

New Shops

NOW OPEN

Cadence at Gateway | SEC Ray Rd & Ellsworth Rd | Mesa, AZ 85212



100%
LEASED

NOW OPEN

JOIN:



FOR LEASE

100% LEASED

AVAILABLE

STEPHANIE DAVIS

602.682.6054

stephanie.davis@srsre.com

ED BEEH

602.682.6040

ed.beeh@srsre.com

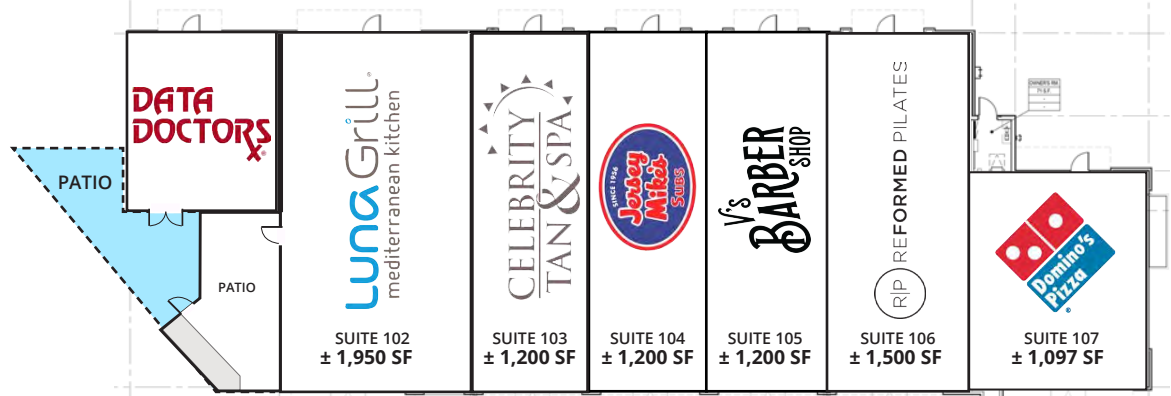
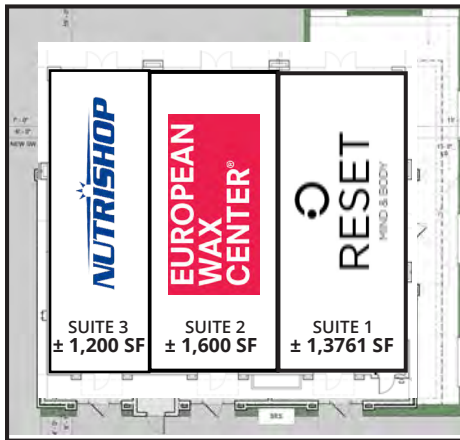
ABOUT THE PROPERTY

- ACE Hardware anchored development now open
- Located 1 mile north of Arizona Athletic Grounds, a state-of-the-art premier family sports park facility
- Cadence, a 464 acre master planned community with approximately 1,510 single-family homes and 300-400 multifamily units planned ranks #43 in the nation and #8 in the state for master-planned communities
- Adjacent to Eastmark, a mixed-use integrated community which ranks among the top master-planned communities in Arizona
- Close proximity to 3 freeways: Loop 202, US-60 and the Ellsworth Road and SR-24 interchange
- Commercial Zoning, City of Mesa

