

Retail Development Opportunities

NWC & NEC Germann Rd. & Ellsworth Rd.
SWC Pecos Rd. & Ellsworth Rd.
Mesa, Arizona



Overview

AVAILABLE RATES Anchor Space | Shops | Pads
Call for Details

| Demographics | 3 MILE | 5 MILE | 7 MILE |
|---------------------|-----------|-----------|----------|
| 2020 Est Population | 35,400 | 138,847 | 326,173 |
| 2025 Est Population | 39,812 | 156,235 | 368,424 |
| Average HH Income | \$112,858 | \$116,696 | \$97,693 |
| Daytime Population | 34,581 | 121,446 | 281,023 |

Year: 2020 | Source: Esri

Traffic Counts

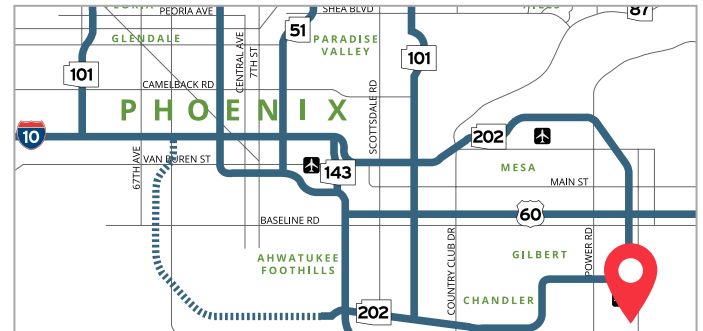
Ellsworth Road 37,233 VPD
Year: 2020 | Source: MPSI

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Description

- Super Star Car Wash, Burger King, and Speedway NOW OPEN!
- 36,000 cars per day on Ellsworth Road
- Located in an "Opportunity Zone"
- Retail pads available with Ellsworth Road frontage, a major Southeast Mesa arterial thoroughfare
- Ideal opportunity for a Build-to-Suit Development or Ground Lease
- Visibility from the *Phoenix Mesa Gateway Airport*, a booming employment destination
- Immediate trade area is experiencing strong residential growth, with an expected 25,000 new homes to be built in the near future
- Easy access to the Loop 202 freeway
- Surrounding tenants include:



