

DEVELOPED BY



MIXED USE DEVELOPMENT HOTEL | RETAIL | RESTAURANT



ELLSWORTH RD & SR-24

MESA, ARIZONA



OVERVIEW

HIGHLIGHTS

- » Strong visibility to over 45,510 vehicles per day and growing at the intersection and easy accessibility from both Ellsworth Rd and SR-24 roads to Loop 202.
- » Located in one of the highest growth areas in AZ, Queen Creek has seen their population grow 2,084% since 2000.
- » One mile south of the Facebook campus will encompass nearly 1 million square feet of data center and admin space. *Under Construction*
- » Phoenix-Mesa Gateway Airport Future plans include to develop the ±400-acres which will have a new terminal with gates along which will include mixed-use of retail, office and other forms of real estate in efforts to expand the profile of airliners flying in and out of Gateway and to ease traffic at Sky-Harbor.
- » Down from Eastmark, a new housing development with over 12,000 homes at full buildout.
- » Located just west of Bell Bank Park is privately owned 320-acre multi-use family sports and entertainment complex is being built in Mesa, at the border of Queen Creek, and will create more than 1,500 jobs and generate hundreds of millions of dollars in direct economic impact back to the surrounding community. The park is expected to attract over three million visitors annually.

TRAFFIC COUNTS

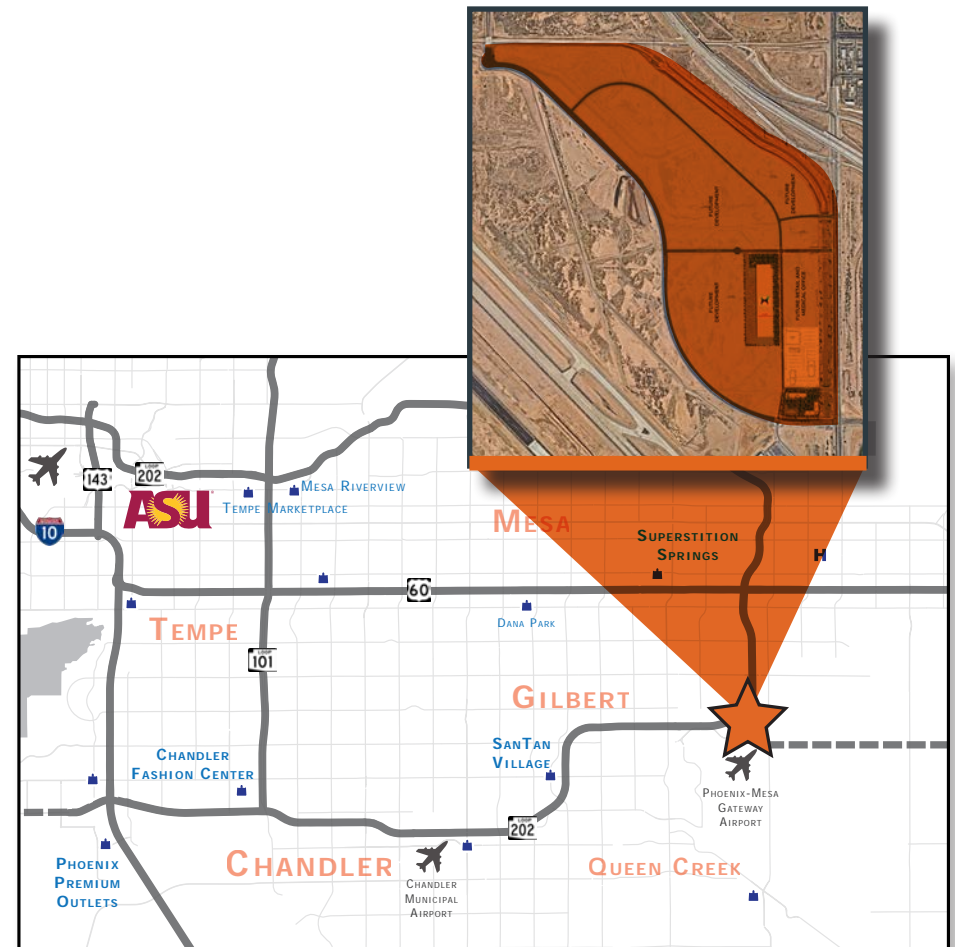
Ellsworth Rd

N ±20,897 VPD (NB & SB)
S ±45,510 VPD (NB & SB)

