

420 S Ellsworth Rd, Mesa, AZ 85208

Undisclosed

NEW - Drive Thru QSR/Retail PAD- 420 S Ellsworth Join Jack!!

Land | Single tenant

DA
Denise Allan
SA651878000
480.834.0000

Listing Added: 05/21/2022
Listing Updated: 05/22/2022



Building Details

Property Type	Land, Restaurant
Subtype	Commercial, Drive-Thru
Tenancy	Single
Land SQFT	28,036
Power	SRP
Cross Street	Broadway and Ellsworth
Zoning	C-2
County	Maricopa County

Building Description

Ground Lease or Build to Suit co-broker opportunity

Hard Corner Development - East Mesa Crossroads

Drive Thru QSR/Fast Food/Restaurant/Retail/Automotive PAD at hard corner of heavily trafficked dual tenant development East Mesa Crossroads located at Broadway and Ellsworth. Shared hard corner access and parking with high volume drive thru Jack in the Box.

High traffic retail corridor derived from area tenants such as Fry's Neighborhood Market grocery with attached Fry's Gas Station on the Southeast corner with adjoining Circle K gas station and convenience. CVS Pharmacy drug store located at Northeast corner of Broadway & Ellsworth.

Access from 202 Broadway interchange delivers high traffic to this pad. Your clients will have signage and access with first view from freeway off-ramp. Access to Ellsworth US60 South of lower trafficked Southern. High trafficked going home corner.

East Mesa Crossroads
420 South Ellsworth Road
Mesa, AZ 85208

This PAD is located in the unincorporated area of Maricopa County which will be governing municipality.

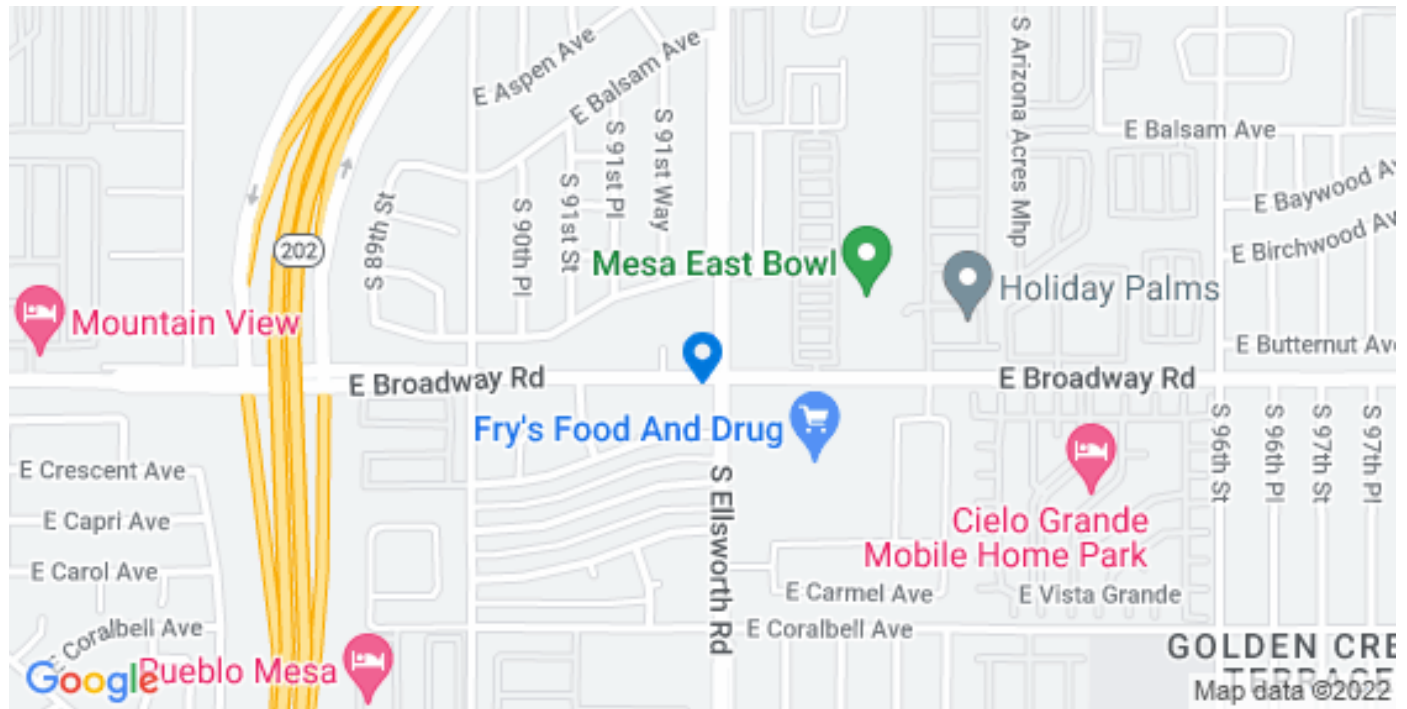
East Mesa Crossroads Access and Parking access easements can be verified through Maricopa County Recorder, filing number 20180360118.