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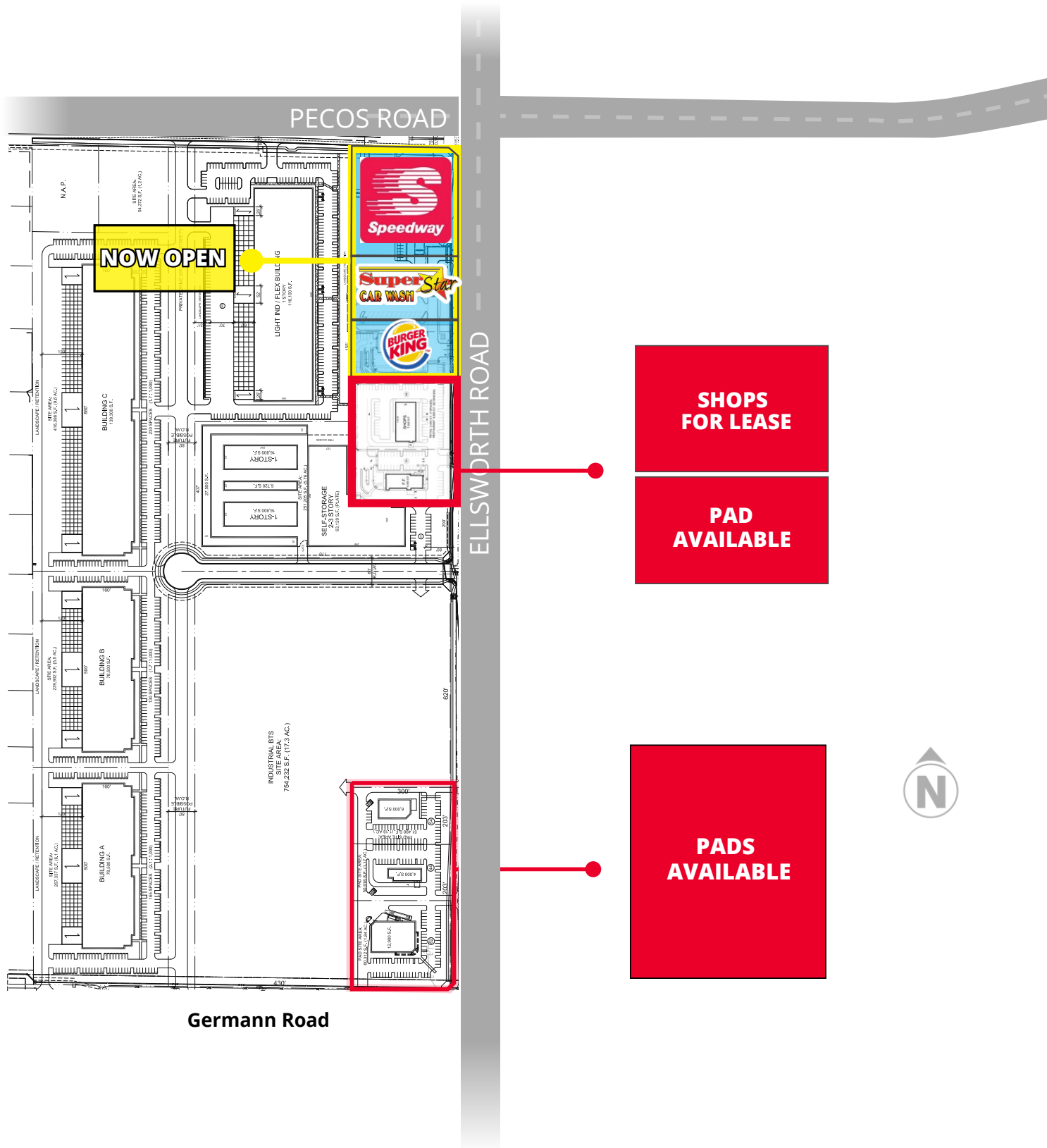
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CONCEPTUAL SITE PLAN

