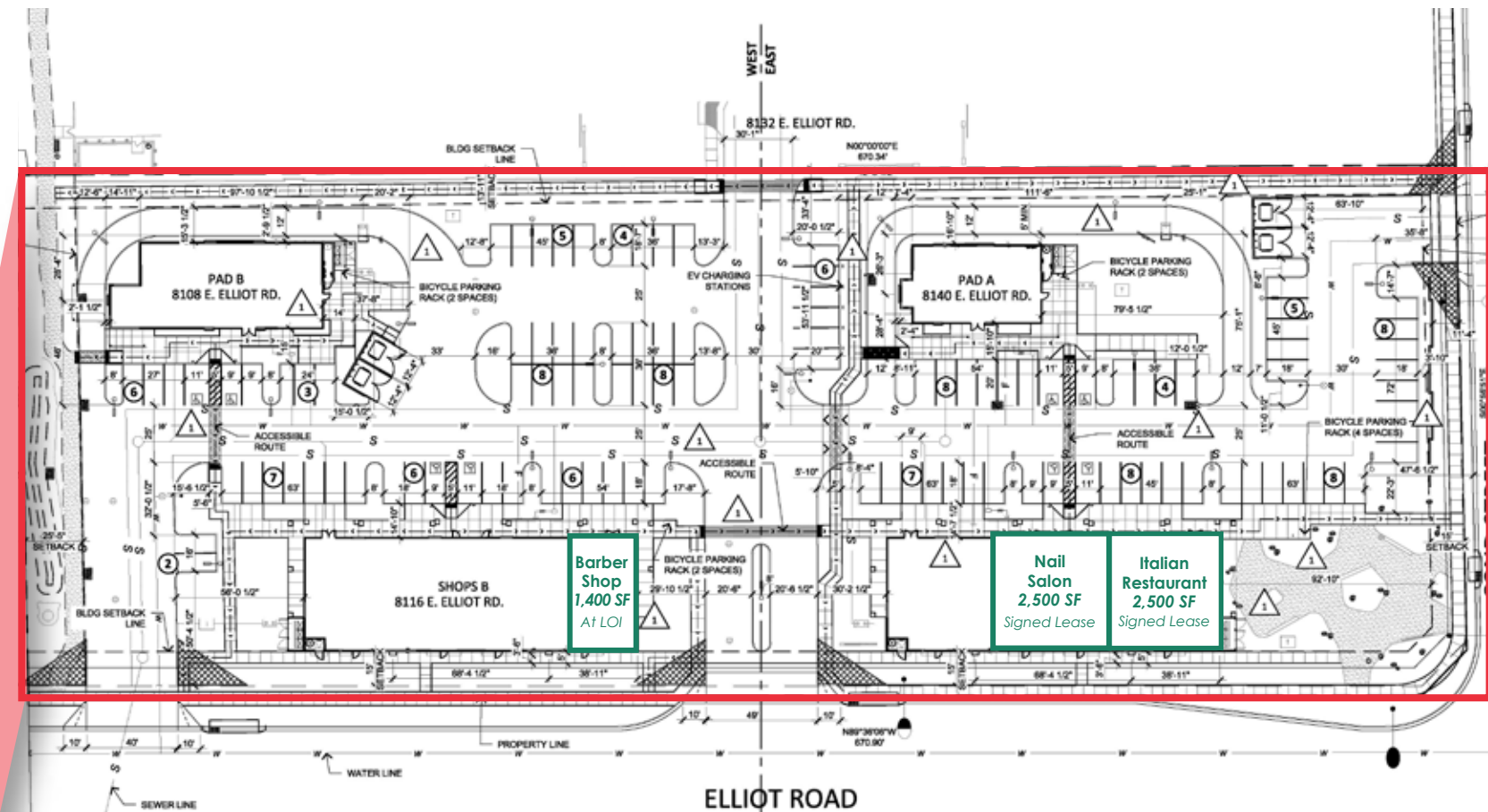


MULTI-FAMILY



RETAIL

OVERALL SITE PLAN



Retail Shop Space & Drive-Thru PADs
Available for Lease, GL, BTS or Sale

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ELEVATIONS



