

FULLY ENTITLED DRIVE-THRU · MESA, AZ

Ellsworth & Broadway.

420 S Ellsworth Road

Southwest Corner · Mesa, Arizona 85208

APN 218-45-932 · LOT 2

0.64^{AC}

ACRES

28,036

SQUARE FEET

C-2

ZONING

50,681^{VPD}

TRAFFIC

DIRECTOR OF DEVELOPMENT

Scott Barber

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OFFERING TYPE

Drive-Thru Pad

Ground Lease · Build-to-Suit

Reverse Build-to-Suit

drivethrupads.com



THE SITE

AERIAL · SWC ELLSWORTH & BROADWAY

±0.64 AC / ±28,036 SF

The *intersection* does the work.

±50,681 vehicles a day pass this signalized hard corner. The pad sits behind an operating Jack in the Box on shared internal access — a delivery-ready second phase of an established two-pad development.

TOTAL TRAFFIC · COMBINED VPD

50,681 VPD

Broadway Rd ±25,681 (City of Mesa, 2023)
+ Ellsworth Rd ±25,000 (published area count)

BROADWAY RD

25,681 VPD

ELLSWORTH RD

25,000 VPD

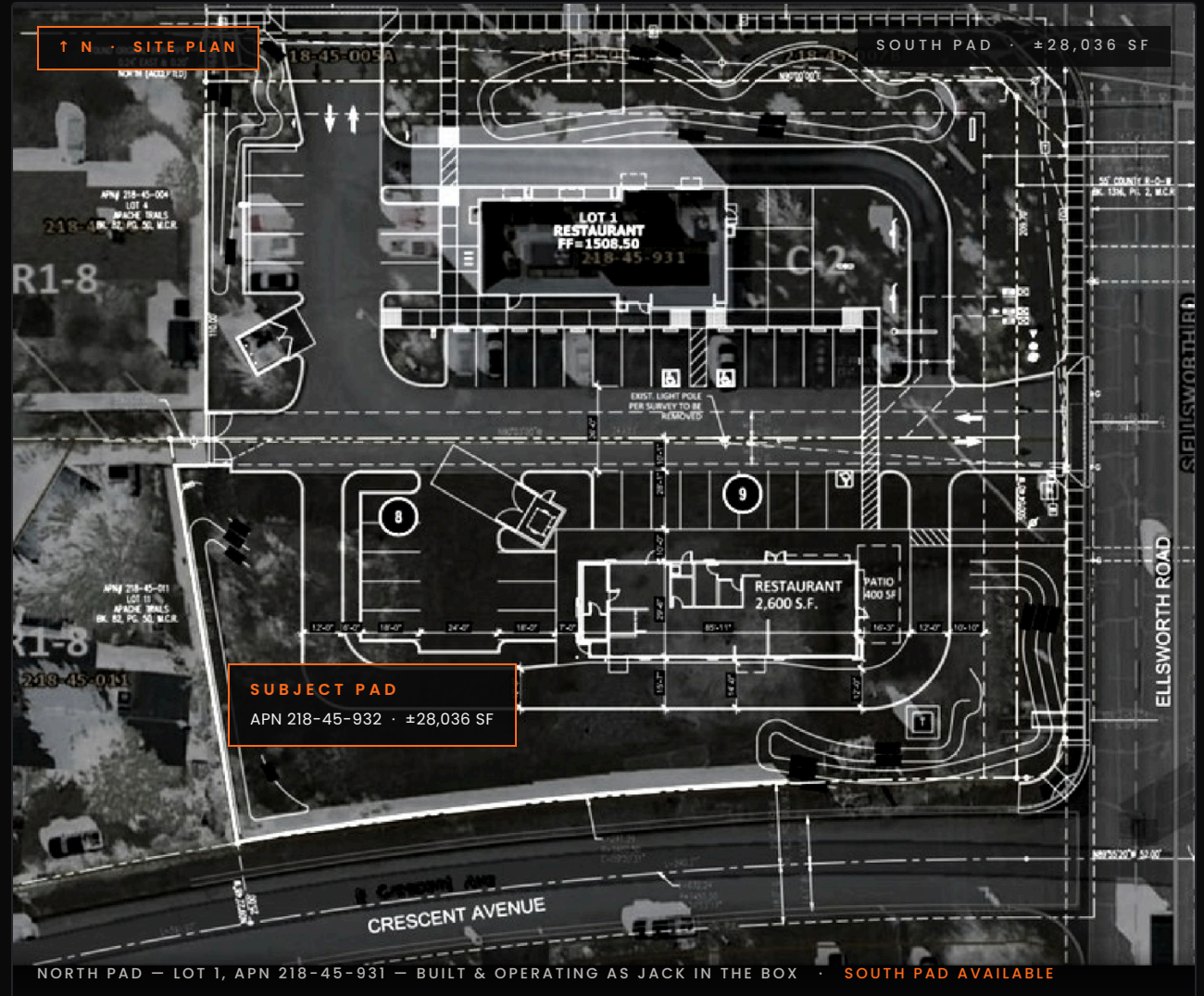
AVAILABLE

Pad Delivery-Ready

28,036 SF / 0.64 AC

ENTITLEMENTS SECURED

- ✓ **Drive-thru approval**
ADOT / MCDOT / Maricopa County
- ✓ **C-2 zoning**
restaurant & drive-thru use by right
- ✓ **Traffic studies**
ingress & egress approved
- ✓ **Will-serve letters**
all utilities
- ✓ **Shared internal access**
to Broadway Rd & Ellsworth Rd



Four ways *to build it.*

Use-specific synopses have been prepared for each concept below.

C-2 zoning accommodates all four, and the historical property file already carries civil, drainage and utility work for the pad.

01 ±2,500 SF

Drive-Thru QSR

Full-service quick-serve prototype — the same format operating on the north pad. Counter-clockwise lane, all left turns.