 Retail Portion



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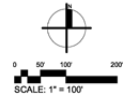
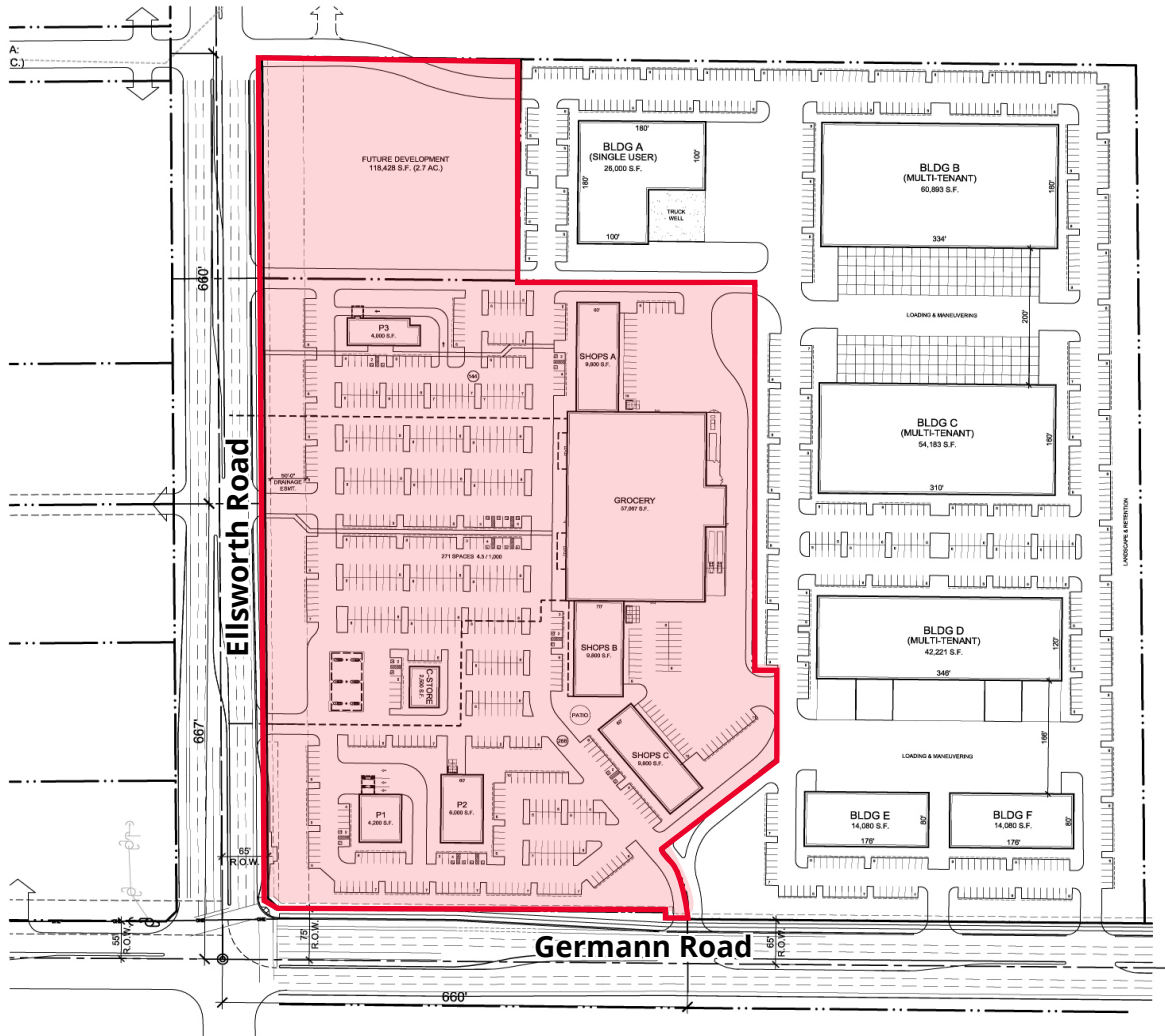
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Retail Portion



