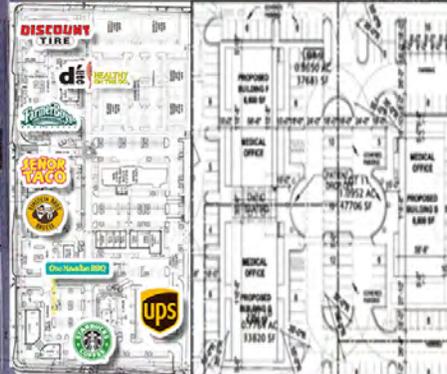
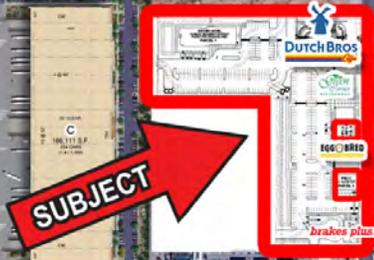


Dynalectric
 Arizona
 An EMCOR Company



101,324 CPD

Elliot Rd 24,653 CPD

Limited Comm. (LC)
 23.5 AC

General Commercial (GC)
 67.1 AC



Ellsworth Rd 22,226 CPD

Mixed Use (MX)
 45.9 AC

**Meta
 Data
 Center**
 150 AC

NEW EASTMARK RETAIL SHOPS

Elliot Road & Ellsworth Road - Northwest Corner
 Mesa, Arizona

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NEW EASTMARK RETAIL SHOPS

Elliot Road & Ellsworth Road - Northwest Corner
Mesa, Arizona



NEW CONSTRUCTION SHOP SPACES AND DRIVE THRU APPROVED PAD AVAILABLE NOW

Property Highlights

- Located in the heart of the Elliot Tech Corridor (Apple, Facebook, Google, Amazon)
- High traffic volume & strong household incomes.
- 1/2 Mile off of SanTan 202 freeway.
- Adjacent to Eastmark, a 15,000 home Master Planned Community
- Access to major highways and north of Phoenix-Mesa Gateway Airport (1.5m travelers annually)

Traffic Counts

Elliot Road	24,653 CPD
Ellsworth Road	22,226 CPD
Total	46,879 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	3,800	88,845	215,435
Estimated Households	1,260	32,803	82,887
Avg Household Income	\$111,003	\$141,266	\$124,146
Daytime Employees	654	8,794	34,559

Source: SitesUSA

Nearby Tenants



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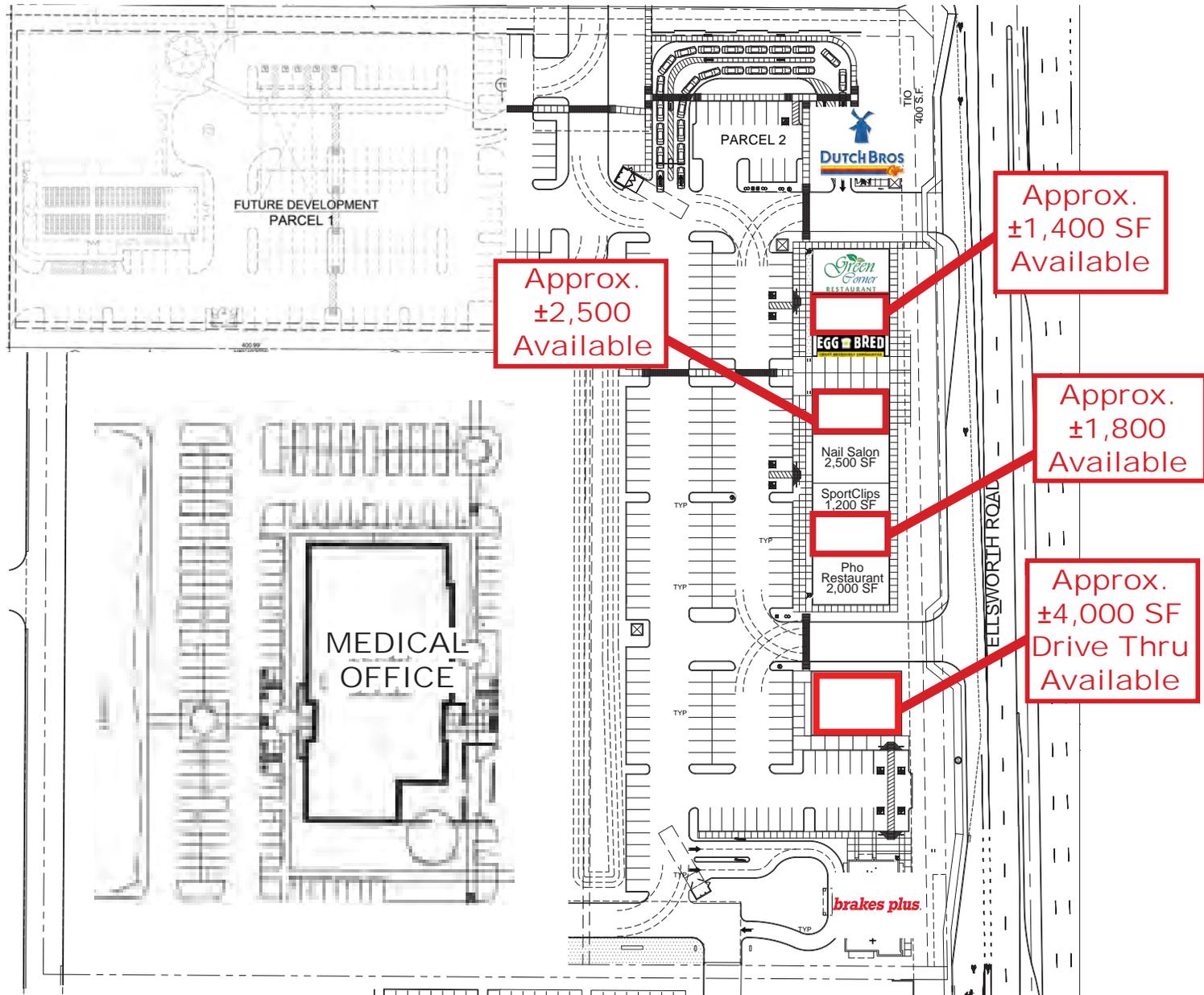
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CONCEPTUAL SITE PLAN



