

MESA GATEWAY

LOGISTICS CENTER

Ellsworth Road & Pecos Road | Mesa, Arizona

±642 ACRES FOR LIGHT INDUSTRIAL
& MIXED USE DEVELOPMENT



Mike Haenel
Executive Managing Director
+1 602 224 4404
mike.haenel@cushwake.com

Andy Markham, SIOR
Executive Managing Director
+1 602 224 4408
andy.markham@cushwake.com

Phil Haenel
Director
+1 602 224 4409
phil.haenel@cushwake.com

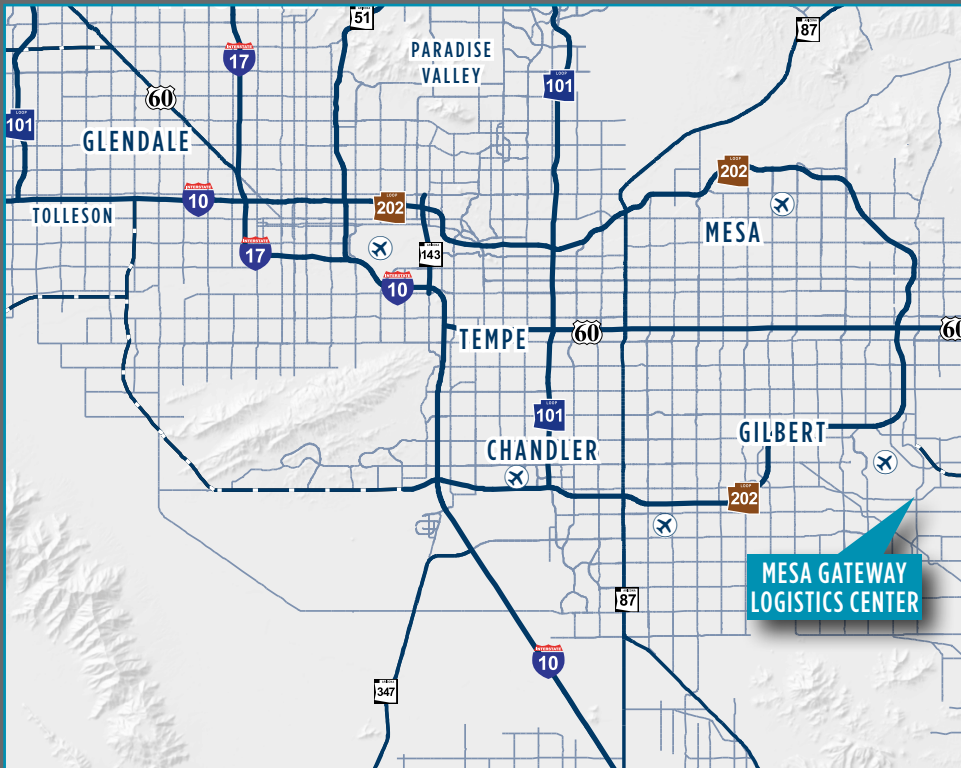


MESA GATEWAY

LOGISTICS CENTER

PHOENIX MESA GATEWAY STRATEGIC DEVELOPMENT PLAN

Mesa Gateway will be an internationally recognized destination for those looking for a sustainable place in which to live, work, learn and recreate. It will provide industries with an economically efficient business climate and provide its workforce and residents with access to the global resources necessary of a knowledge-based economy.



AIRPORT OVERVIEW

Sitting on 42 square miles of land, the Phoenix-Mesa Gateway Airport is the second major airport serving the greater Phoenix metropolitan area. The airport will ultimately become the employment hub of the Southeast Valley, and will surpass most other areas of the Phoenix Valley in terms of location attributes over the next decade.

The Airport is currently home to more than 40 companies, including Allegiant Airlines, who provides nonstop service to 38 destinations and has set a record for commercial passenger activity welcoming 1.7 million passengers in 2019. (Phoenix Mesa Gateway).

