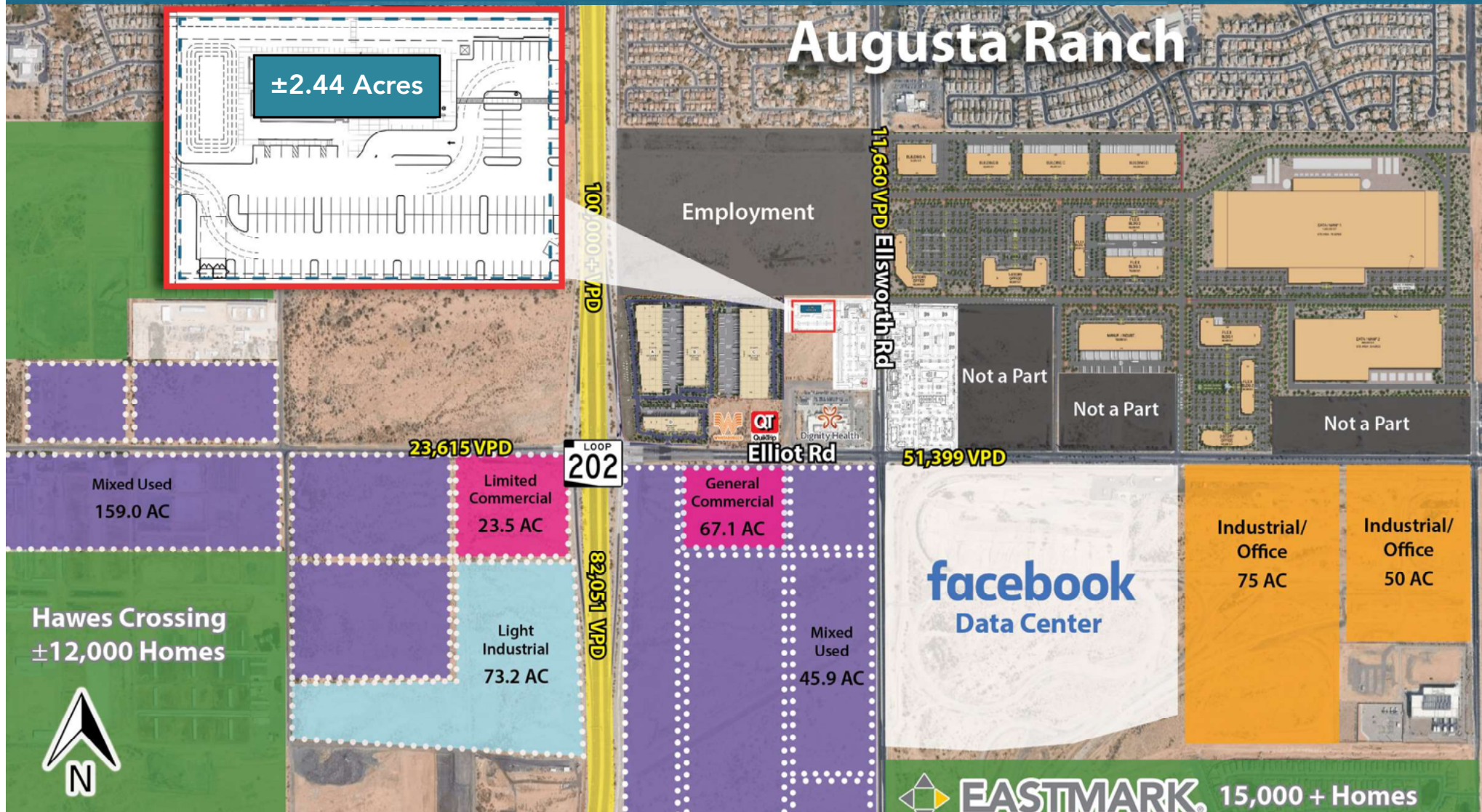


# EASTMARK PAD

SW corner Ellsworth Rd and Peterson Ave (Mesa)