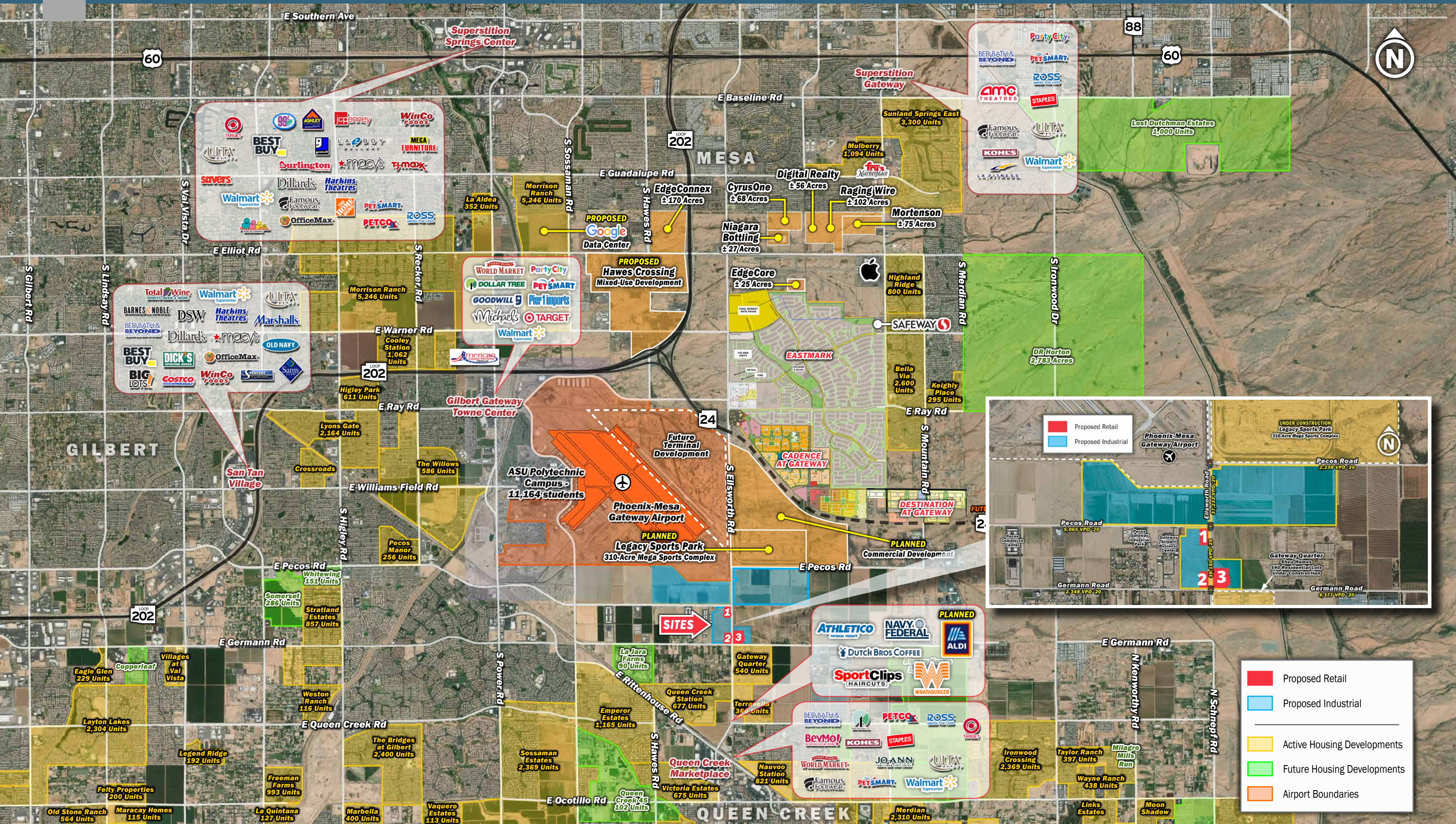
Retail Site Data

| | |
|-------------------|-------------------------|
| Site Area: | 628,279 S.F. (14.4 AC.) |
| Building Area: | 102,767 S.F. |
| Coverage: | 16.4% |
| Parking Provided: | 691 Spaces |
| Parking Ratio: | 6.7 / 1,000 S.F. |

Industrial Site Data

| | |
|-------------------|-------------------------|
| Site Area: | 810,100 S.F. (18.6 AC.) |
| Building Area: | 211,457 S.F. |
| Coverage: | 26.1% |
| Parking Provided: | 702 Spaces |
| Parking Ratio: | 3.3 / 1,000 S.F. |

