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DEVELOPED BY
**THOMPSON
THRIFT**
A REAL ESTATE COMPANY

New Mixed Use Development Along Mesa Tech Corridor

NWC **SIGNAL BUTTE RD &
ELLIOT RD**

PCA
PHOENIX COMMERCIAL ADVISORS

property summary

AVAILABLE

Last remaining pad, available for ground lease or purchase.
Pad is buildable up to $\pm 7,000$ SF and approved for a drive-thru

ZONING

LI PAD

PROPERTY HIGHLIGHTS

- » Strong demographic profile with over **70,000 people** within 3-miles who's median HH incomes exceed **\$116,000**.
- » Centrally located between Eastmark and Blooming Rock, DR Horton's and Brookfield's master-planned development with another **10,000-plus homes planned just east of the site**.
- » Accessible to 3 major freeways; Loop 202, US 60, and SR 24.
- » Proximity to ASU's Polytechnic Campus, with over **6,000 full-time students enrolled**.
- » Site located within the Elliot Technology Corridor, a vibrant hub of innovation and technological advancement with a wide array of businesses at or planned in the area, which include Apple, Amazon, Google, Meta, Costco Distribution Center, and more. **As of May 2023, there are approximately 5,700 employees on site occupying 3.6M SF of industrial.**

TRAFFIC COUNTS

SIGNAL BUTTE RD

N $\pm 17,906$ VPD (NB & SB)

S $\pm 17,029$ VPD (NB & SB)

INRIX 2023

ELLIOT RD

E $\pm 11,093$ VPD (EB & WB)

W $\pm 12,023$ VPD (EB & WB)



129,950

2024 Total Daytime
Population
(5-miles)



\$143,925

2024 Average
Household Income
(3-miles)

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site plan



ACTIVE TENANT ROSTER		
Suite	Tenant	Size (SF)
P1	Oregano's	±5,113
P3	Circle K	±5,220 + Gas
P4	Black Rock Coffee	±1,978
P5	Available	Up to ±7,000 SF or ±2,800 w/ Drive-Thru
SHOPS		
A	She Nail Bar (Leased)	±2,500
B	SWIG (Leased)	±1,500 (Drive-Thru)
C	Pacific Dental (Leased)	±3,800

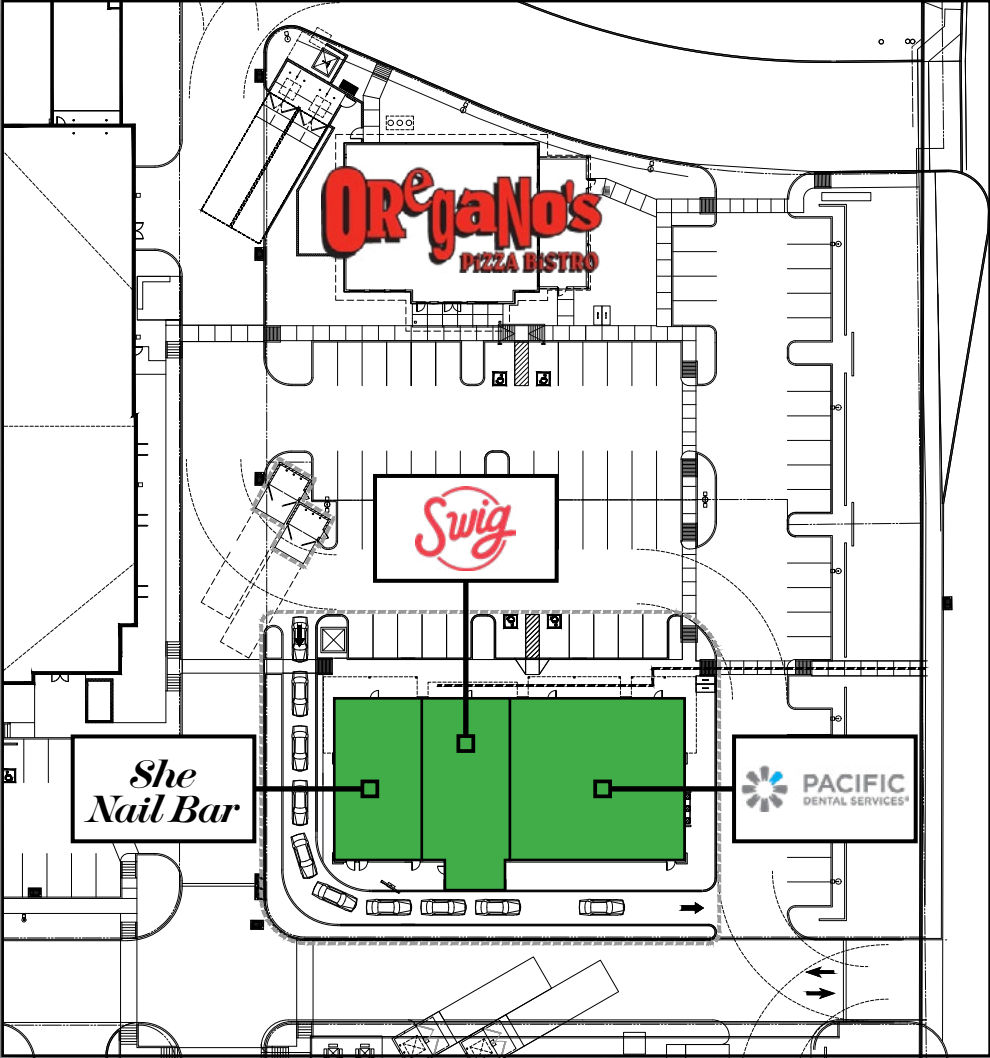
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site plan