Drone footage from East Mesa Crossroads development neighbor Jack in the Box showing access to development from Broadway and Ellsworth.
<https://vimeo.com/stanjohnsoncompany/review/434116363/57a750db54> (<https://vimeo.com/stanjohnsoncompany/review/434116363/57a750db54>)

Building Highlights

Higher co-broke for ground lease and build to suit tenants

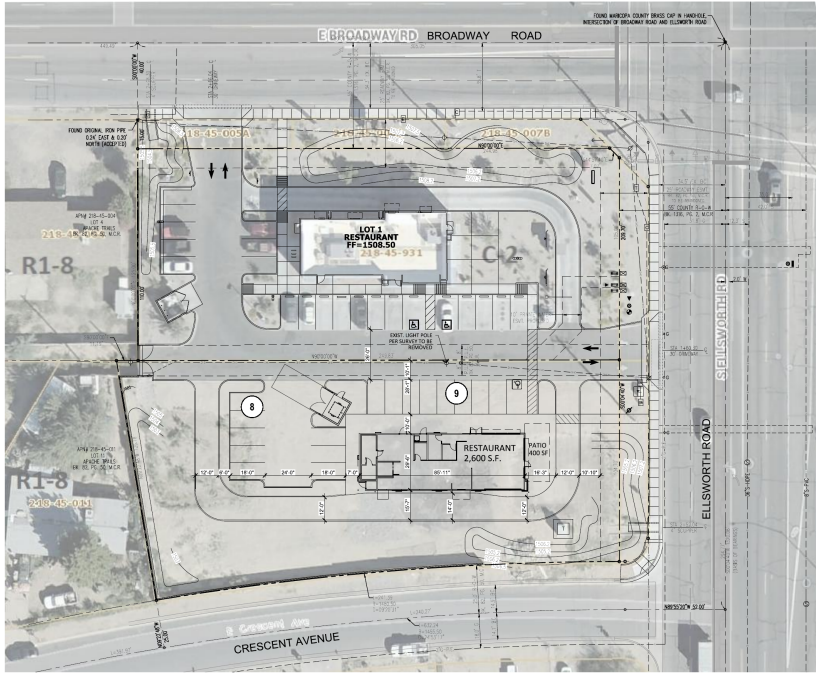
Building Location (1 Location)



Details

Listing Type	Direct
Days on Market	1 day

Floorplan



SITE PLAN
SCALE: 1" = 20' 0"



PROJECT DIRECTORY

ARCHITECT:
RKA ARCHITECTS, INC.
2333 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBER:	218-45-932
EXISTING ZONING:	C-2 (MARICOPA COUNTY)
SITE AREA:	0.64 ACRES (28,036 S.F.)
PROPOSED USE:	RETAIL / RESTAURANTS
BUILDING AREA:	2,600 S.F.
PATIO:	1,400 S.F.
TOTAL BUILDING AREA:	3,000 S.F.
SITE COVERAGE:	~ 9%
PARKING REQUIRED:	
RESTAURANT: 1 PER 250	11 SPACES
PATIO: 3 PER 100	04 SPACES
TOTAL PARKING REQUIRED:	15 SPACES
TOTAL PARKING PROVIDED:	17 SPACES
ACCESSIBLE SPACES REQUIRED:	01 SPACES
ACCESSIBLE SPACES PROVIDED:	01 SPACES



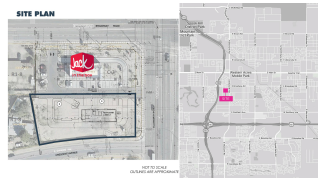
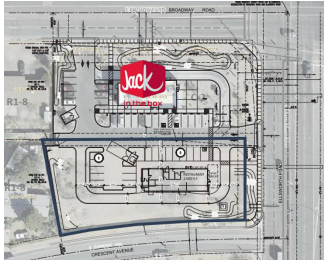
VICINITY MAP
SCALE: N.T.S.