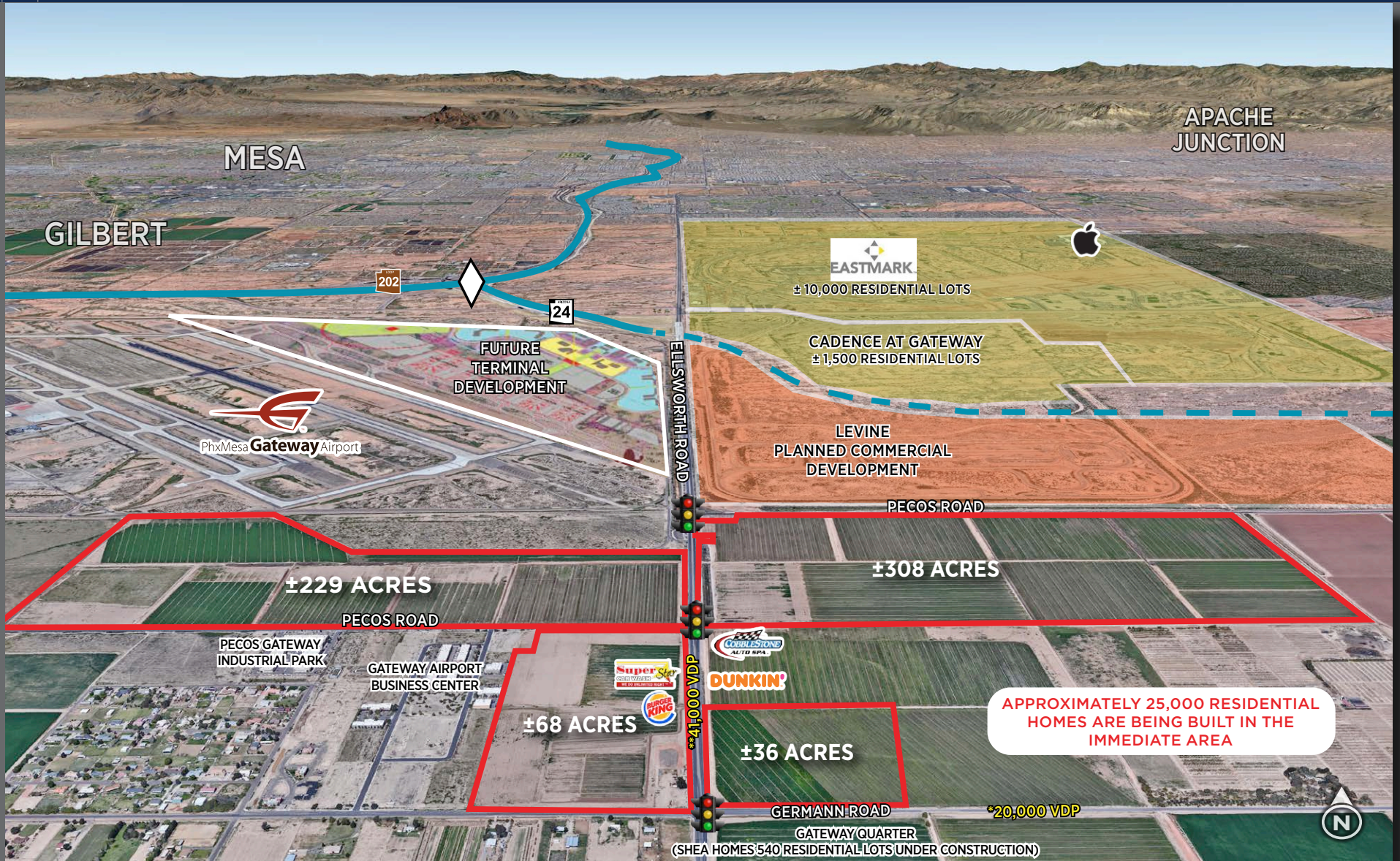
PROJECT FEATURES

The project is comprised of 642 acres, covering four sites. Each site is divisible.

- Ideal for a Build-to-Suit Development
- Within one of the most competitive FTZ, it can reduce or defer tariffs and duties and property taxes by as much as 72.9% (City of Mesa)
- Located in the Williams Foreign Trade Zone
- Affordable power capacity
- Located in Opportunity Zone
- Access to the Airport and the commercial area of Queen Creek and the Loop 202 and 24 freeways
- In-road Utilities
- Visibility from the Airport
- All three parcels front Ellsworth Road, the major arterial thoroughfare for Southeast Mesa
- Approximately 5 miles from Arizona State University's Polytechnic Campus
- Located in Metro Phoenix's burgeoning residential area