BUILDING	±2,500 SF
STACK	±11 cars to order
PARKING	±22 spaces

02 ±620 SF

Drive-Thru Coffee

Compact kiosk with patio. Shown on the site plan opposite — order point set at the east end of the loop.

BUILDING	±620 SF
PATIO	±480 SF
PARKING	14 spaces

03 2-3 BAY

Express Oil Change

Automotive-service format permitted under C-2. Stacking depth suits a bay-through layout on the long axis.

FORMAT	Bay-through
ZONING	C-2 by right
PARKING	±22 spaces

04 ±6,900 SF

Auto Parts / Retail

General retail box previously planned for this pad; historical civil and drainage work was drawn to this footprint.

BUILDING	±6,900 SF
PLANS	Historical set on file
PARKING	±22 spaces

±28,036 SF

0.64 ACRE PAD

Rectangular building envelope with room for a full drive-thru loop and surface parking.

50,681 VPD

SIGNALIZED HARD CORNER

Broadway and Ellsworth arterials, with a protected left at the signal.

3 curb cuts

SHARED INTERNAL ACCESS

Two on Broadway, one on Ellsworth, tied by a 26' cross-access drive.

Entitled

DRIVE-THRU APPROVED

Drive-thru approval in hand through ADOT, MCDOT and Maricopa County; C-2 covers all four uses.

DEAL STRUCTURE

Owner is flexible.

STRUCTURES

Ground lease · Build-to-suit
Reverse build-to-suit

RATE & TERM

Rate upon request
Terms negotiable

CO-BROKER

4% fee offered
LoopNet ID 39978736

A *quarter-million* people in a five-mile ring.

The corner already draws. A Fry's Marketplace and fuel center anchor the opposite side of Ellsworth, Circle K and CVS hold the same signal, and Jack in the Box operates on the pad immediately north — on the same internal drive as the subject.