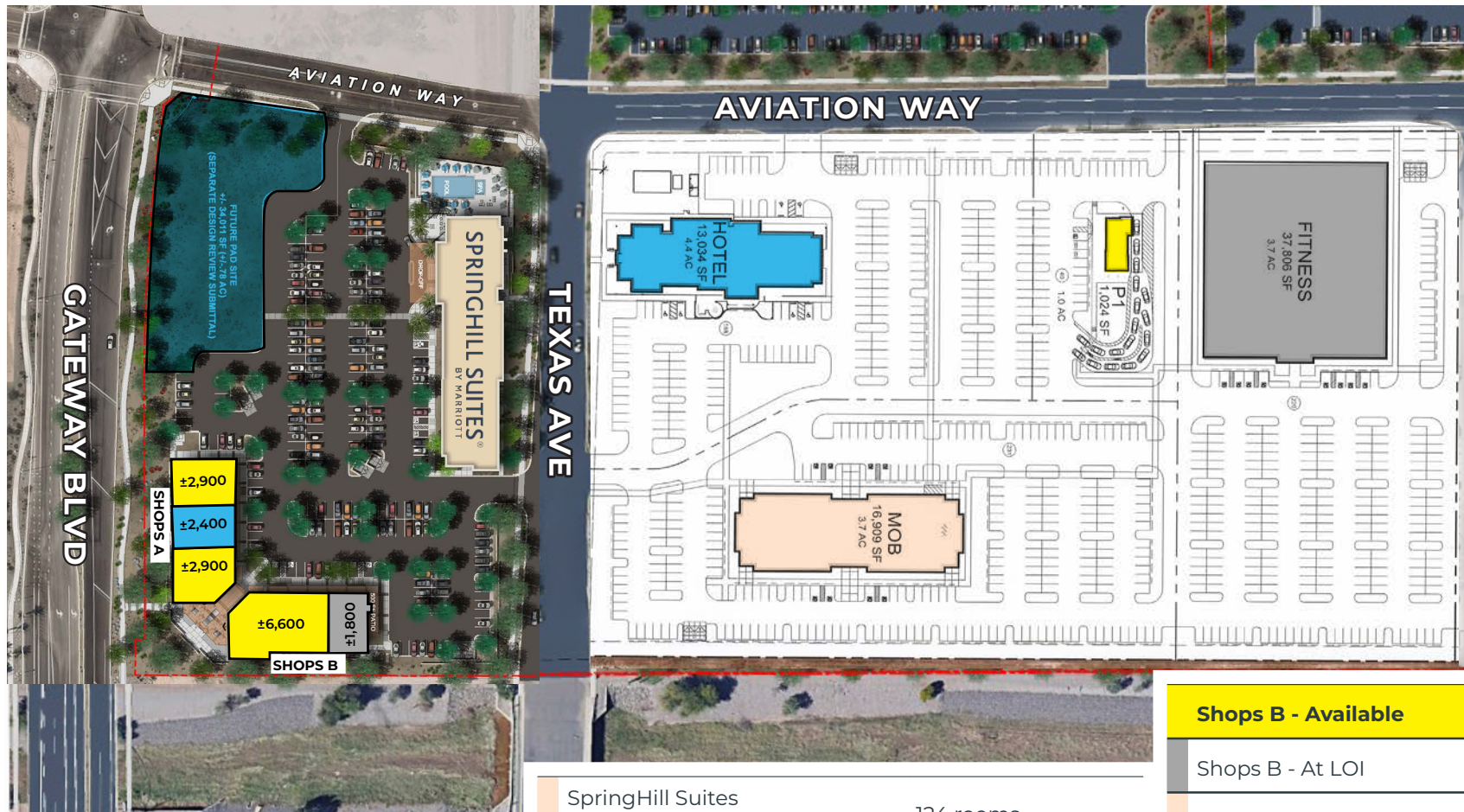
ADOT 2025

SR-24

E ±53,826 VPD (EB & WB)
W ±52,125 VPD (EB & WB)