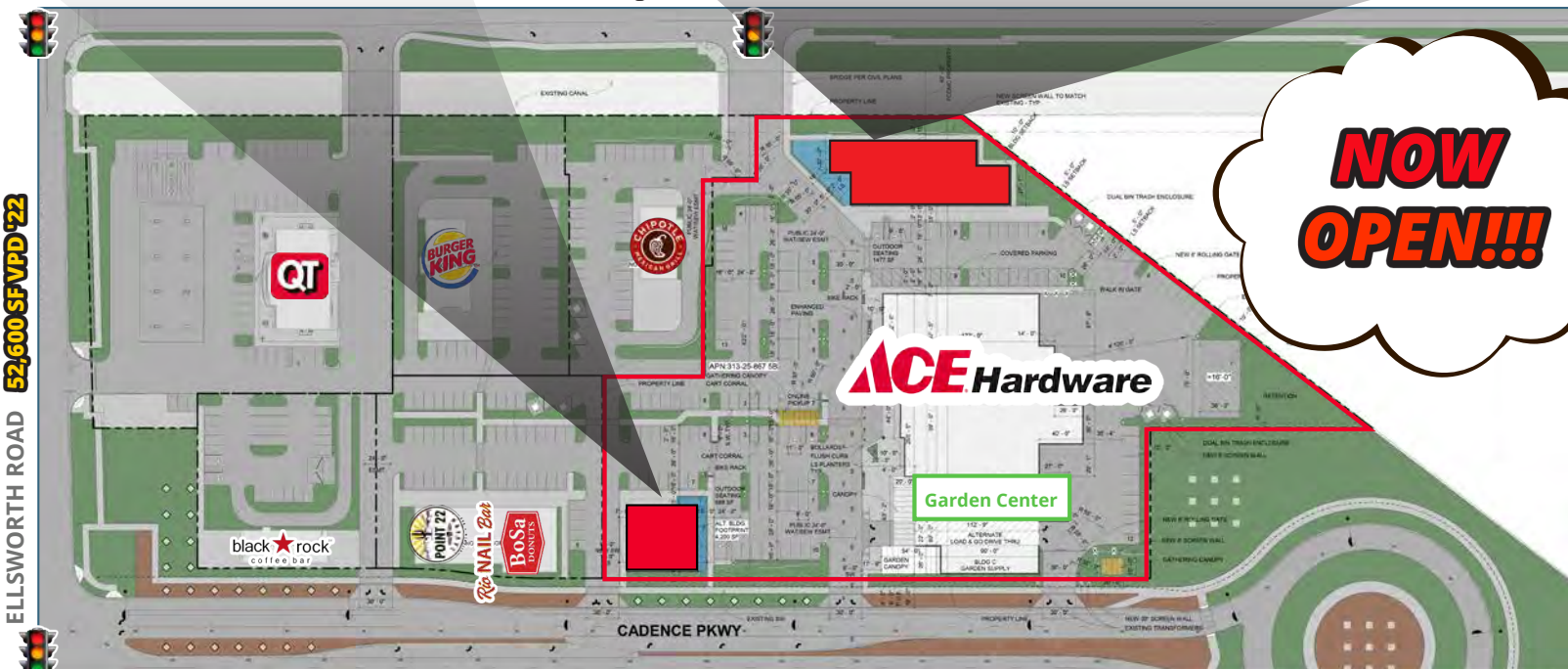


New Shops

Cadence at Gateway | SEC Ray Rd & Ellsworth Rd | Mesa, AZ 85212



RAY ROAD 20,771 SF VPD '22



**NOW
OPEN!!!**

ACE Hardware

Garden Center

ELLSWORTH ROAD 52,600 SF VPD '22

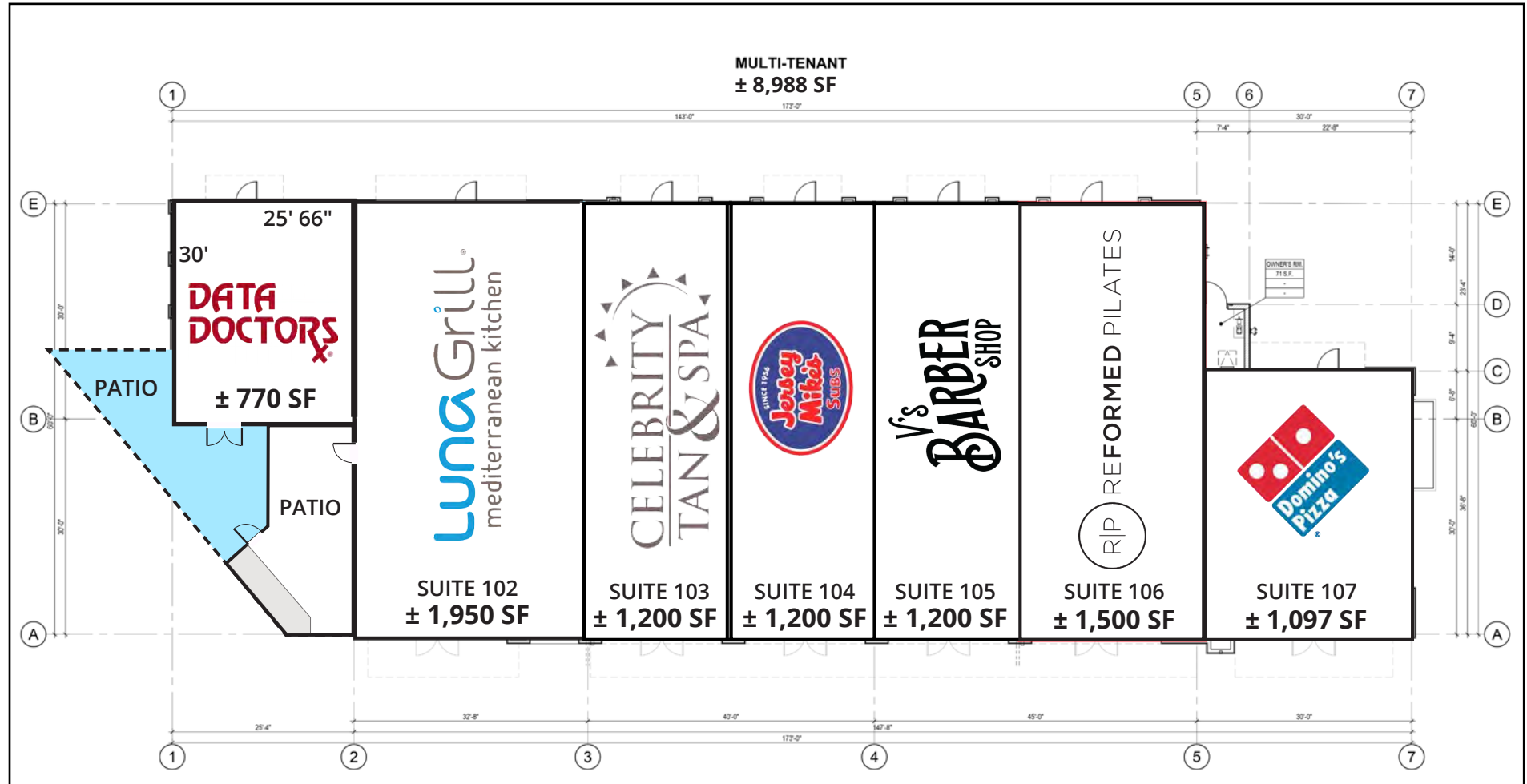
CADENCE PKWY

New Shops

Cadence at Gateway | SEC Ray Rd & Ellsworth Rd | Mesa, AZ 85212



RAY SHOPS



New Shops

Cadence at Gateway | SEC Ray Rd & Ellsworth Rd | Mesa, AZ 85212



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.

SRRE.COM

New Shops

Cadence at Gateway | SEC Ray Rd & Ellsworth Rd | Mesa, AZ 85212



RAY SHOPS - BUILDING ELEVATION



CADENCE PAD - BUILDING ELEVATION



New Shops

Cadence at Gateway | SEC Ray Rd & Ellsworth Rd | Mesa, AZ 85212



New Shops

Cadence at Gateway | SEC Ray Rd & Ellsworth Rd | Mesa, AZ 85212



DEMOGRAPHIC HIGHLIGHTS (2025)

