



Elliot Tech Center



She Nail Bar



DRIVE-THRU PAD READY SITE AVAILABLE FOR GROUND LEASE OR PURCHASE



**SIGNAL BUTTE RD  
& ELLIOT RD**

MESA, AZ

Developed By:



Leasing By:



# PROPERTY SUMMARY

**AVAILABLE** Last remaining pad for ground lease or purchase  
(Approved Drive-Thru Pad)

**ZONING** Pad, City of Mesa

**PRICING** Call for Pricing

## HIGHLIGHTS

- » Strong demographics with over 80,000 people within 3 miles and median HH incomes exceeding \$133,000.
- » Centrally located between Eastmark and Blooming Rock, DR Horton's and Brookfield's master-planned developments, with 11,000+ additional homes planned east of the site.
- » Convenient access to 3 major freeways: Loop 202, US 60, and SR 24.
- » Proximity to ASU's Polytechnic Campus, with over 5,500 students enrolled.
- » Located within the Elliot Technology Corridor, a growing hub of innovation with businesses including Apple, Amazon, Google, Meta, and Costco Distribution Center. As of May 2023, approximately 5,700 employees occupied 3.6M SF of industrial space, with an additional 6.8M SF planned.

## TRAFFIC COUNTS

Signal Butte Rd

N ±14,232 VPD (NB & SB)

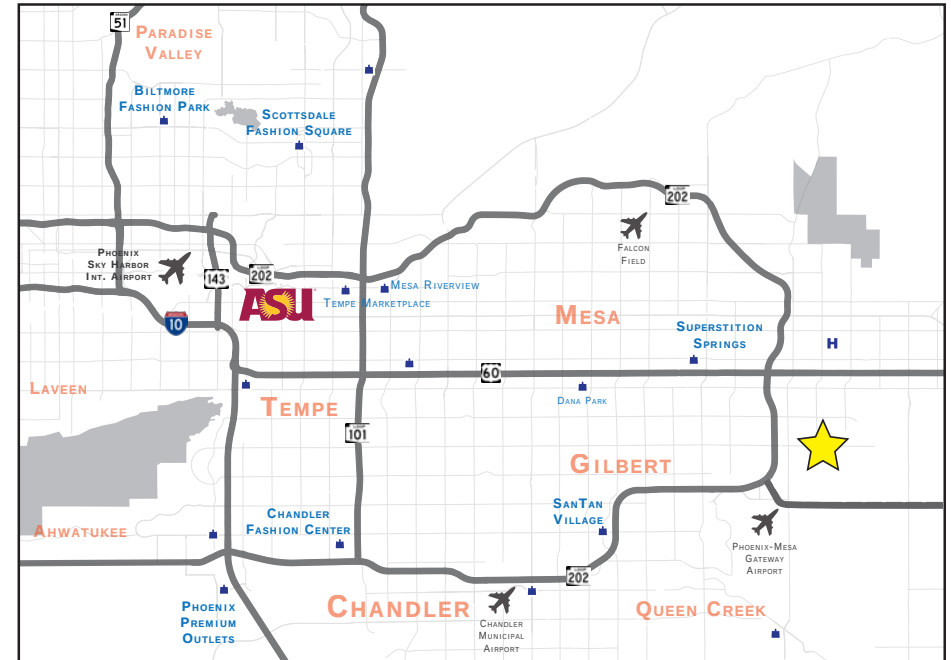
S ±17,872 VPD (NB & SB)

ADOT 2025

Elliot Rd

E ±11,404 VPD (EB & WB)

W ±26,566 VPD (EB & WB)