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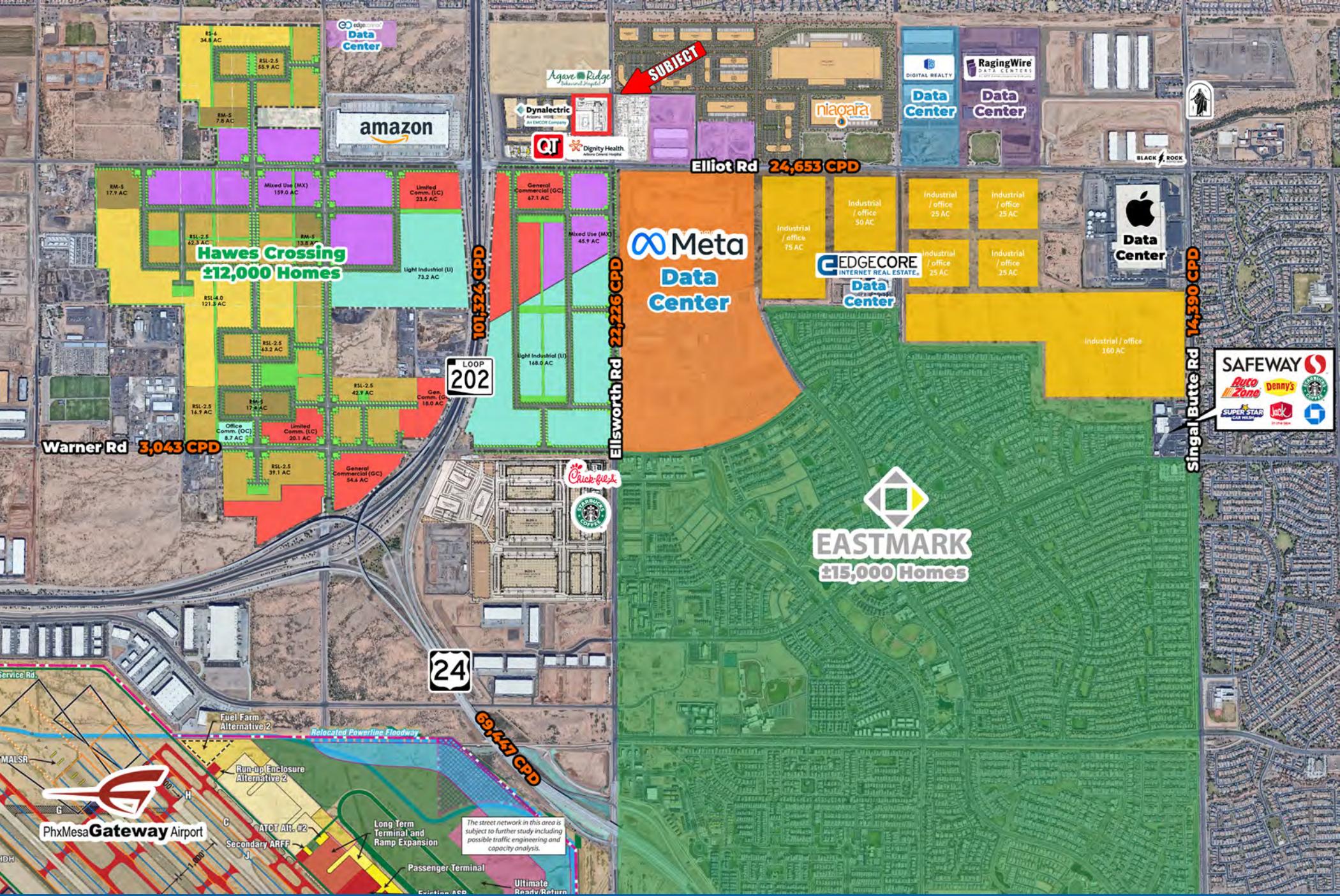


