

Elliot Tech Center

JOIN US



New Mixed Use Development Along Mesa Tech Corridor



SIGNAL BUTTE RD & ELLIOT RD

MESA, ARIZONA

Leasing By:



Developed By:



property summary

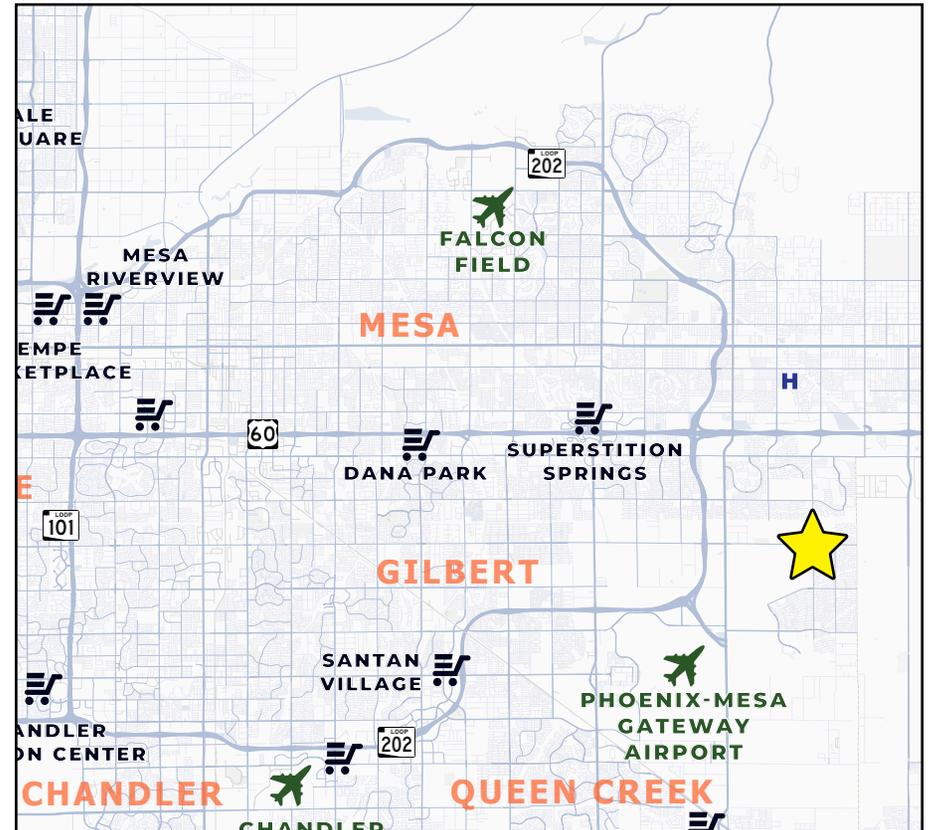
AVAILABLE: Last remaining pad available for ground lease or purchase
(Buildable up to ±7,000 SF and approved for a drive-thru through City of Mesa)

ZONING: Pad, City of Mesa

PRICING: Call for Pricing

property highlights

- Strong demographic profile with over 78,000 people within 3-miles who's median HH incomes exceed \$126,000.
- Centrally located between Eastmark and Blooming Rock, DR Horton's and Brookfield's master-planned development with another 11,000-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 6,300 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, with 6.8M SF of additional Planned Development.



traffic count ADOT 2024

Signal Butte Rd		Elliot Rd	
N	±13,980 VPD (NB & SB)	E	±11,635 VPD (EB & WB)
S	±17,556 VPD (NB & SB)	W	±11,202 VPD (EB & WB)



TOTAL DAYTIME
POPULATION - 5 MILES

±133,257



MEDIAN HOUSEHOLD
INCOME - 1 MILES

±\$126,791

site plan



Suite	P1	P3	P4	P5	Suite	A	B	C
Tenant	Oregano's	Circle K	Black Rock Coffee	Available	Tenant	She Nail Bar (Q2 2026 Openings)	SWIG (Q2 2026 Openings)	Pacific Dental (Q2 2026 Openings)
Size (SF)	±5,113	±5,220 + Gas	±1,978	Up to ±7,000 SF or ±2,800 w/ Drive-Thru	Size (SF)	±2,500	±1,500 (Drive-Thru)	±3,800

construction progress



construction progress

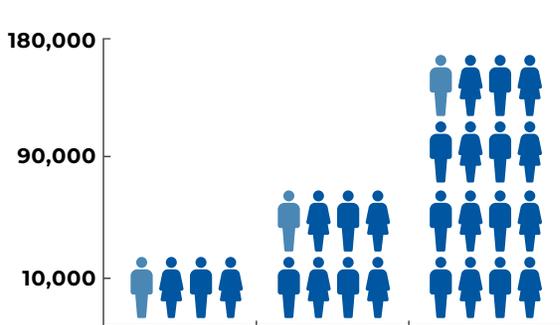


micro aerial



demographics

ESRI 2025



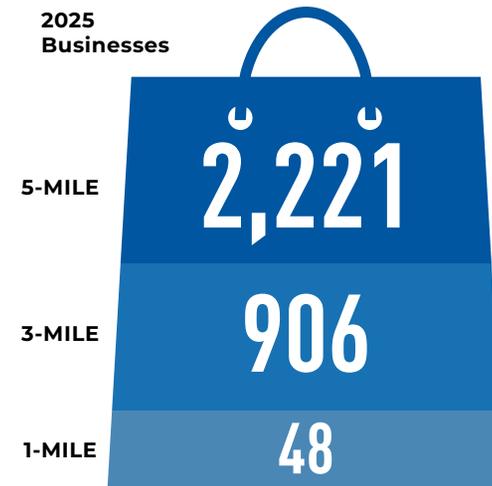
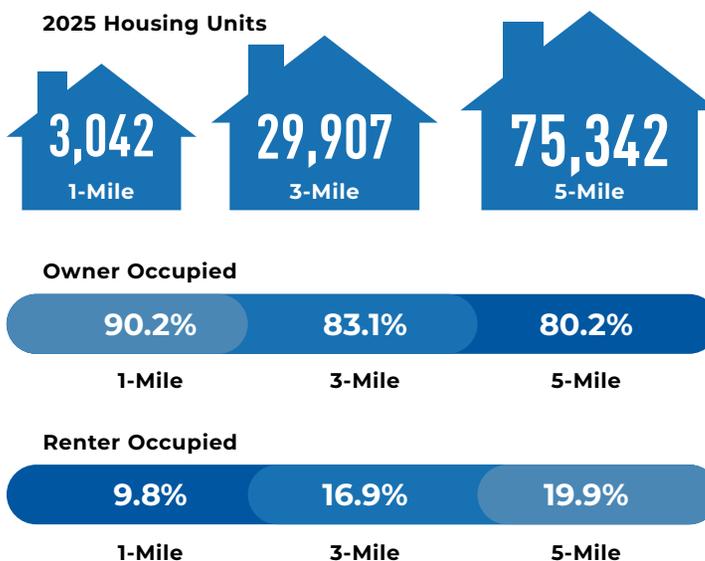
	1-Mile	3-Mile	5-Mile
2025 Total Population	8,877	78,941	165,376
2030 Total Population	8,613	83,039	178,172



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$126,791	\$153,925	\$50,046
3-Mile	\$126,133	\$154,169	\$53,510
5-Mile	\$90,909	\$118,261	\$45,394



	1-Mile	3-Mile	5-Mile
2025 Households	2,869	27,425	63,377
2030 Households	2,818	29,256	68,781



LOOKING TO PARTNER WITH YOU

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