MASTER SITE PLAN



- SIGNED LEASE
- AT LEASE
- AT LOI
- AVAILABLE

SpringHill Suites (Under Construction)	124 rooms
Future Pad Site - At Lease	±34,011 SF
Shops A - Available	±2,900 SF
Shops A - At Lease	±2,400 SF
Shops A - Available	±2,900 SF

Shops B - Available	±6,600 SF
Shops B - At LOI	±1,800 SF
MOB	±16,909 SF
HOTEL - At Lease	±13,034 SF
PAD 1 - Available	±1,024 SF
FITNESS - At LOI	±37,806 SF
Available	±5,800 SF



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MASTER SITE PLAN

CONCEPTUAL



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RENDERINGS

CONCEPTUAL



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RENDERINGS

CONCEPTUAL

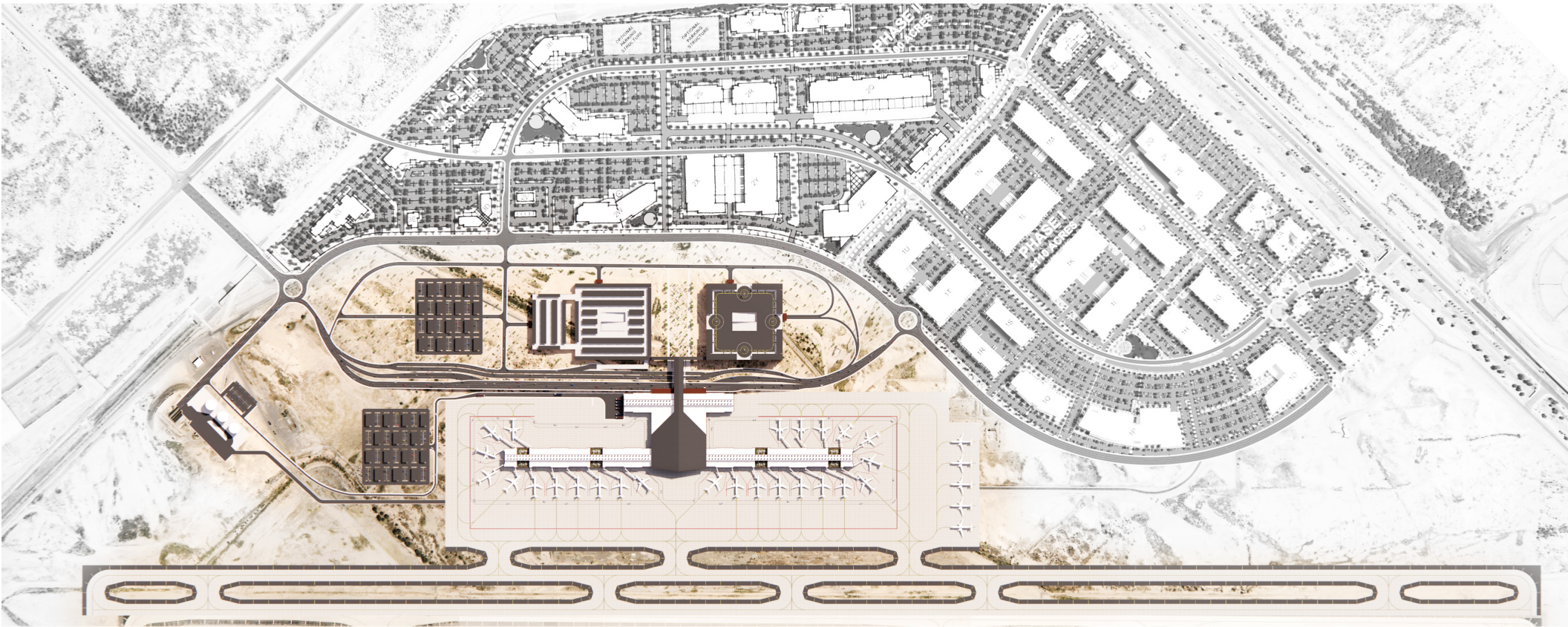


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RENDERINGS

CONCEPTUAL



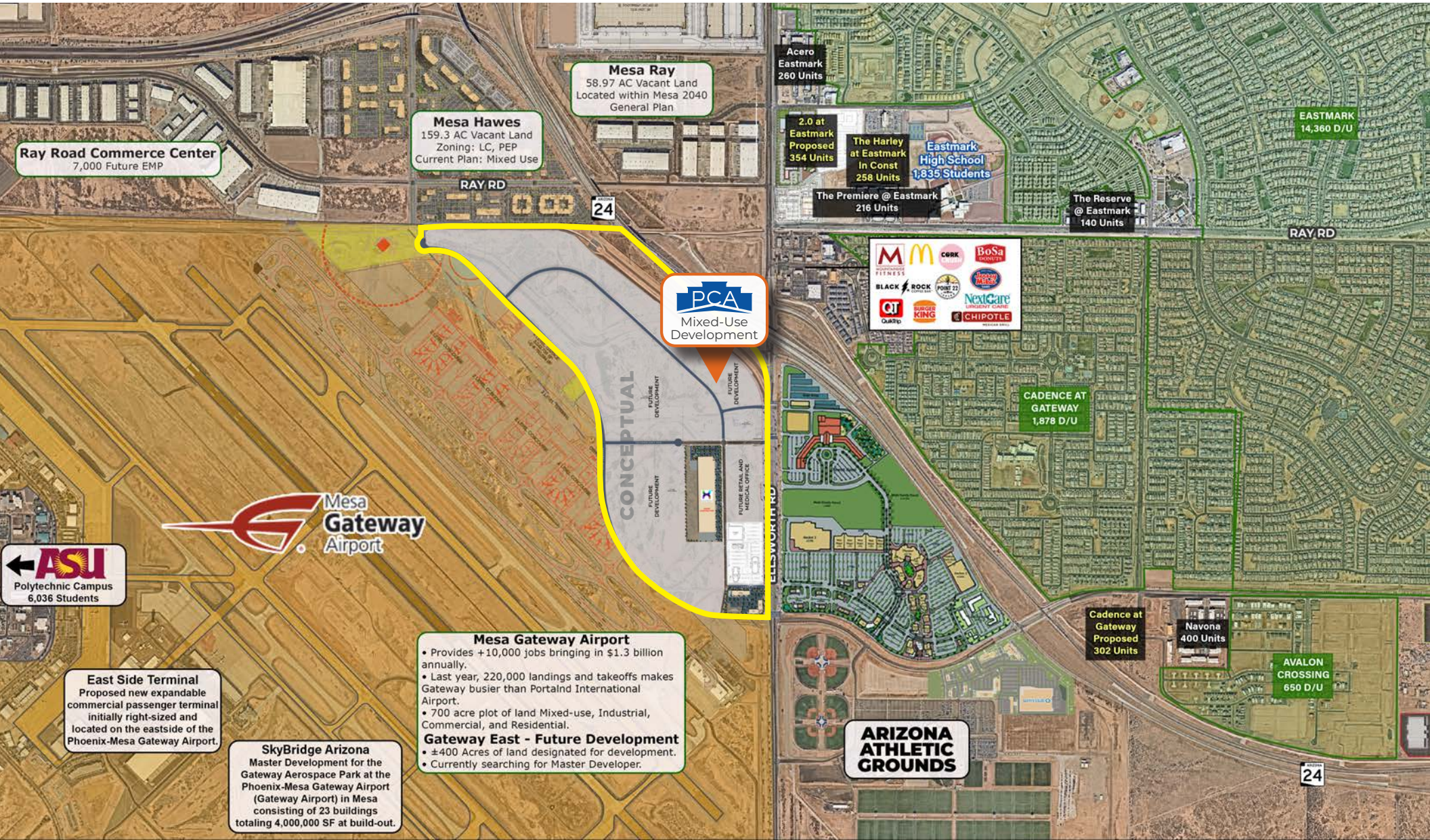
DWL ARCHITECTS+ Mead&Hunt



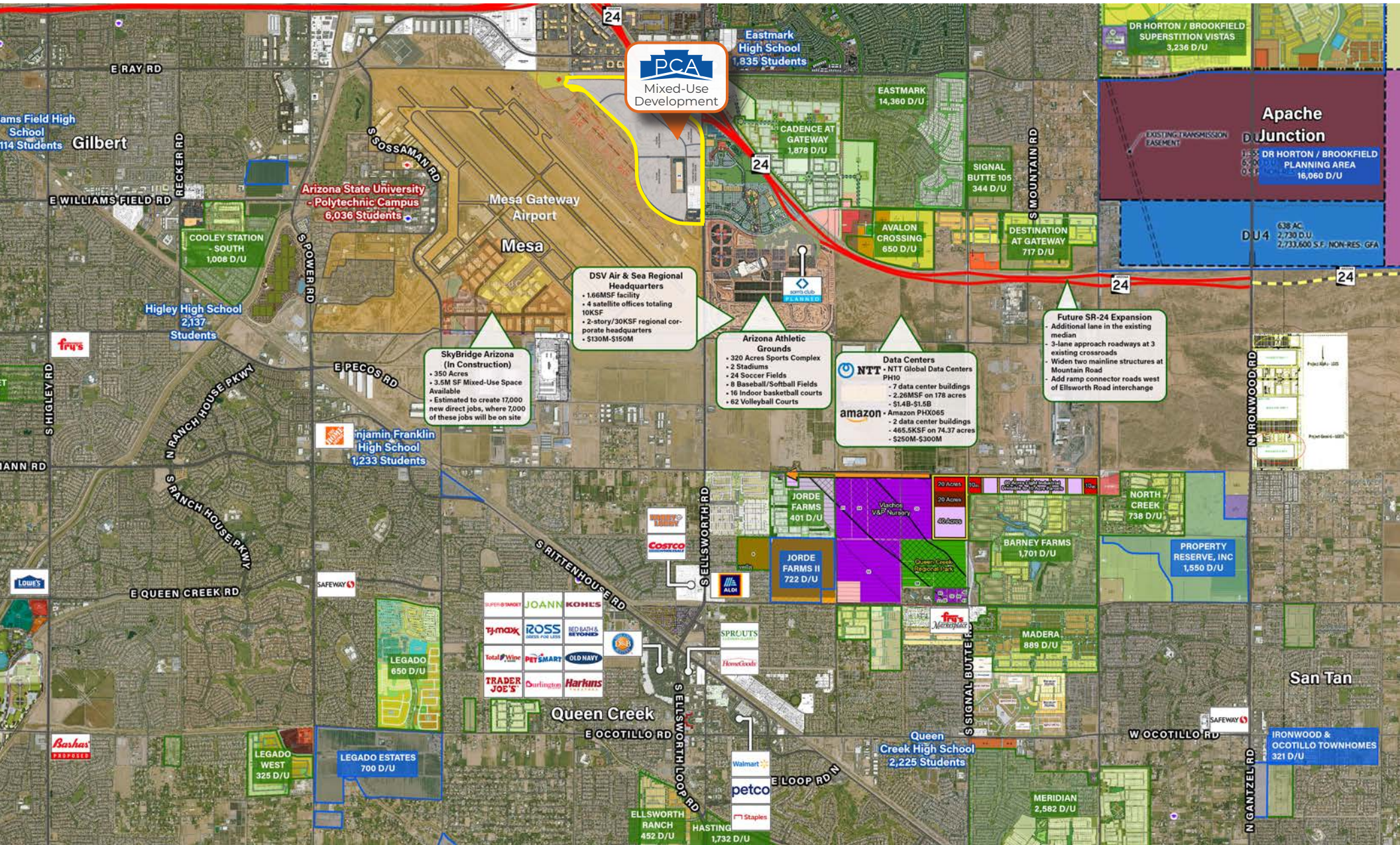
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ZOOM AERIAL



