

EASTMARK PAD | FOR SALE

3438 S. ELLSWORTH ROAD, MESA, ARIZONA



CALL FOR PRICING!!

LOOP 202

Augusta Ranch



Employment



11,660 VPD
Ellsworth Rd



Not a Part

Not a Part

23,615 VPD

Limited Commercial
23.5 AC

LOOP 202

General Commercial
67.1 AC

Elliot Rd

51,399 VPD

Industrial/
Office



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PROPERTY SUMMARY

AVAILABLE 46,585 SF For Sale

PROPERTY HIGHLIGHTS

- Adjacent to Eastmark, a 15,000 home Master Planned Community
- PAD delivered with stubbed utilities
- Frontage on Ellsworth Rd.
- Designed for approximately 4,000 sf pad building
- Cross Access, Easements, and Parking Agreements in place
- Located in the heart of the Elliot Tech Corridor (Apple, Facebook, Google, Amazon)

NEARBY BUSINESSES



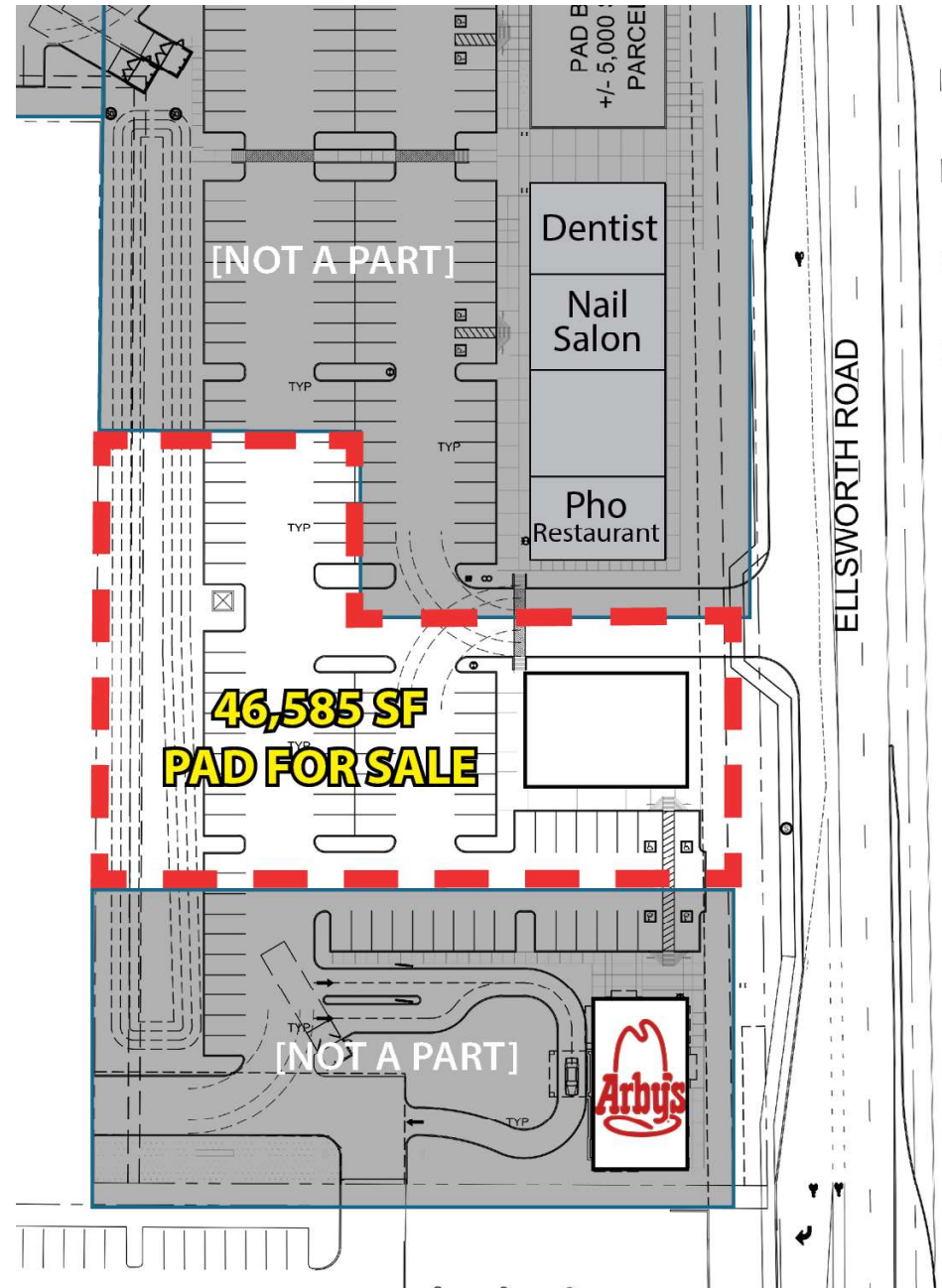
TRAFFIC COUNTS

N Loop 202: 100,000+ VPD

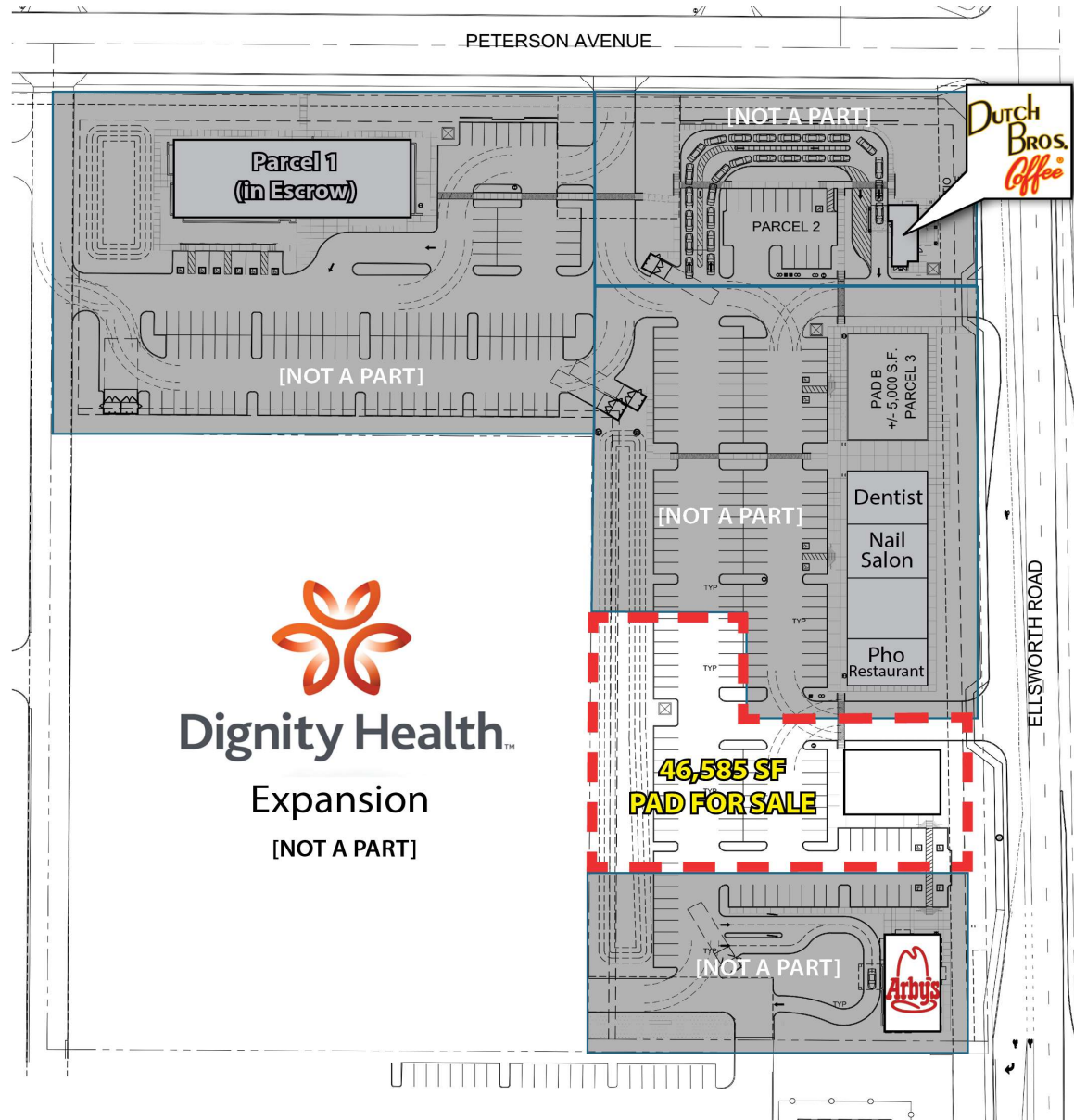
E Elliot Rd: 51,399 VPD

S Loop 202: 82,051 VPD

W Elliot Rd: 23,615 VPD

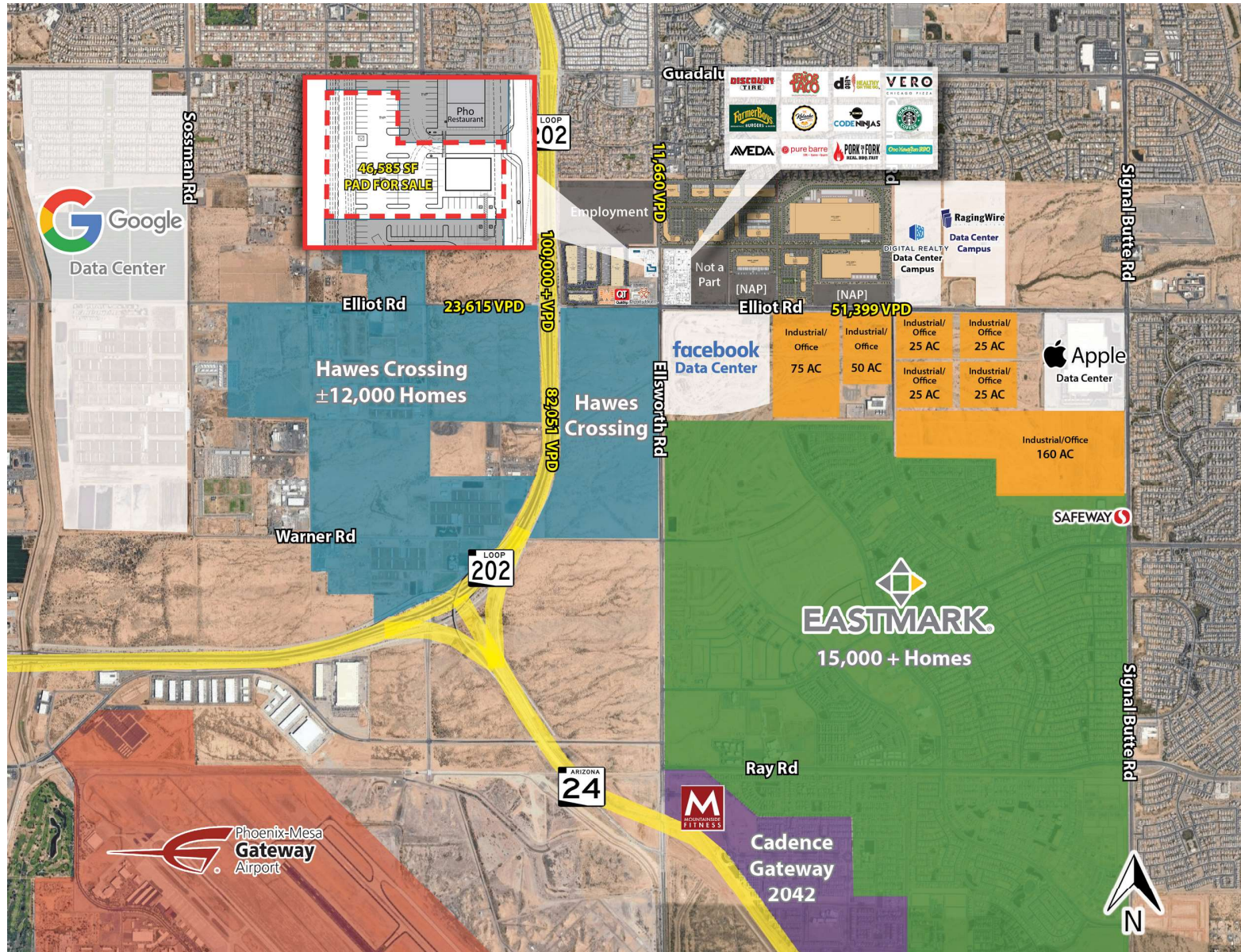


SITE PLAN




Dignity Health™
 Expansion
 [NOT A PART]