ELLSWORTH ROAD RETAIL
9138 E CRESCENT AVENUE MESA 85208
S OF SWC OF BROAD WAY AND ELLSWORTH MESA AZ
DATE: 05-05-2021 (PRELIMINARY)

SP-1
RKA# 00000.00



Building Photos (3 photos)



Demographic Insights



Population

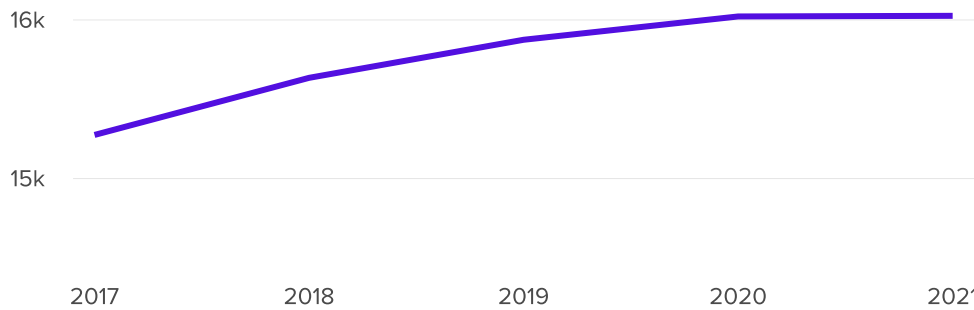
16k

0%

Compared to 16k in 2020

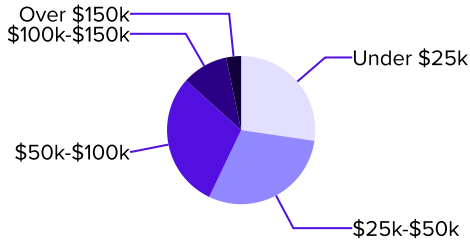
↑ 4%

Compared to 15.2k in 2017



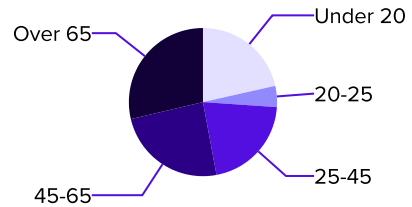
Household Income

\$42.8k **\$50.6k** **↑ 3%**
 Median Income 2026 Estimate Growth Rate



Age Demographics

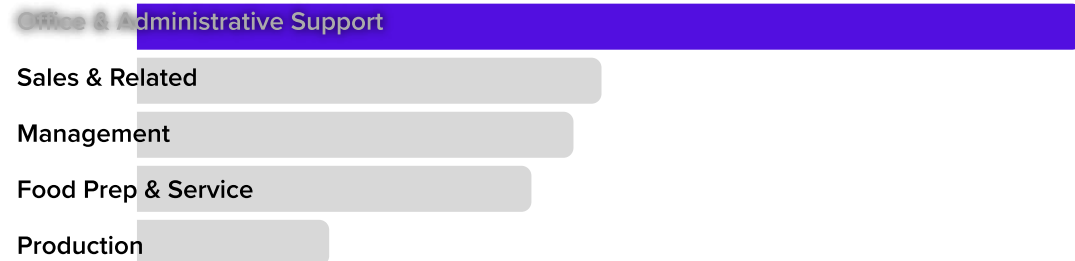
48 **49** **↑ 2%**
 Median Age 2026 Estimate Growth Rate



Number of Employees

1,248

Top 5 Employment Categories



Housing Occupancy Ratio

4:1
 4:1 predicted by 2026

Occupied

Renter to Homeowner Ratio

1:4
 1:4 predicted by 2026

Renters