Prime Tech Corridor | Corner Lot | ±2.44 Acres | \$1,900,000

# PROPERTY SUMMARY

**AVAILABLE** Ground Lease or Sale 2+ Acres

## PROPERTY HIGHLIGHTS

- Adjacent to Eastmark, a 15,000 home Master Planned Community
- Located in the heart of the Elliot Tech Corridor [Apple, Facebook, Google, Amazon]
- Only 1/2 mile from exit on SanTan 202 Freeway
- Mesa will allow 150 feet height if opted into the Mesa Tech Corridor Overlay.
- High traffic volume & strong household incomes

## NEARBY BUSINESSES



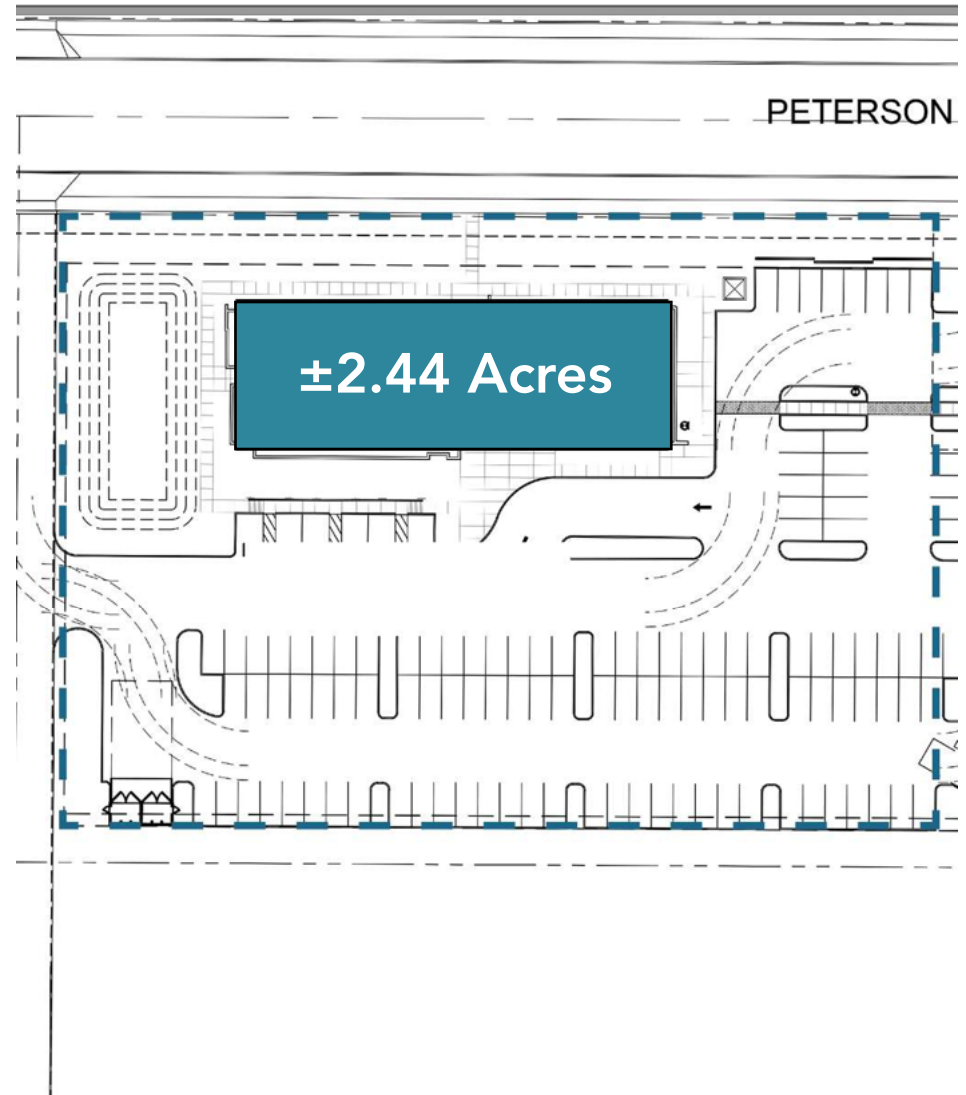
## TRAFFIC COUNTS

**N** Loop 202: 100,000+ VPD

**E** Elliot Rd: 51,399 VPD

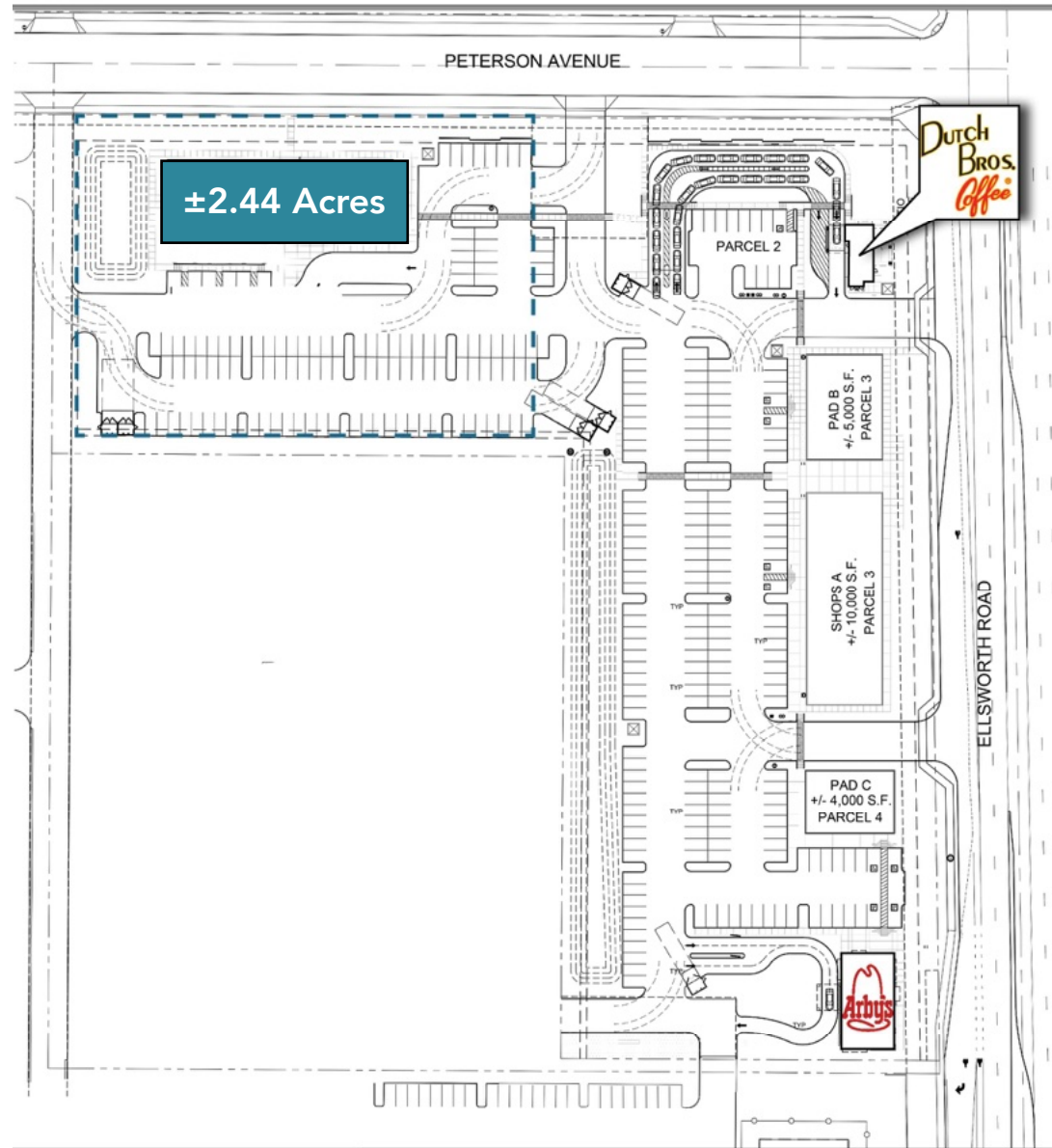
**S** Loop 202: 82,051 VPD

**W** Elliot Rd: 23,615 VPD



Prime Tech Corridor | Corner Lot | ±2.44 Acres | \$1,900,000

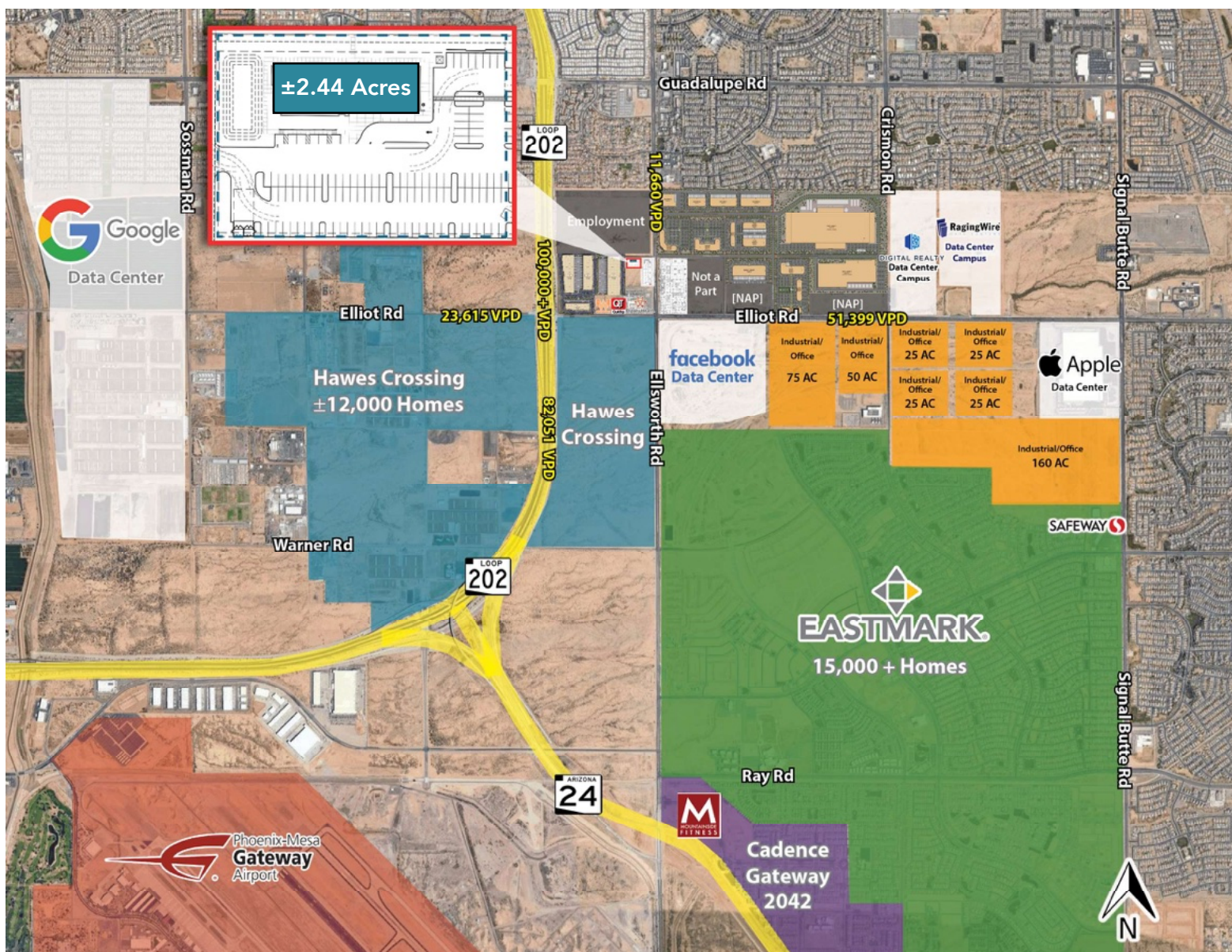
# SITE PLAN



Prime Tech Corridor | Corner Lot | ±2.44 Acres | \$1,900,000



# AERIAL MAP



Prime Tech Corridor | Corner Lot | ±2.44 Acres | \$1,900,000





## OFFICE RENDERING



Prime Tech Corridor | Corner Lot |  $\pm 2.44$  Acres | \$1,900,000

# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,909	64,731	175,789
Average Age	33.0	40.5	40.4
Average Age (Male)	30.9	39.3	39.1
Average Age (Female)	34.0	42.3	42.2