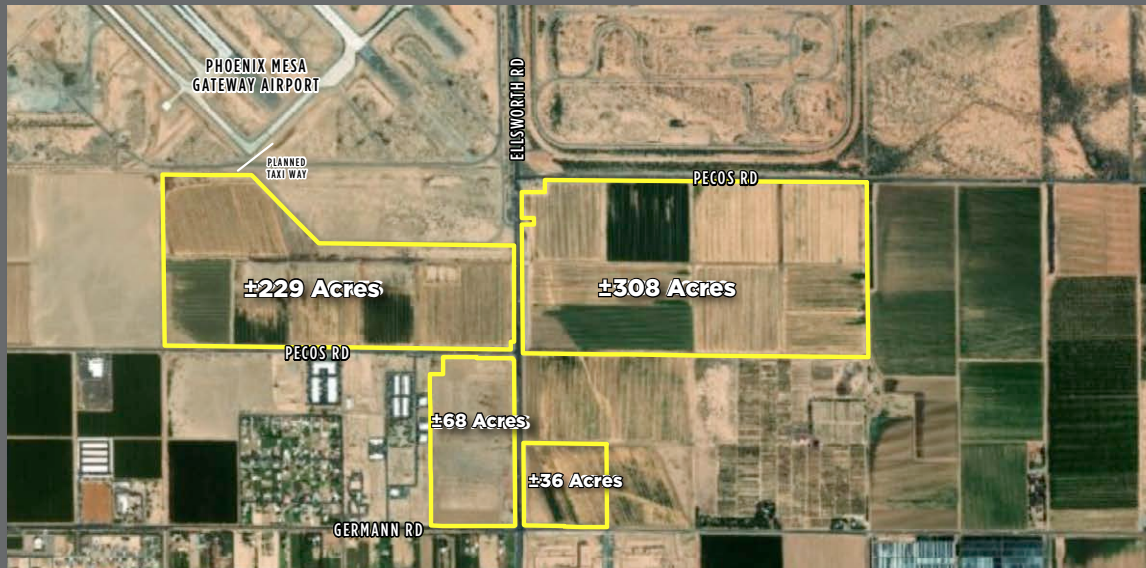
MESA GATEWAY

LOGISTICS CENTER



MESA GATEWAY

LOGISTICS CENTER



City of Mesa

- Population: ±518,012
- 35th Largest city in the U.S.
- Phoenix-Mesa metro area is ranked 6th most competitive metro in America - *Forbes*
- #7 Great Schools - *Forbes*
- #10 Best Cities for Working Parents - *Forbes*

Location Features

- Within Pecos Advanced Manufacturing Zone
- Adjacent to the Phoenix-Mesa Gateway Airport
- Streamlined Entitlement Process due to City of Mesa's Employment Opportunity Floating Zone
- Approximately 4 miles south of the full diamond interchange at Loop 202 and Hawes Road
- Affordable and abundant labor pool within close proximity
- Zoning allows for light industrial, retail, and office

Demographic Data

3 Miles

5 Miles



2019

Total Population

29,125

150,897



2019

Total Households

7,287

42,579



2019 Average

Household Income

\$110,774

\$109,410

*ESRI 2019

For more information:

Mike Haenel

Executive Managing Director

+1 602 224 4404

mike.haenel@cushwake.com

Phil Haenel

Director

+1 602 224 4409

phil.haenel@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016

ph: +1 602 954 9000 | fx: +1 602 253 0528
cushmanwakefield.com

<https://www.selectmesa.com/>

Andy Markham, SIOR

Executive Managing Director

+1 602 224 4408

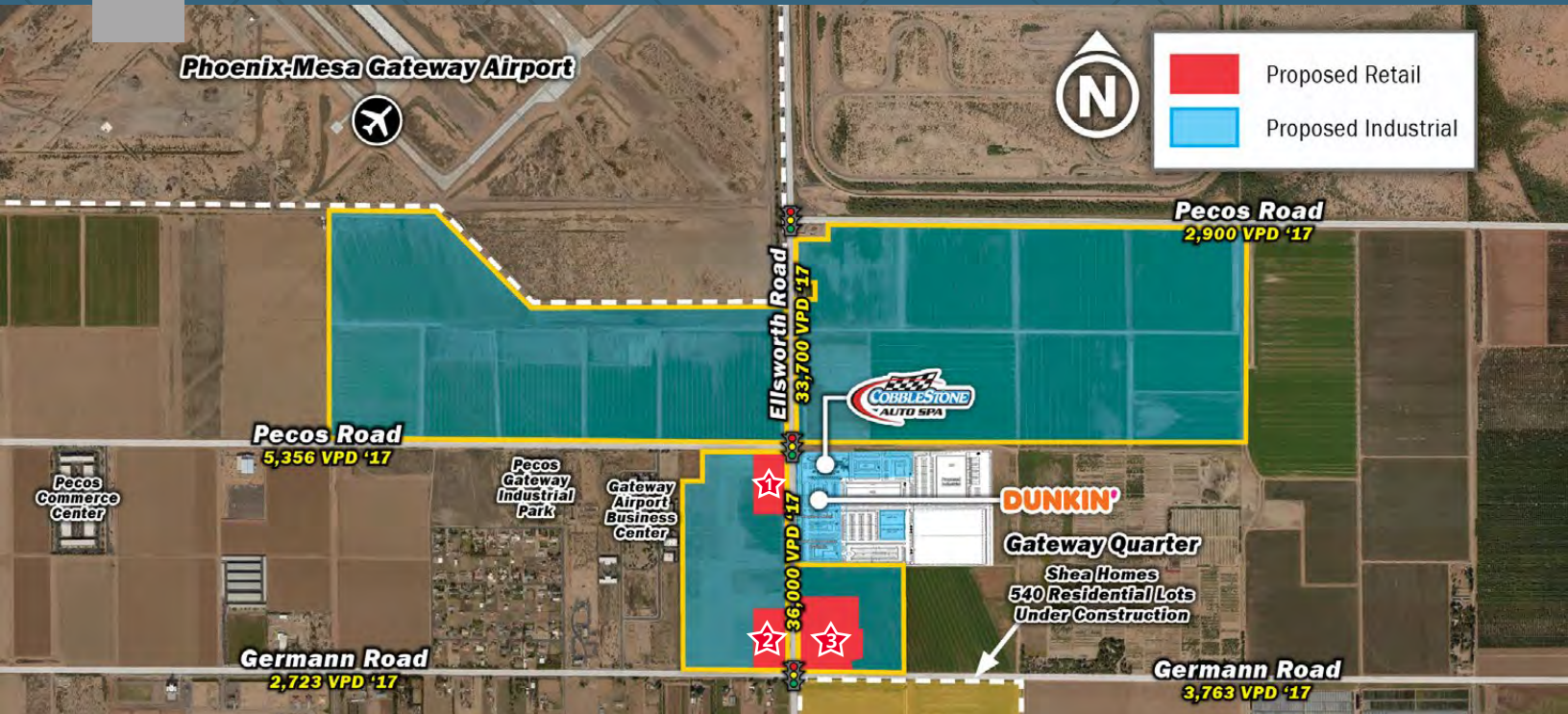
andy.markham@cushwake.com

SIHI

CUSHMAN & WAKEFIELD

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
2018 Est Population	26,659	119,991	298,930
2023 Est Population	32,001	139,127	343,191
Average HH Income	\$106,271	\$103,519	\$97,693
Daytime Population	26,577	90,834	214,464

Year: 2018 | Source: Esri

Traffic Counts

Ellsworth Road	36,000 VPD
Pecos Road	5,356 VPD
Germann Road	3,763 VPD

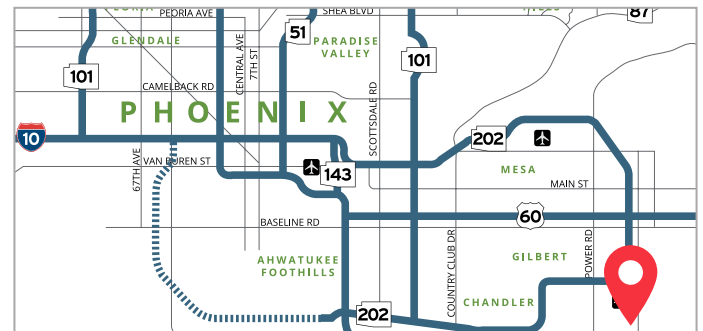
Year: 2017 | Source: MPSI

Contact

BRIAN POLACHEK
602.682.6045 | brian.polachek@srsre.com

ED BEEH
602.682.6040 | ed.beeh@srsre.com

MIKE POLACHEK
602.682.6080 | mike.polachek@srsre.com



Description

- Super Star Car Wash, Burger King, and Speedway NOW UNDER CONSTRUCTION
- 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:



SRS REAL ESTATE PARTNERS | 3131 E Camelback Road, Suite 110 | Phoenix, AZ 85016 | 602.682.6000

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

Retail Development Opportunities

NWC & NEC Germann Rd. & Ellsworth Rd.