AT & ACROSS THE SIGNAL

Fry's Marketplace

Across Ellsworth — grocery anchor + fuel center

Jack in the Box

Same development, north pad

Circle K

At the signal

CVS Pharmacy

At the signal

1 mile ring

IMMEDIATE TRADE AREA

Population	16,433
Households	7,000
Daytime Pop.	13,264
Avg HH Income	\$56,890

3 mile ring

PRIMARY DRAW

Population	104,345
Households	41,497
Daytime Pop.	90,261
Avg HH Income	\$75,696

5 mile ring

EXTENDED REACH

Population	228,368
Households	90,880
Daytime Pop.	207,820
Avg HH Income	\$79,593

SOURCE · ESRI BUSINESS ANALYST / TRADE-AREA MATERIALS PUBLISHED FOR THE ELLSWORTH & BROADWAY INTERSECTION

FREEWAY ACCESS

**Broadway is
the way through.**

The Loop 202 expansion bypassed Baseline, Southern and Main, leaving Broadway as the only full interchange for 4.2 miles between Guadalupe and University — which routes freeway-bound traffic across this corner rather than around it.

Who lives *here.*

3-Mile Profile · ESRI Business Analyst
Deviation vs. Maricopa County

POPULATION · 3 MILE

104,345

Median age 43.6 · Avg HH size 2.50

MEDIAN HH INCOME

\$57,478

Per Capita \$30,145 · Net Worth \$154K

AVG ANNUAL SPEND · DINING OUT

\$3,225

Groceries \$4,646 · Health Care \$5,190

HOUSEHOLDS BY INCOME BRACKET

The largest cohort earns \$50K – \$75K



EDUCATION

SOME COLLEGE+ · 90%

10%

No HS
Diploma

29%

HS
Graduate

37%

Some
College

24%

Bachelor's
/ Grad

EMPLOYMENT

UNEMPLOYMENT · 11.6%

64%

WHITE COLLAR

21%

BLUE COLLAR

15%

SERVICES

ANNUAL HH SPENDING

SELECT CATEGORIES

Eating Out	\$3,225
Apparel & Services	\$1,805
Computers & Hardware	\$141
Groceries	\$4,646
Health Care	\$5,190

The file is *already* deep.

The drive-thru is approved through ADOT, MCDOT and Maricopa County, with documented community support. Behind it sits a full historical property file — prior development plans, civil engineering, drainage, utilities, fire service, traffic and shared-development records — so a new user starts well down the runway.

01.	Drive-Thru Approval · ADOT / MCDOT / Maricopa ENTITLEMENT IN HAND	AVAILABLE
02.	Public Outreach · Drive-Thru Support COMMUNITY ENGAGEMENT RECORD	AVAILABLE
03.	Will Serve Letters · All Utilities WATER · POWER · SEWER · GAS	AVAILABLE
04.	Prior Commercial Development Plans APPROVED SITE PLANS · TWO-PAD DEVELOPMENT	AVAILABLE
05.	Civil Engineering · Grading FULL ENGINEERED SET	AVAILABLE
06.	Drainage Analysis · Retention BASIN SIZING & ROUTING	AVAILABLE
07.	Utility Plans · Fireline & Hydrant WATER · SEWER · DRY UTILITY · SHEET C6	AVAILABLE
08.	Traffic Materials · Ingress / Egress TRIP & ACCESS STUDIES	AVAILABLE
09.	Shared-Development Records CROSS-ACCESS & PARKING AGREEMENTS	AVAILABLE
10.	Concept Site Plans FOUR USE-SPECIFIC SYNOPSES	AVAILABLE

SCHEDULE A TOUR

Let's walk
the *pad*.

Scott Barber

DIRECTOR OF DEVELOPMENT

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LISTING LoopNet 39978736

CO-BROKER 4% fee offered

Drive Thru Pads

COMMERCIAL DEVELOPMENT
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