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$85,619	\$88,260	\$75,241
Average House Value	\$273,328	\$276,155	\$235,482



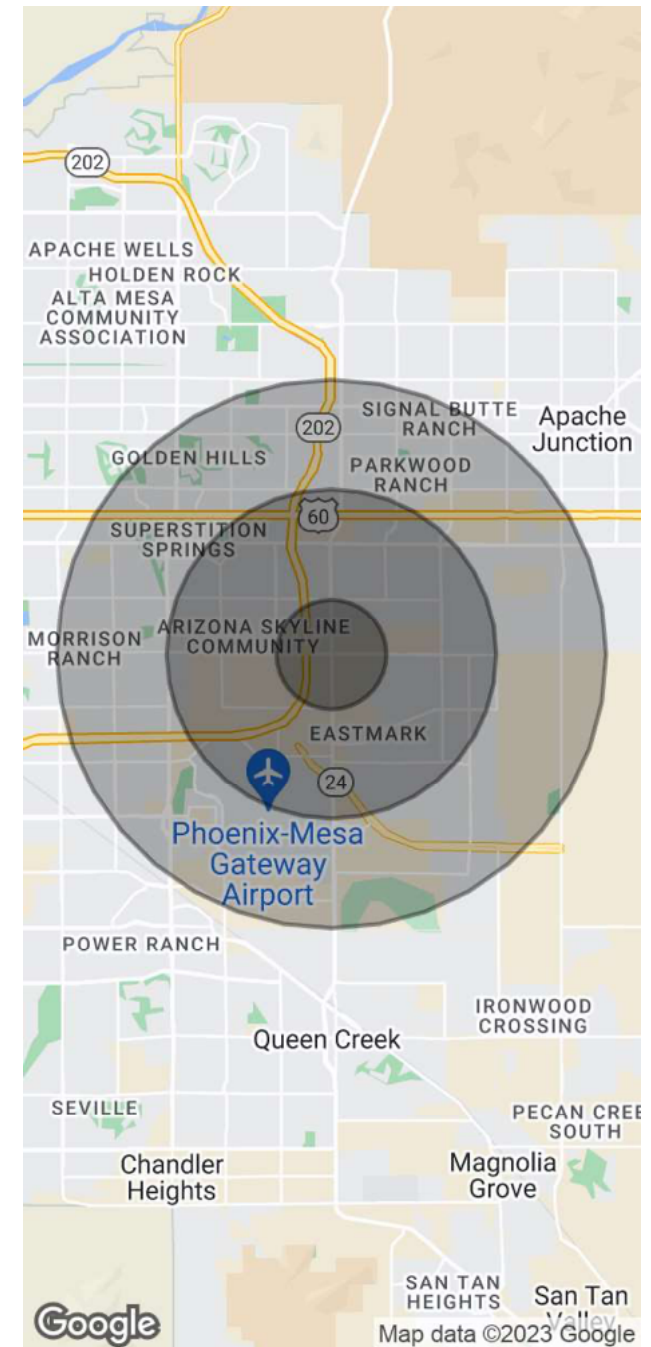
HH UNITS	1 MILE	3 MILES	5 MILES
Total Households	1,741	27,090	76,320
# of Persons per HH	2.8	2.4	2.3



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Daytime Pop	1,285	30,825	93,961
Workers	603	8,641	34,219
Residents	38.9	50.8	40.1



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2022 Households	1,428	26,861	69,277
2027 Households	1,498	30,856	78,487



Prime Tech Corridor | Corner Lot | ±2.44 Acres | \$1,900,000