TOTAL DAYTIME  
POPULATION - 5 MILES

**±137,292**



MEDIAN HOUSEHOLD  
INCOME - 1 MILE

**\$128,494**

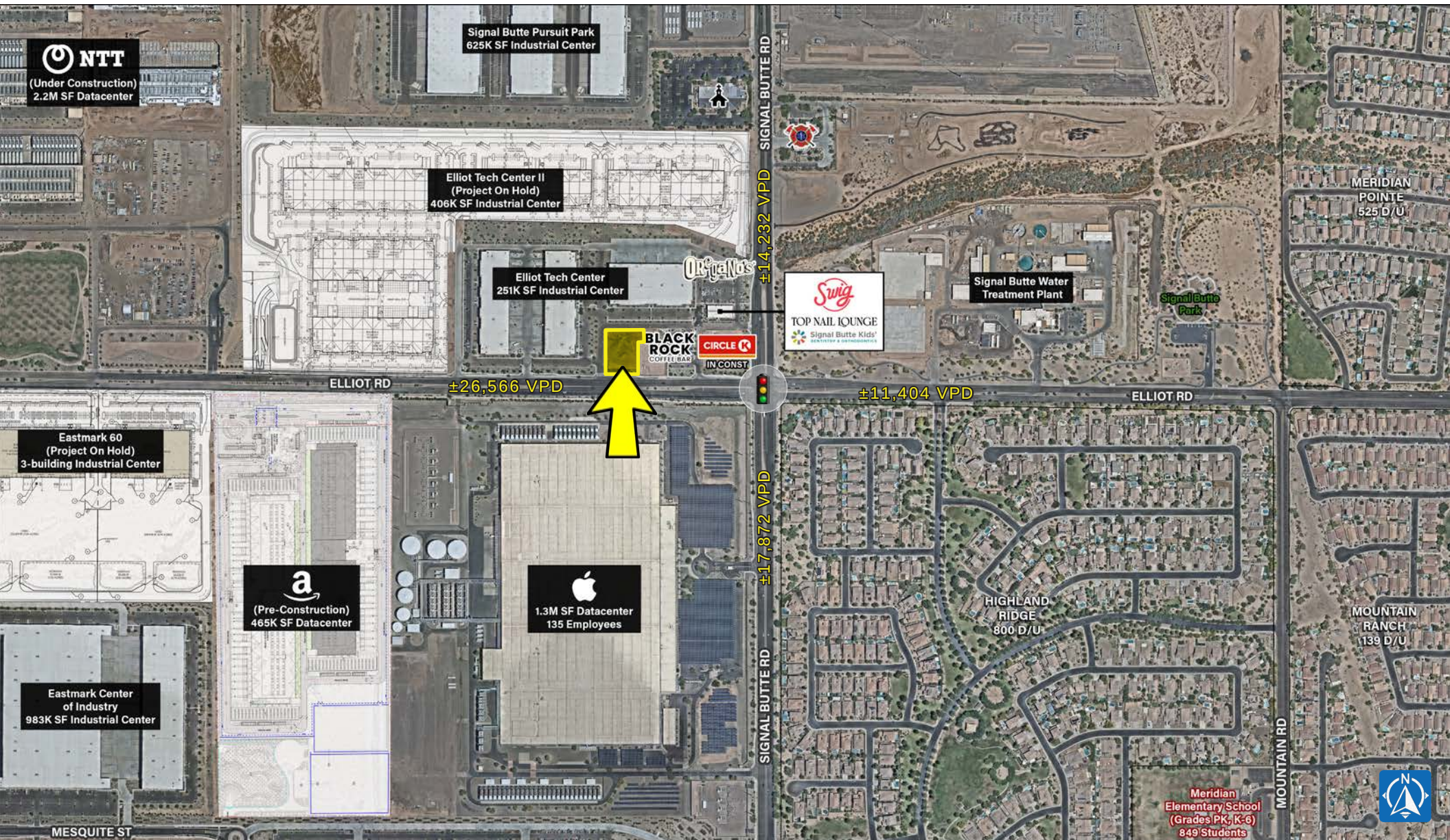
# SITE PLAN



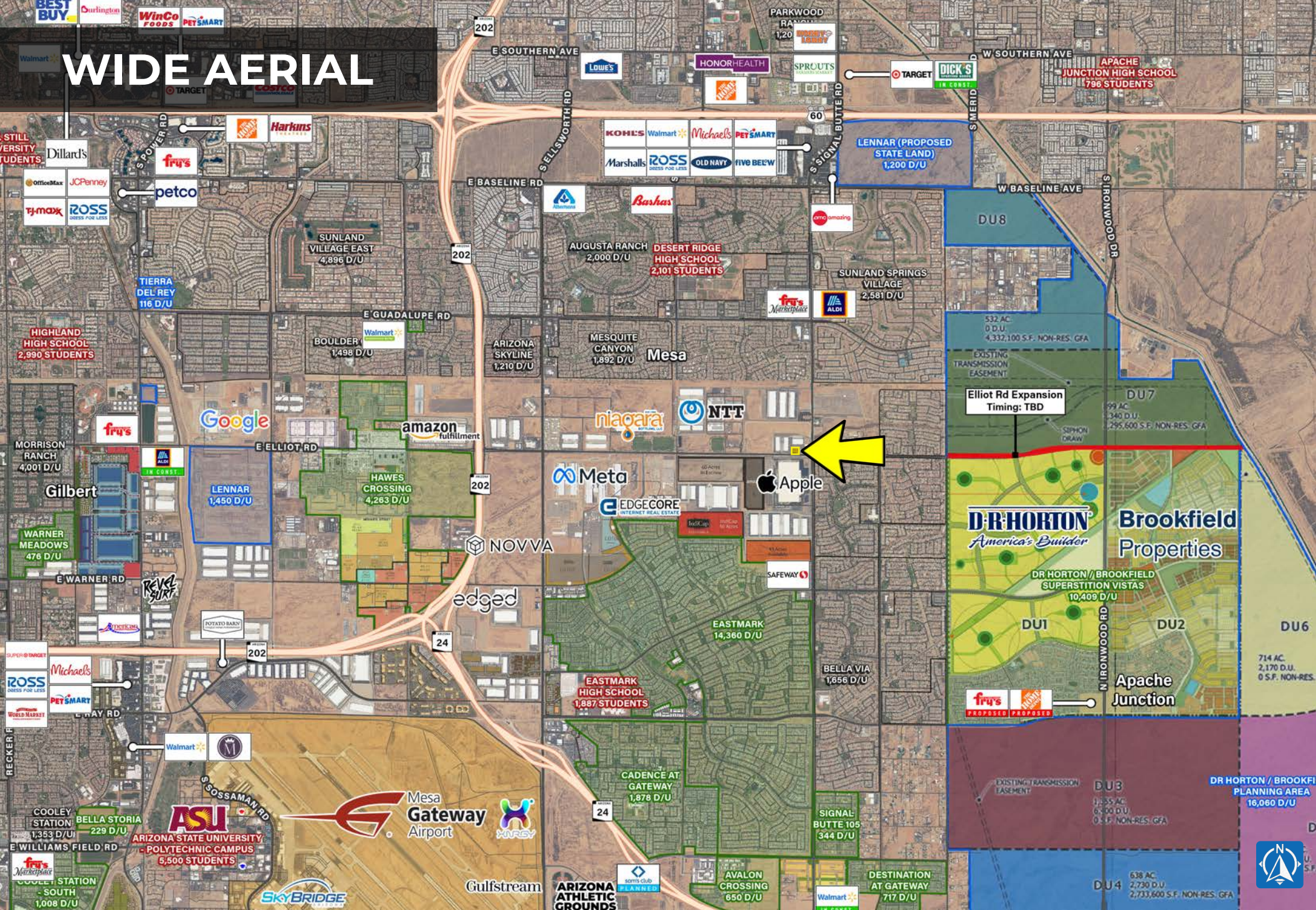
| Suite     | P1        | P3           | P4                | P5                            | A            | B                   | C              |
|-----------|-----------|--------------|-------------------|-------------------------------|--------------|---------------------|----------------|
| Tenant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