3 MILE

50,924
2025 Population

57,471
2030 Population

\$171,031
Avg Household
Income

40,097
Daytime Population

5 MILES

201,175
2025 Population

222,977
2030 Population

\$151,527
Avg Household
Income

159,301
Daytime Population

7 MILES

413,955
2025 Population

449,394
2030 Population

\$142,193
Avg Household
Income

350,484
Daytime Population



SOURCE



New Shop

Cadence at Gateway | SEC Ray Rd & Ellsworth Rd | Mesa, AZ 85212



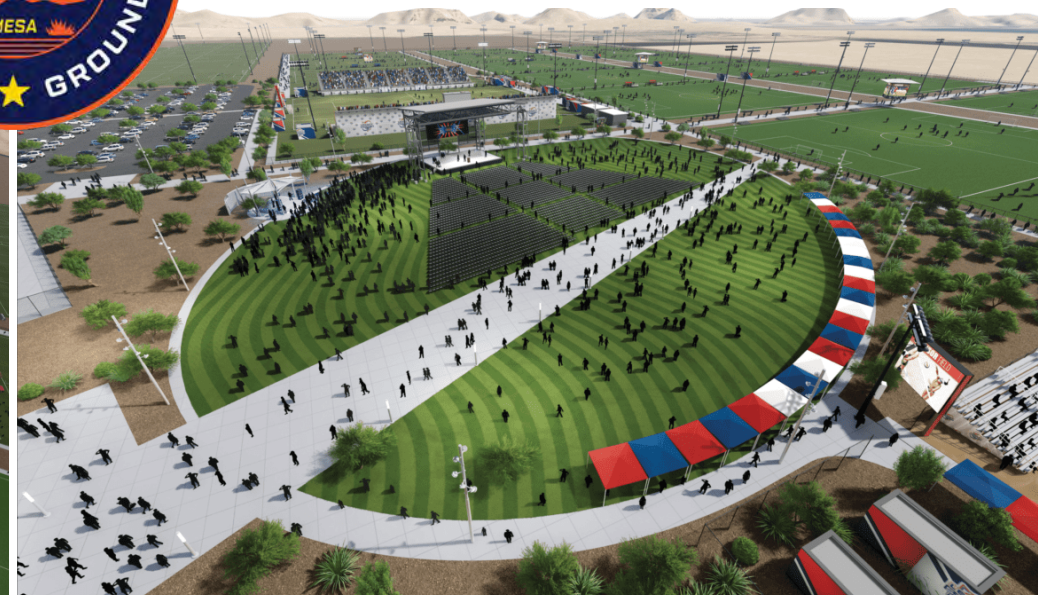
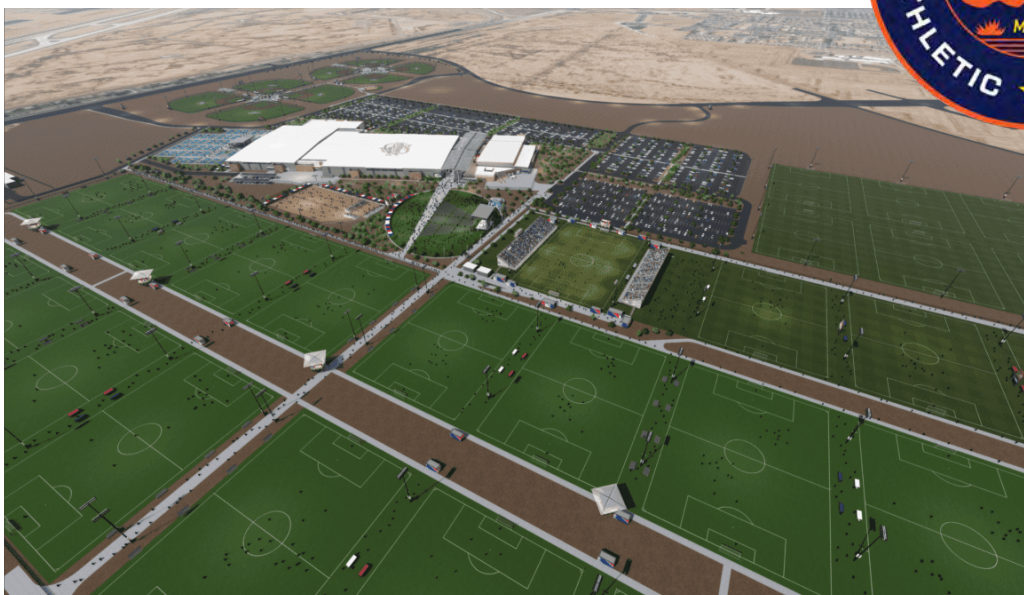
THE LARGEST SPORTS & ENTERTAINMENT FACILITY IN NORTH AMERICA