SUITE	TENANT	SF
A	SHE NAIL BAR	±2,500
B	SWIG	±1,500
C	PACIFIC DENTAL	±3,800



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construction progress

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construction progress

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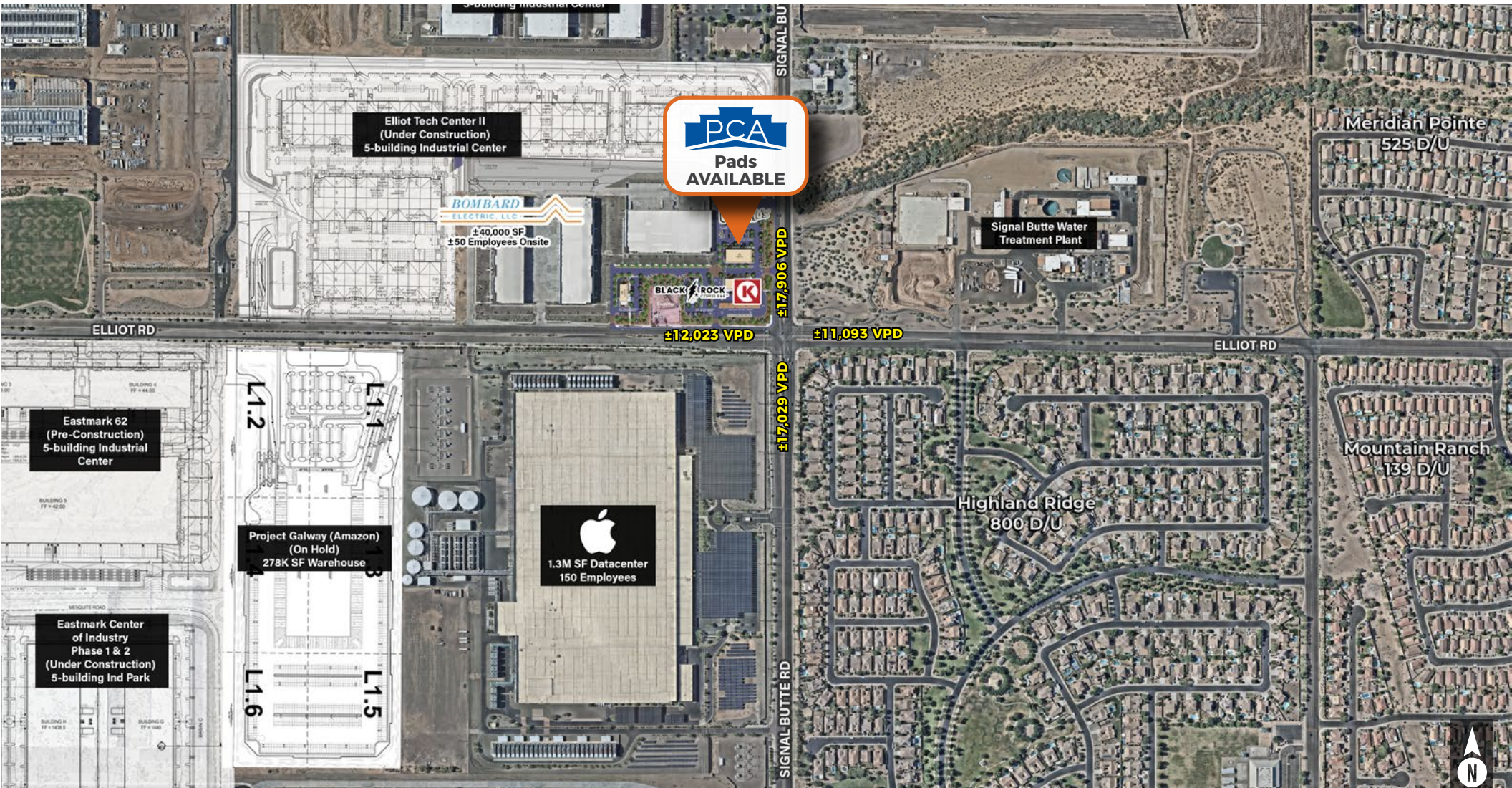
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micro aerial