# ZOOM AERIAL



# WIDE AERIAL



NWC

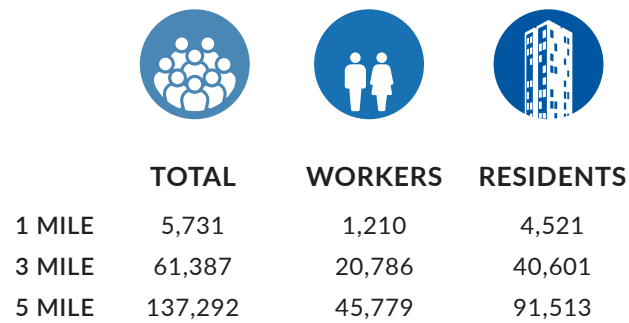
**DRIVE-THRU PAD READY SITE FOR GROUND LEASE OR PURCHASE**  
SIGNAL BUTTE RD & ELLIOT RD | MESA, AZ



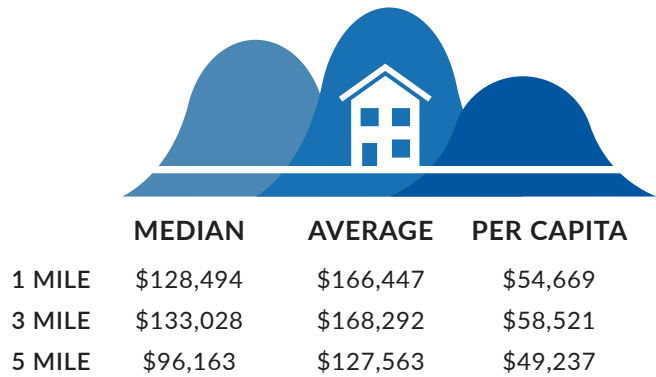
# DEMOGRAPHICS

2026 ESRI

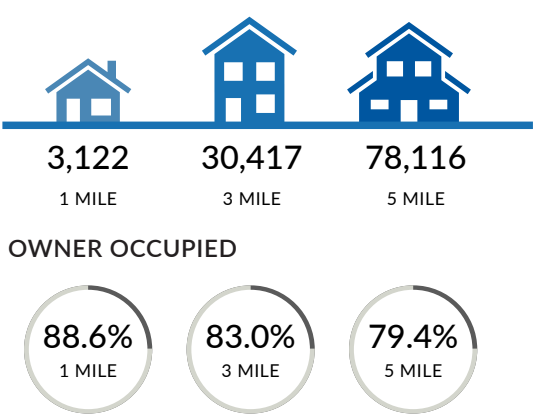
## 2026 DAYTIME POPULATION



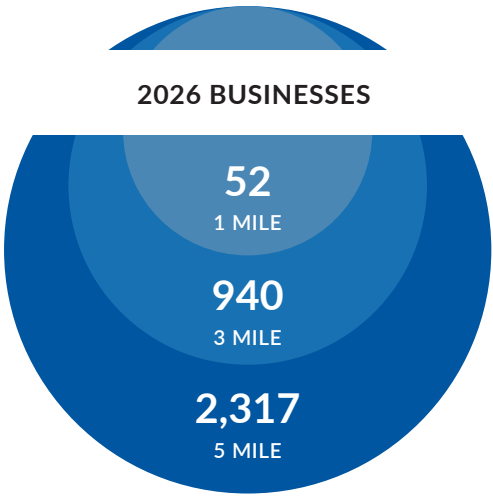
## 2026 HOUSEHOLD INCOMES



## 2026 HOUSING UNITS



## 2026 BUSINESSES



2026 POPULATION  
2031 POPULATION

|        |        |         |
|--------|--------|---------|
| 1 MILE | 3 MILE | 5 MILE  |
| 9,055  | 80,224 | 171,282 |
| 8,958  | 83,581 | 180,655 |

2026 HOUSEHOLDS  
2031 HOUSEHOLDS

|        |        |        |
|--------|--------|--------|
| 1 MILE | 3 MILE | 5 MILE |
| 2,941  | 27,829 | 65,875 |
| 2,957  | 29,382 | 70,270 |



## LOOKING TO PARTNER WITH YOU

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