AERIAL MAP



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,043	66,953	184,709
Average Age	35.8	41.0	40.6
Average Age (Male)	33.8	39.7	39.2
Average Age (Female)	36.9	43.1	42.4



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$77,949	\$83,819	\$74,295
Average House Value	\$252,308	\$261,280	\$232,738



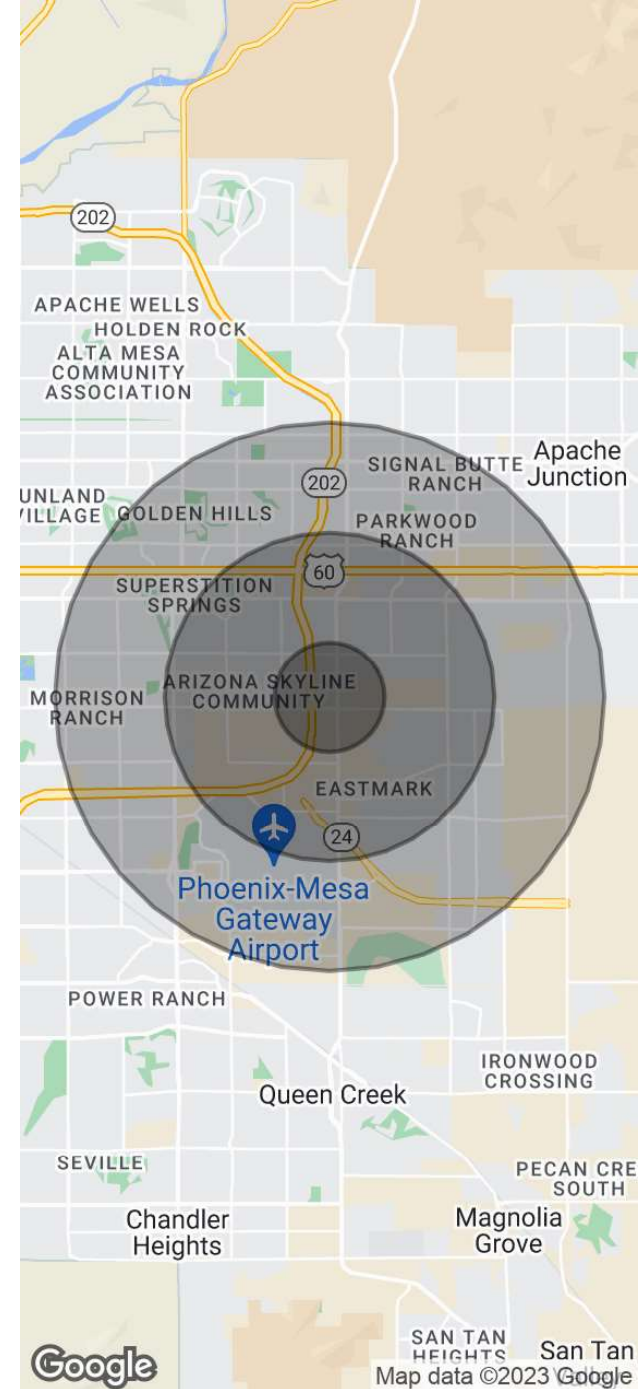
HH UNITS	1 MILE	3 MILES	5 MILES
Total Households	2,369	28,884	80,693
# of Persons per HH	2.6	2.3	2.3



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Daytime Pop	2,324	29,351	94,460
Workers	945	8,290	34,592
Residents	41.2	49.1	40.7



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households	2,433	27,696	76,107
2028 Households	2,634	30,495	84,458



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