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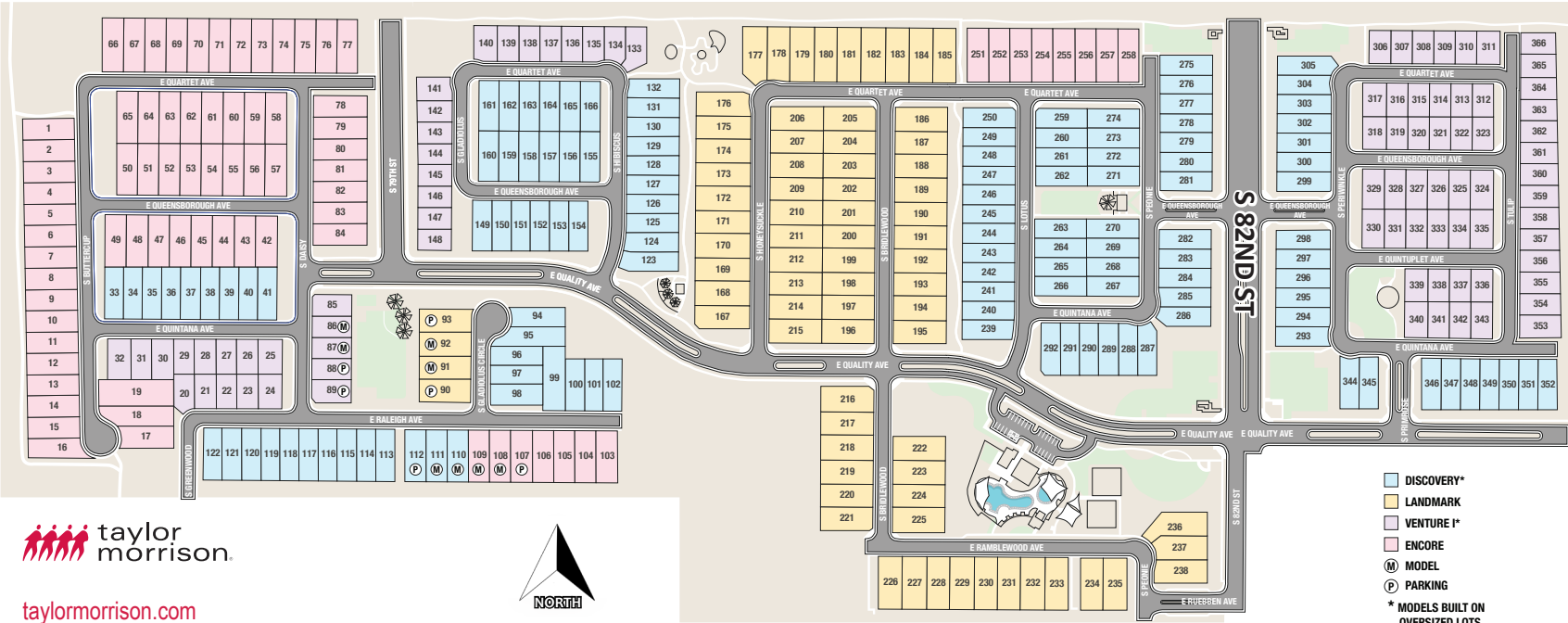
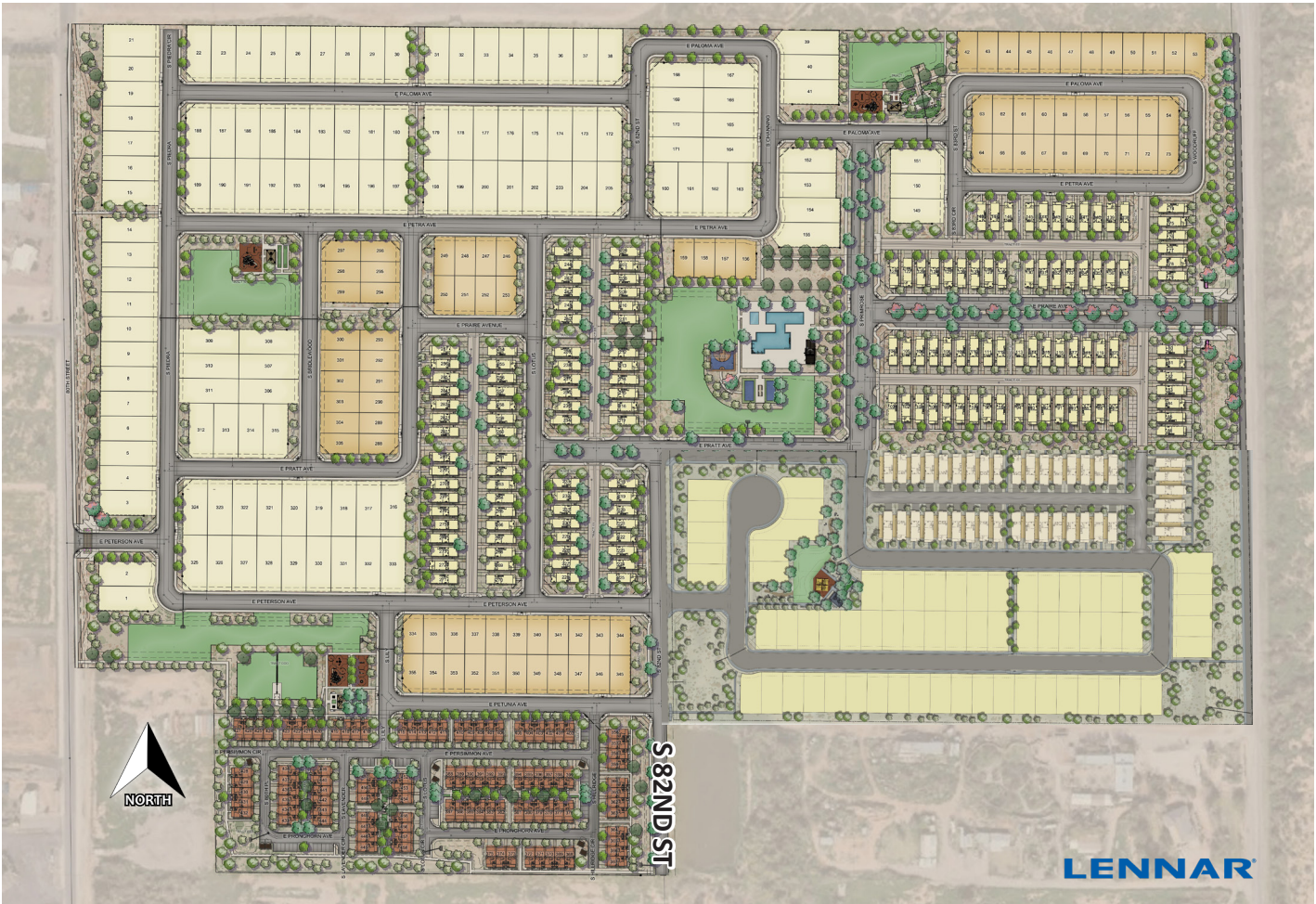
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Single Family Home Site Plans