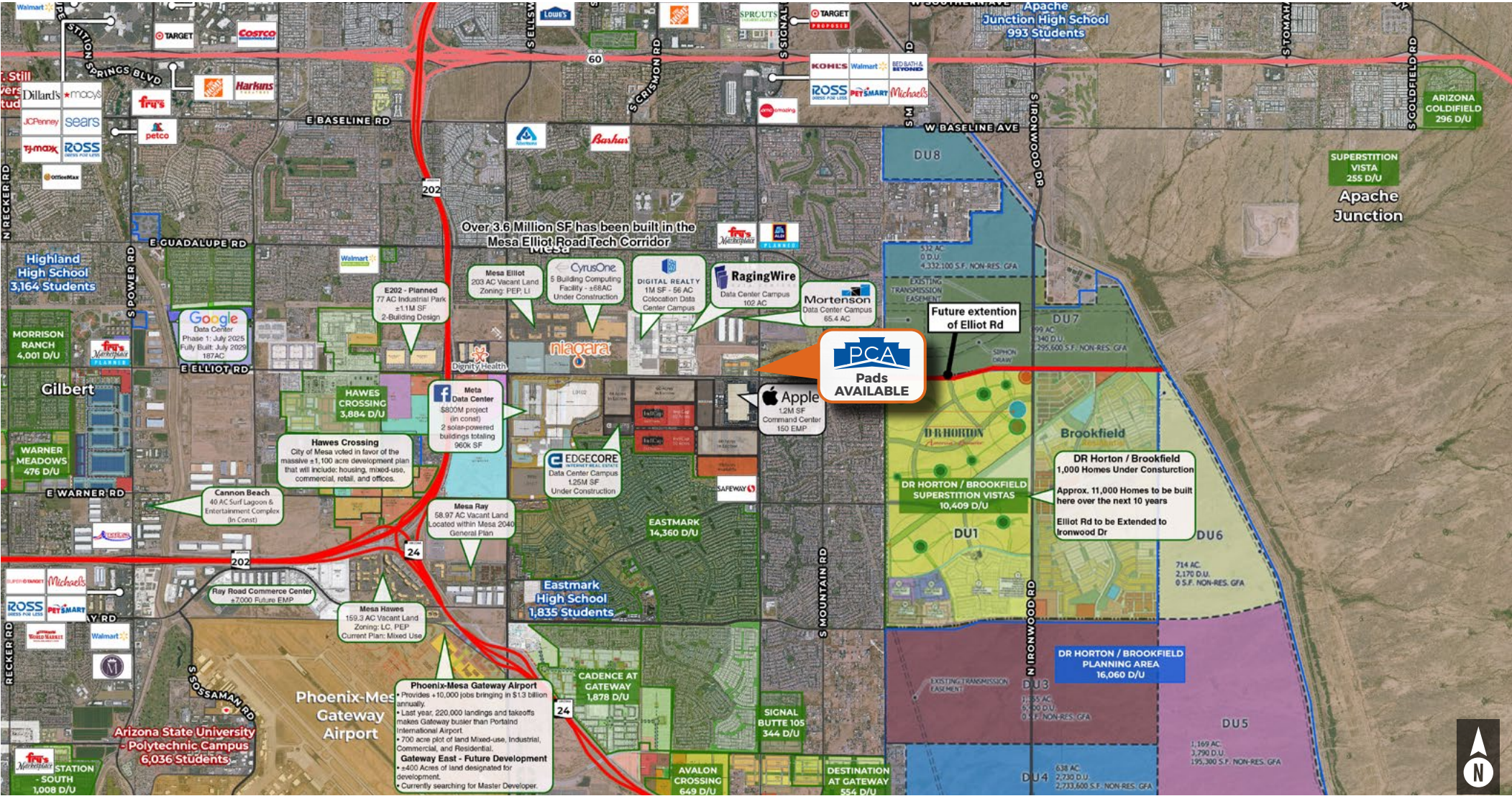
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macro aerial