SWC Pecos Rd. & Ellsworth Rd.

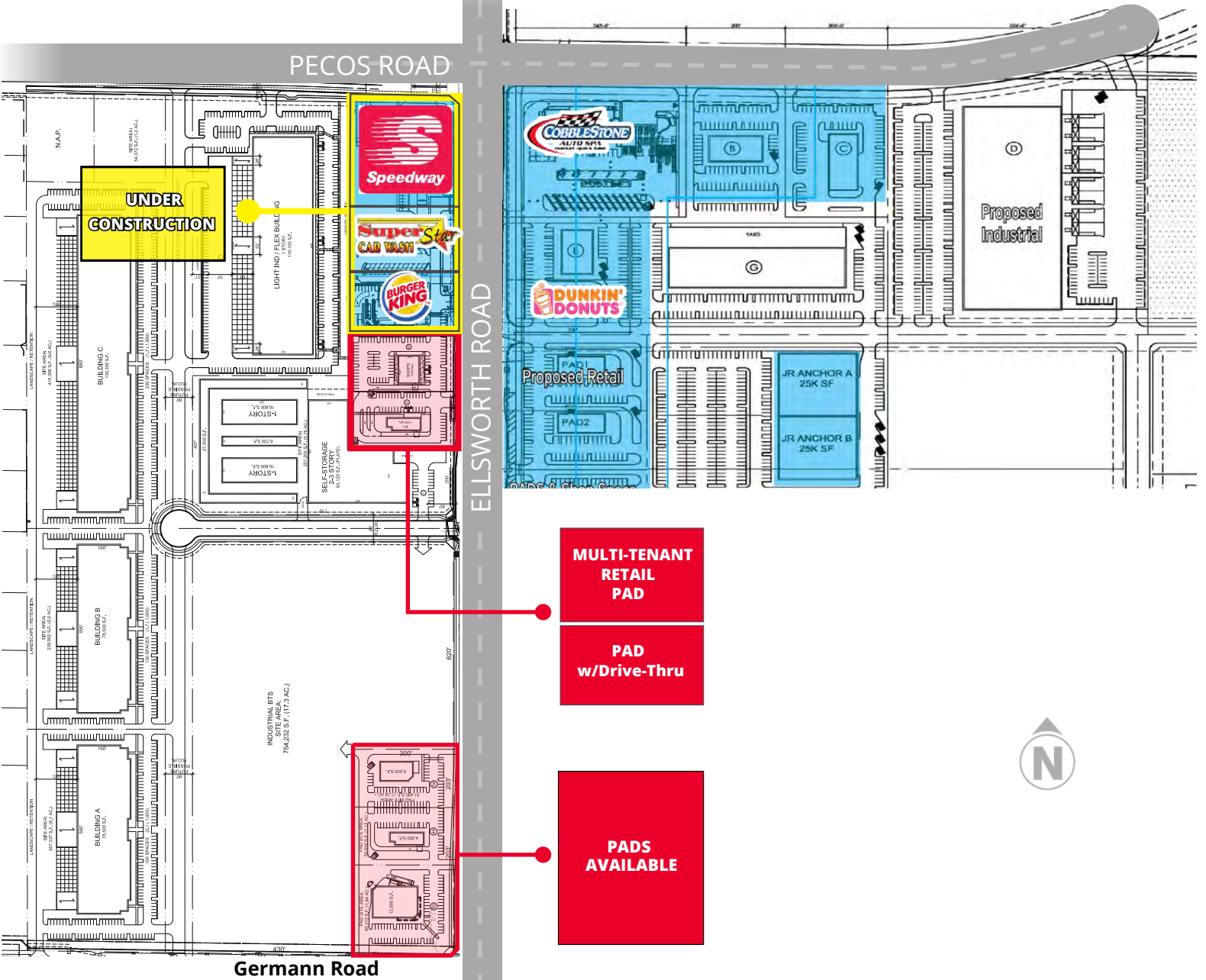
Mesa, Arizona

SIHI

SRS

CONCEPTUAL SITE PLAN

Retail Portion



Retail Development Opportunities

NWC & NEC Germann Rd. & Ellsworth Rd.