Connected directly North of Hawes Crossing site!



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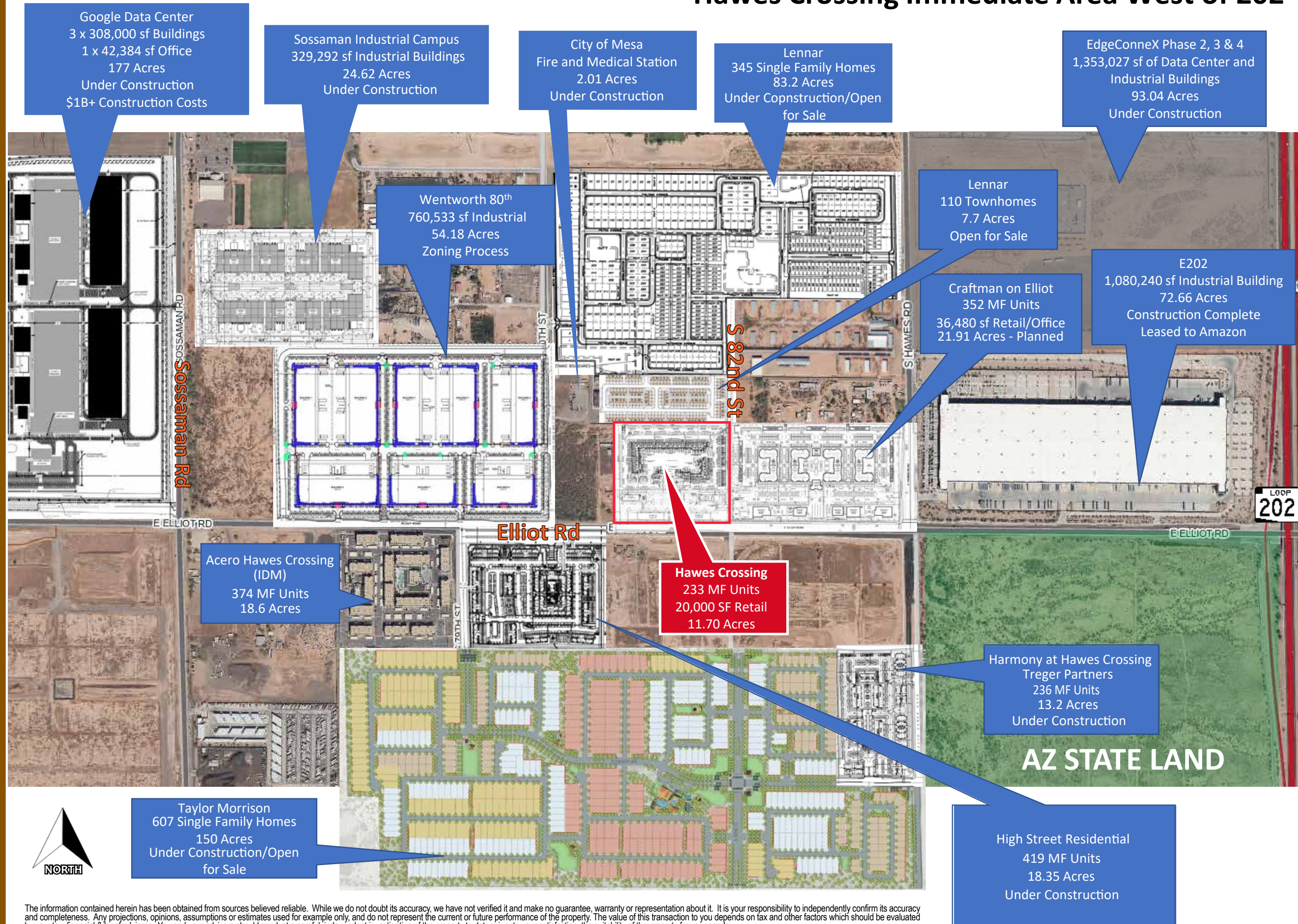
**DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