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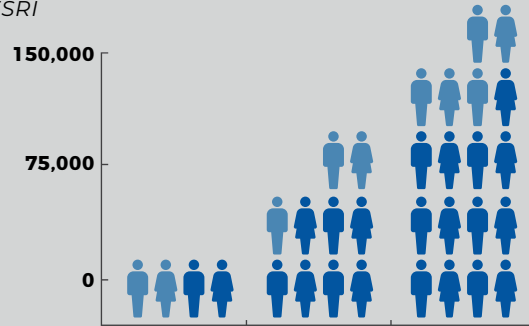
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demographics

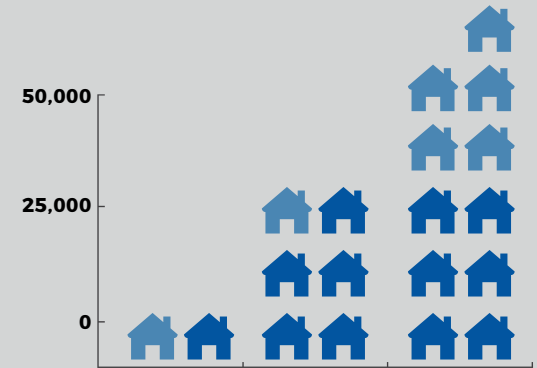
2024 ESRI



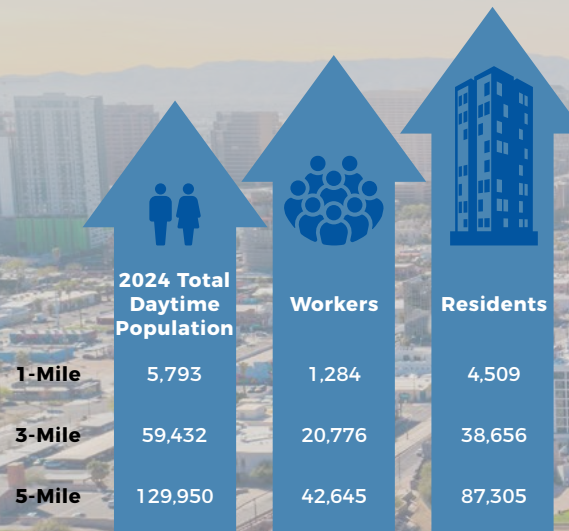
	1-Mile	3-Mile	5-Mile
2024 Total Population	9,020	76,168	160,077
2029 Total Population	8,881	79,033	166,341



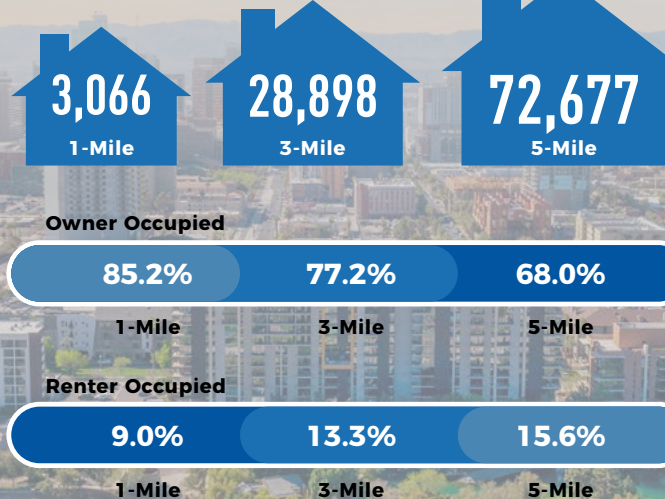
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$116,110	\$144,436	\$46,438
3-Mile	\$116,062	\$143,925	\$49,393
5-Mile	\$86,221	\$111,970	\$42,573



	1-Mile	3-Mile	5-Mile
2024 Households	2,889	26,162	60,782
2029 Households	2,894	27,552	63,918



2024 Housing Units



2024 Businesses



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