SOUTH RETAIL



SWC **MIXED USE DEVELOPMENT - HOTEL | RETAIL | RESTAURANT**
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ARIZONA ATHLETIC GROUNDS

LOCATED ACROSS ELLSWORTH



SITE MAP KEY STATS

- 280 Acres
- Over 2 million visitors per year
- #1 Attended youth sports facility in arizona
- 158 Fields and courts
- 2,200 Total seats in outdoor stadium
- 2,500 Seat indoor arena
- 2.7 Acre yard for music events

OUTDOOR FACILITIES

- 41 PICKLEBALL COURTS
- 24 SOCCER / LACROSSE / FOOTBALL FIELDS
- 12 BEACH VOLLEYBALL COURTS
- 8 BASEBALL AND SOFTBALL FIELDS
- 2.7 ACRES FOR EVENTS

INDOOR FACILITIES

- 50 VOLLEYBALL COURTS
- 16 BASKETBALL COURTS
- 17,000 SQ FT BAR AND RESTAURANT AREA
- 10,000 SQ FT FOOD COURT
- 50,000 SQ FT ULTRA-HIGHEND TRAINING, REHAB / PT, AND MEDICAL CARE SPACE

DEMOGRAPHICS

2025 ESRI

2025 DAYTIME POPULATION



TOTAL



WORKERS



RESIDENTS

	TOTAL	WORKERS	RESIDENTS
1 MILE	2,410	661	1,749
3 MILE	35,346	13,974	21,372
5 MILE	163,925	59,002	104,923

2025 HOUSEHOLD INCOMES



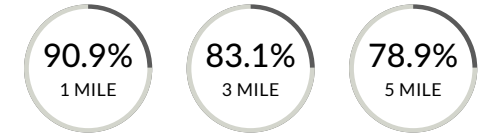
	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$151,364	\$185,067	\$70,120
3 MILE	\$153,658	\$179,414	\$57,894
5 MILE	\$129,947	\$159,359	\$52,408

2025 HOUSING UNITS

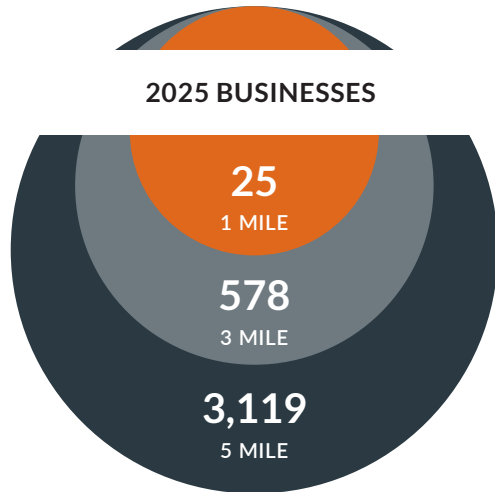


1 MILE	1,072	14,461	74,368
3 MILE			
5 MILE			

OWNER OCCUPIED



2025 BUSINESSES



25
1 MILE

578
3 MILE

3,119
5 MILE



	1 MILE	3 MILE	5 MILE
2025 POPULATION	3,455	41,450	208,629
2030 POPULATION	4,006	46,435	231,614



	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	1,012	13,320	68,649
2030 HOUSEHOLDS	1,192	15,228	76,848

CONCEPTUAL



EXCLUSIVELY LISTED BY

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