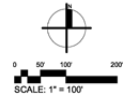
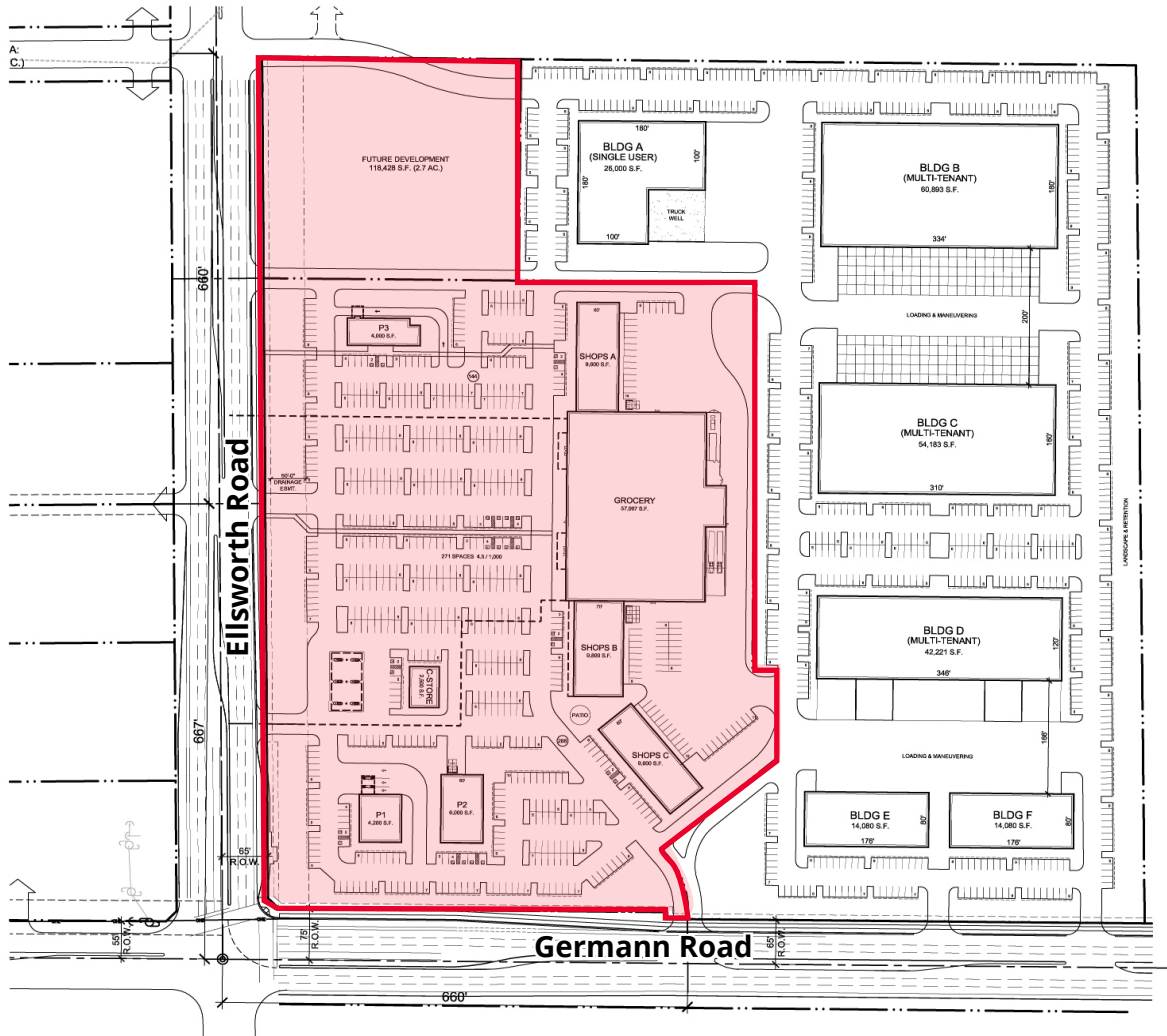
SWC Pecos Rd. & Ellsworth Rd.