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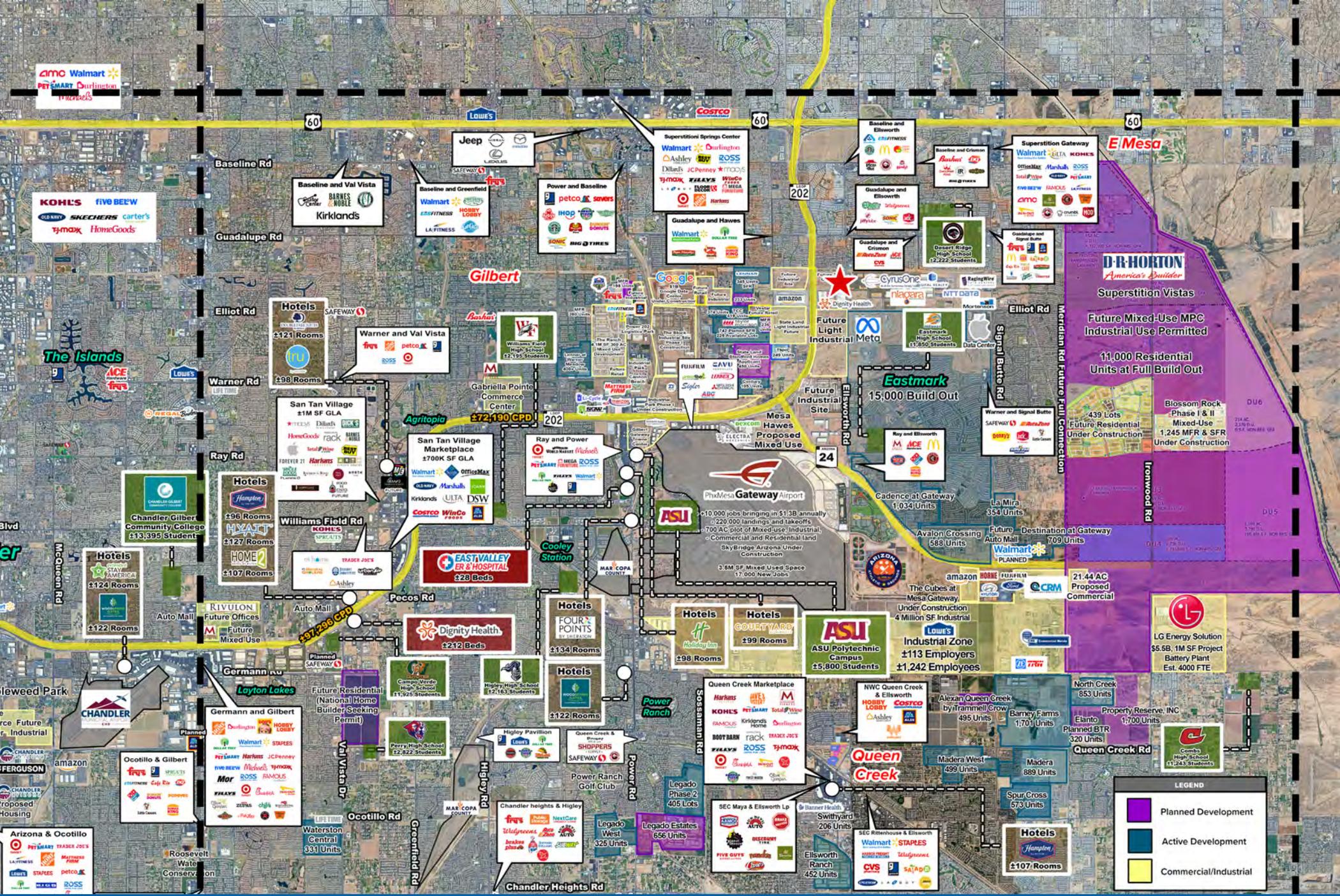
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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	3,800	88,845	215,435
	2026 TOTAL HOUSEHOLDS	1,260	32,803	82,887
	MEDIAN HOUSEHOLD INCOME	\$111,003	\$141,266	\$124,146
	2026 MEDIAN HOME VALUE	\$427,144	\$484,074	\$426,715
	2026 TOTAL EMPLOYEES	654	8,794	34,559
	2026 TOTAL BUSINESSES	132	1,686	5,118



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