NEC Ellsworth Road & Germann Road Mesa, Arizona



Proposed Retail

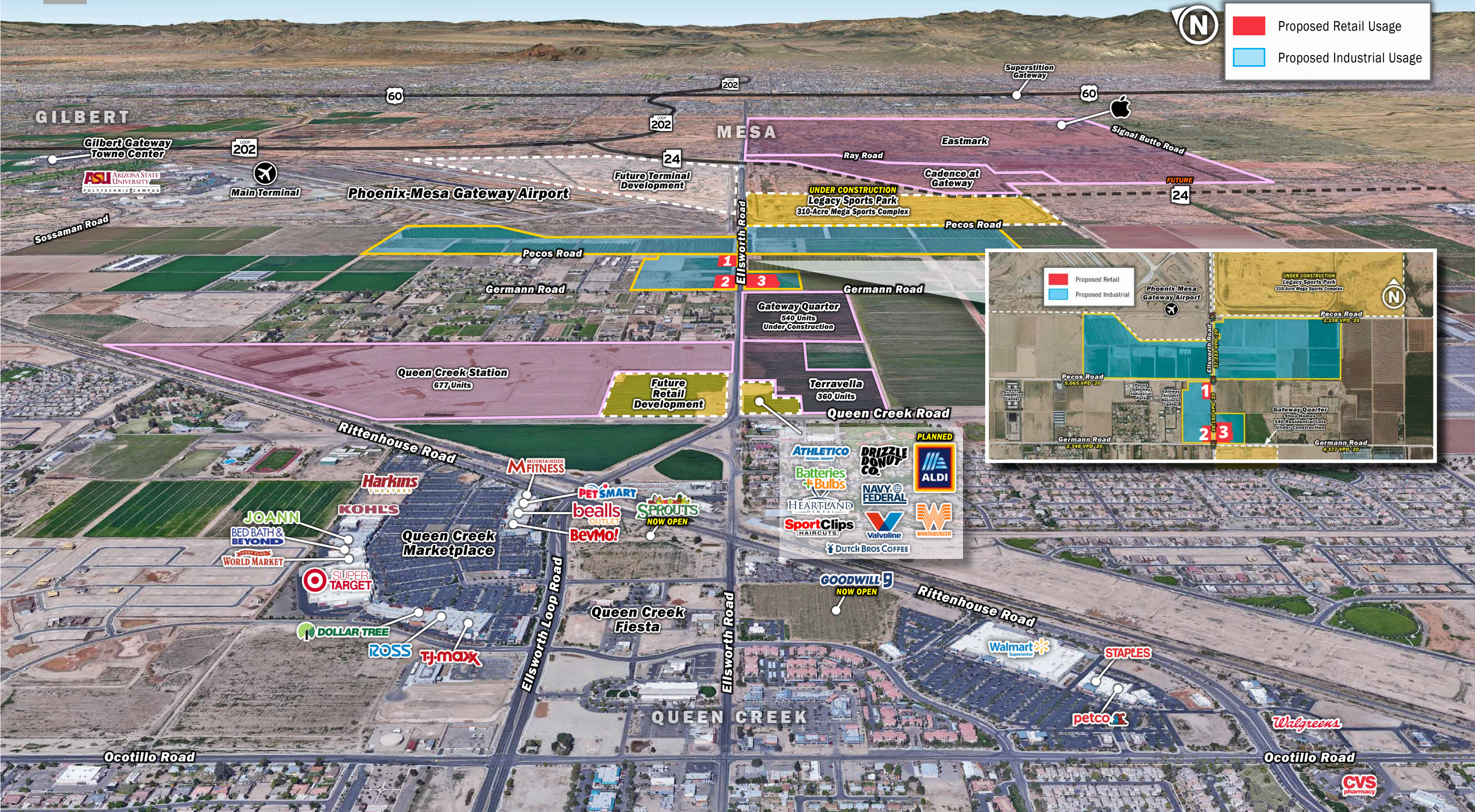
Proposed Industrial

Active Housing Developments

Future Housing Developments

Airport Boundaries

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Legend

- Proposed Retail Usage
- Proposed Industrial Usage

Inset Map Legend

- Proposed Retail
- Proposed Industrial

Inset Map Labels:

- Phoenix-Mesa Gateway Airport
- Legacy Sports Park (310-Acre Mega Sports Complex)
- Pecos Road (2,238 VPD '20)
- Germann Road (2,348 VPD '20)
- Queen Creek Road (3,150 VPD '20)
- Gateway Quarter (540 Residential Lots Under Construction)
- Germann Road (4,377 VPD '20)

PLANNED

- ATHLETICO PERSONAL TRAINING
- BATTERIES + BULBS
- HEARTLAND OPTICAL
- SPORTCLIPS HAIRCUTS
- DRIZZLE DONUT CO.
- NAVY FEDERAL
- VALVOLINE
- WHATABURGER
- ALDI
- DUTCH BROS COFFEE

Queen Creek Marketplace

- JOANN
- BED BATH & BEYOND
- WORLD MARKET
- KOHL'S
- SUPER TARGET
- DOLLAR TREE
- ROSS
- TJ-MAXX
- MOUNTAIN INSIDE FITNESS
- PET SMART
- bealls OUTLET
- BevMo!
- SPROUTS NOW OPEN

Queen Creek Fiesta

- GOODWILL NOW OPEN
- Walmart Supercenter
- STAPLES
- petco
- Walgreens
- CVS pharmacy