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HAWES CROSSING Immediate Area West of 202

Hawes Crossing Immediate Area West of 202



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*Conceptual Rendering
Retail*



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Conceptual Renderings



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HIGHLIGHTS

- More than 1,000 acres of planned development surrounding site
- Over 2,400 new residences planned in the surrounding area
- Directly north of Phoenix-Mesa Gateway Airport, hub to over 1,500,000 travelers annually
- Located one mile west of Loop 202 which sees over 81,000 VPD
- Average household income within a 5-mile radius: \$121,996

DEMOGRAPHICS 2025

Source: SitesUSA

 POPULATION	1 MILE 3 MILES 5 MILES	4,383 80,191 255,453	 HOUSEHOLDS	1 MILE 3 MILES 5 MILES	1,502 30,036 96,899	 AVG. HH INCOME	1 MILE 3 MILES 5 MILES	\$137,253 \$130,062 \$130,751
 MEDIAN AGE	1 MILE 3 MILES 5 MILES	37.9 38.8 39.8	 DAYTIME POPULATION	1 MILE 3 MILES 5 MILES	1,647 36,099 119,698	 TRAFFIC COUNTS	Vehicles per Day	
							E ELLIOT RD	8,204
							S HAWES RD	3,099
							LOOP 202	120,259

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Google
Data Center
Phase 1 - July, 2025
Completion Date - July, 2029
187 AC

MESA ELLIOT
NW
66.57 AC Vacant Land
Zoning: LC, PEP

CyrusOne
5-BLDG Computing
Facility ±68 AC
Under Construction

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

RagingWire
Data Center Campus
102 AC

Mortenson
Data Center Campus
65.4 AC

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

HAWES CROSSING
City of Mesa voted in favor
of ± 1,100 AC development
plan that will include:
- Housing - Mixed-use
- Commercial - Retail
- Office

Dignity Health
3-Story General Hospital
64 Beds

MESA RAY
58.97 AC Vacant Land
Located within Mesa 2040
General Plan

Apple
1.2M SF
Command Center
150 Emp.

SITE

RAY ROAD
COMMERCE CENTER
2,000 Future Emp.

MESA HAWES
159.3 AC Vacant Land
Zoning: LC, PEP
Mixed Use

PHOENIX-MESA GATEWAY AIRPORT
- Provides 10,000+ jobs, bringing in \$1.3 billion annually
- 700-AC plot of Land, Mixed-Use, Industrial, Commercial & Residential
GATEWAY EAST - FUTURE DEVELOPMENT
- ± 400 AC of Land designated for development
SKYBRIDGE ARIZONA (In Construction)
- ± 350 AC | 3.5M SF Mixed-use Space Available
- Estimated to create 17,000 direct jobs | 7,000 jobs onsite

SR-24 EXPANSION
Construction Complete
Full Diamond Interchange at
Signal Butte & Meridian Rd

• 320 AC
• 2 Stadiums
• 8 Baseball/Softball Fields
• 16 Indoor Basketball Courts
• 23 Soccer Fields
• 62 Volleyball Courts