Mesa, Arizona



CONCEPTUAL SITE PLAN

Retail Portion



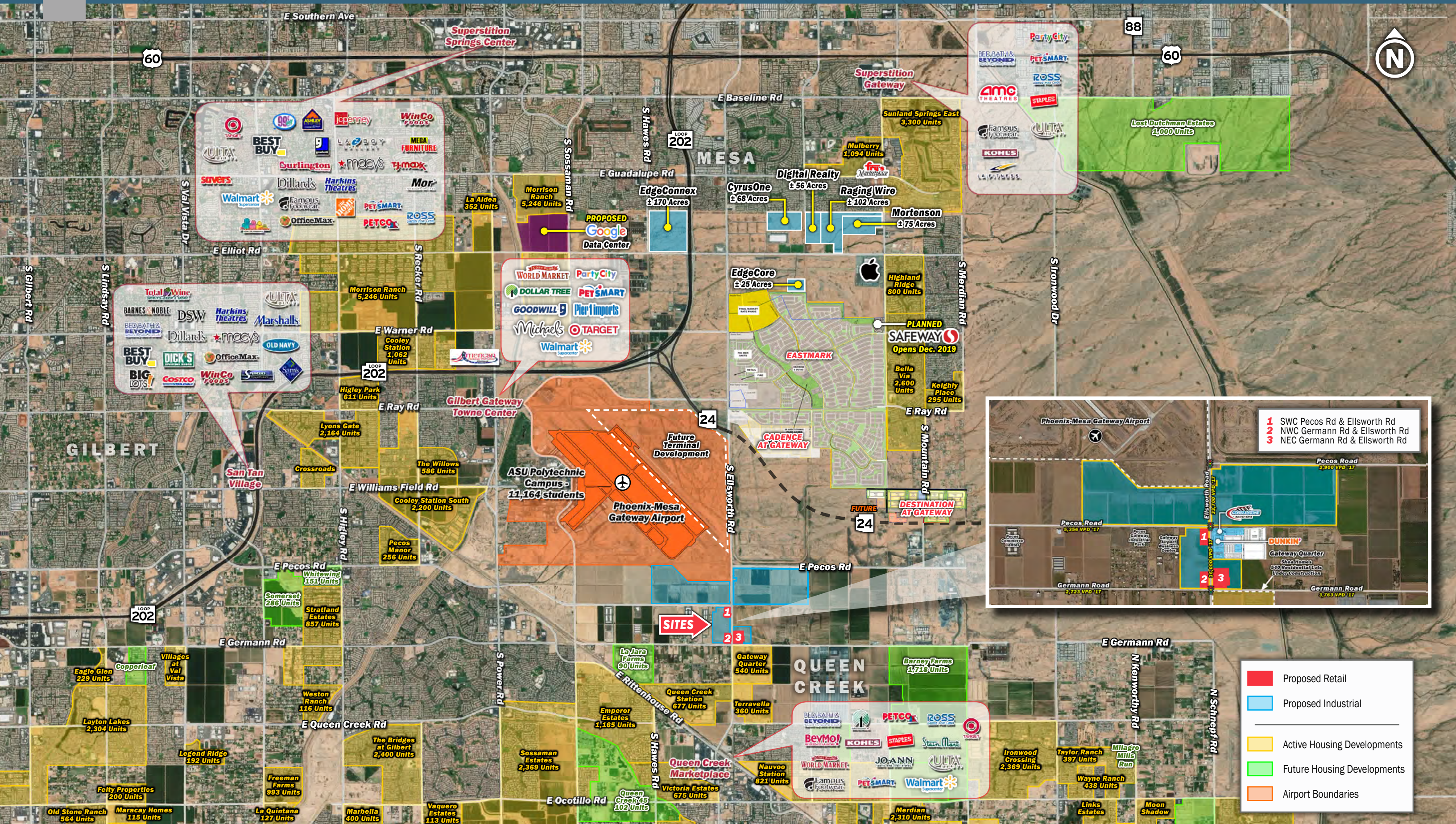
Retail Site Data

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

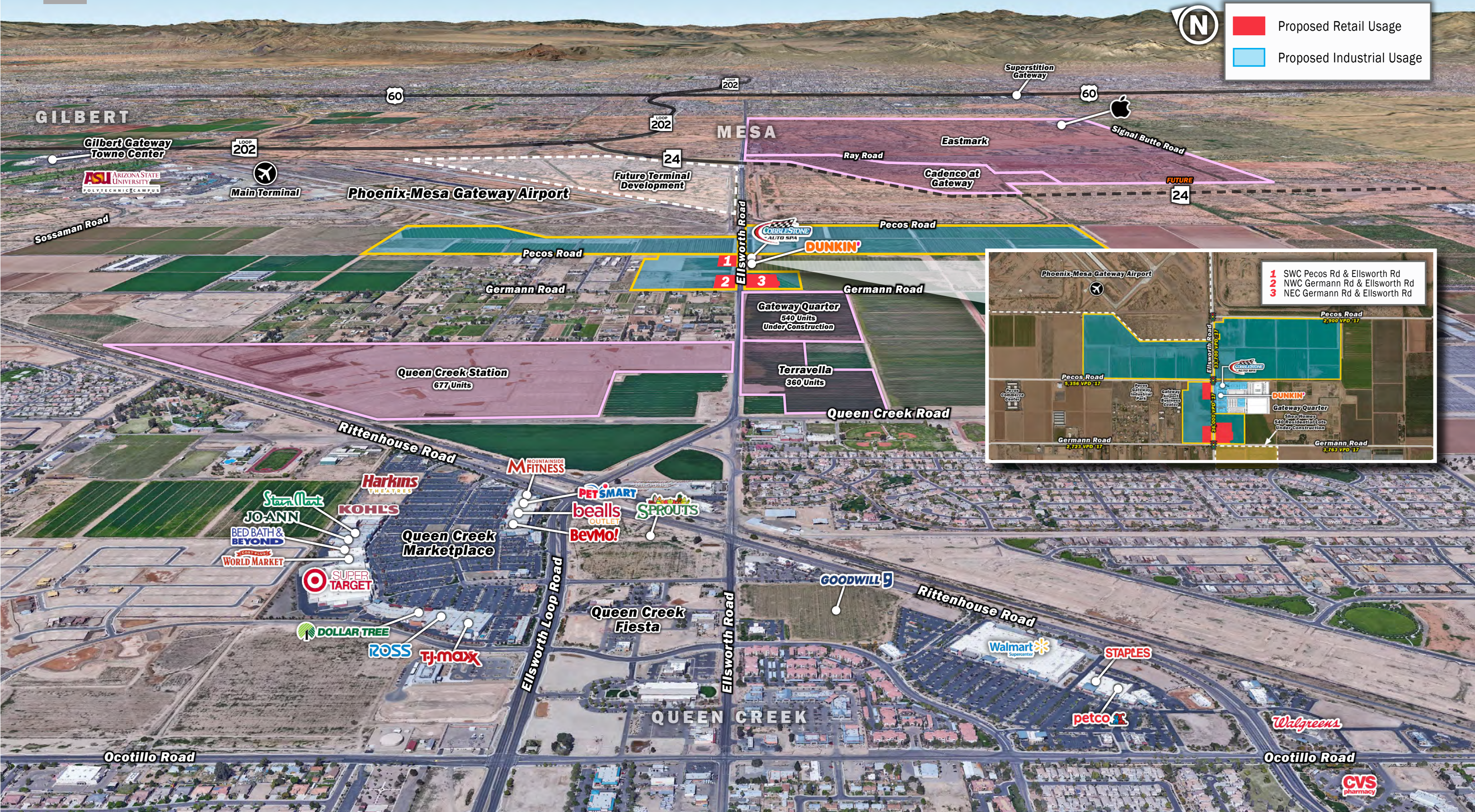
Site Area:	810,100 S.F. (18.6 AC.)
Building Area:	211,457 S.F.
Coverage:	26.1%
Parking Provided:	702 Spaces
Parking Ratio:	3.3 / 1,000 S.F.

NEC Ellsworth Road & Germann Road Mesa, Arizona



- 1 SWC Pecos Rd & Ellsworth Rd
- 2 NWC Germann Rd & Ellsworth Rd
- 3 NEC Germann Rd & Ellsworth Rd

- Proposed Retail
- Proposed Industrial
- Active Housing Developments
- Future Housing Developments
- Airport Boundaries



Legend

- Proposed Retail Usage
- Proposed Industrial Usage

Inset Map Legend

- SWC Pecos Rd & Ellsworth Rd
- NWC Germann Rd & Ellsworth Rd
- NEC Germann Rd & Ellsworth Rd

Inset Map Data:

- Pecos Road: 9,356 VPD '17
- Pecos Road: 9,900 VPD '17
- Ellsworth Road: 24,960 VPD '17
- Germann Road: 2,723 VPD '17
- Germann Road: 3,763 VPD '17