NOW OPEN



360 ACRES



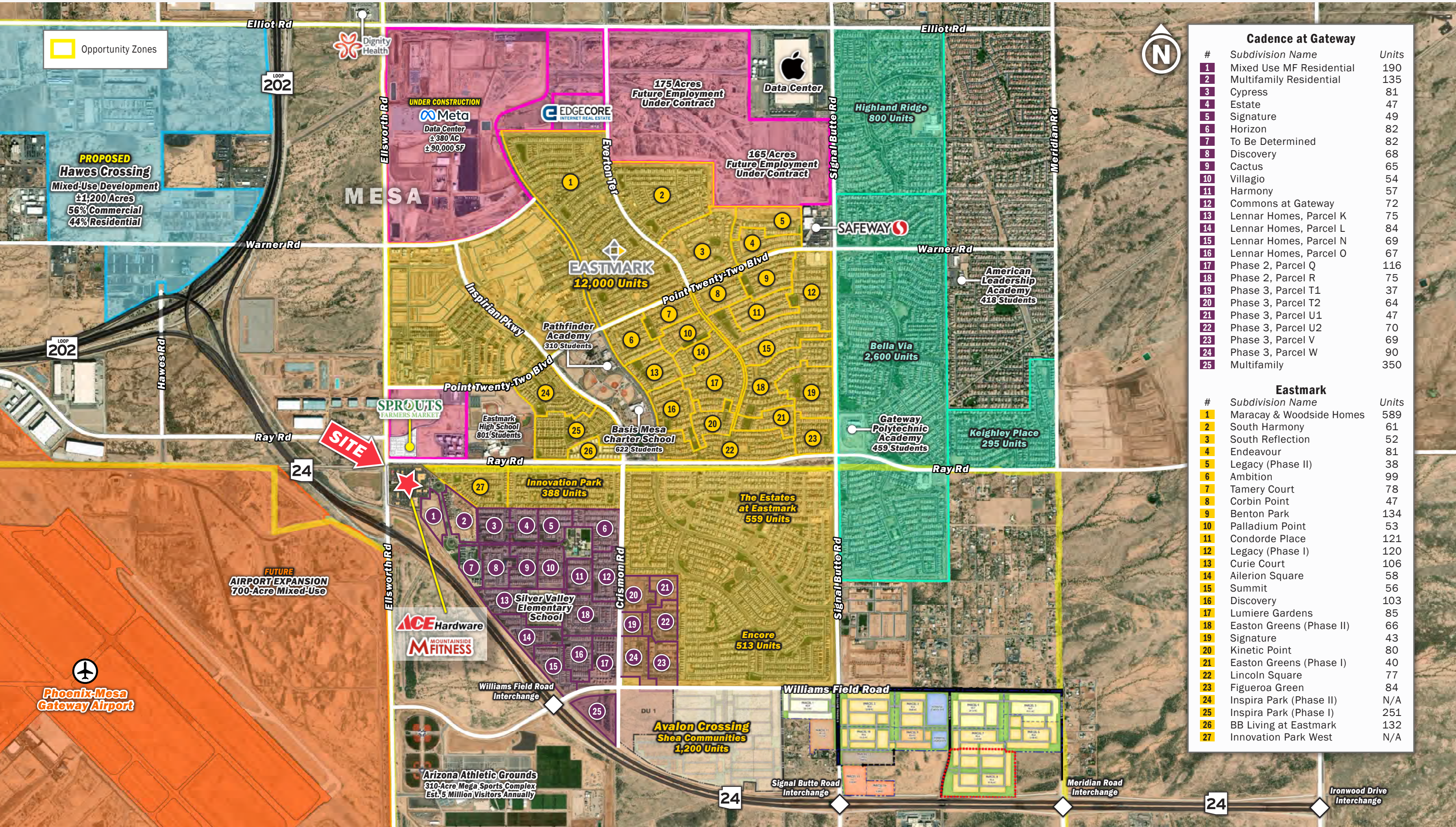
This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

[SRSRE.COM](https://www.srsre.com)



Cadence at Gateway

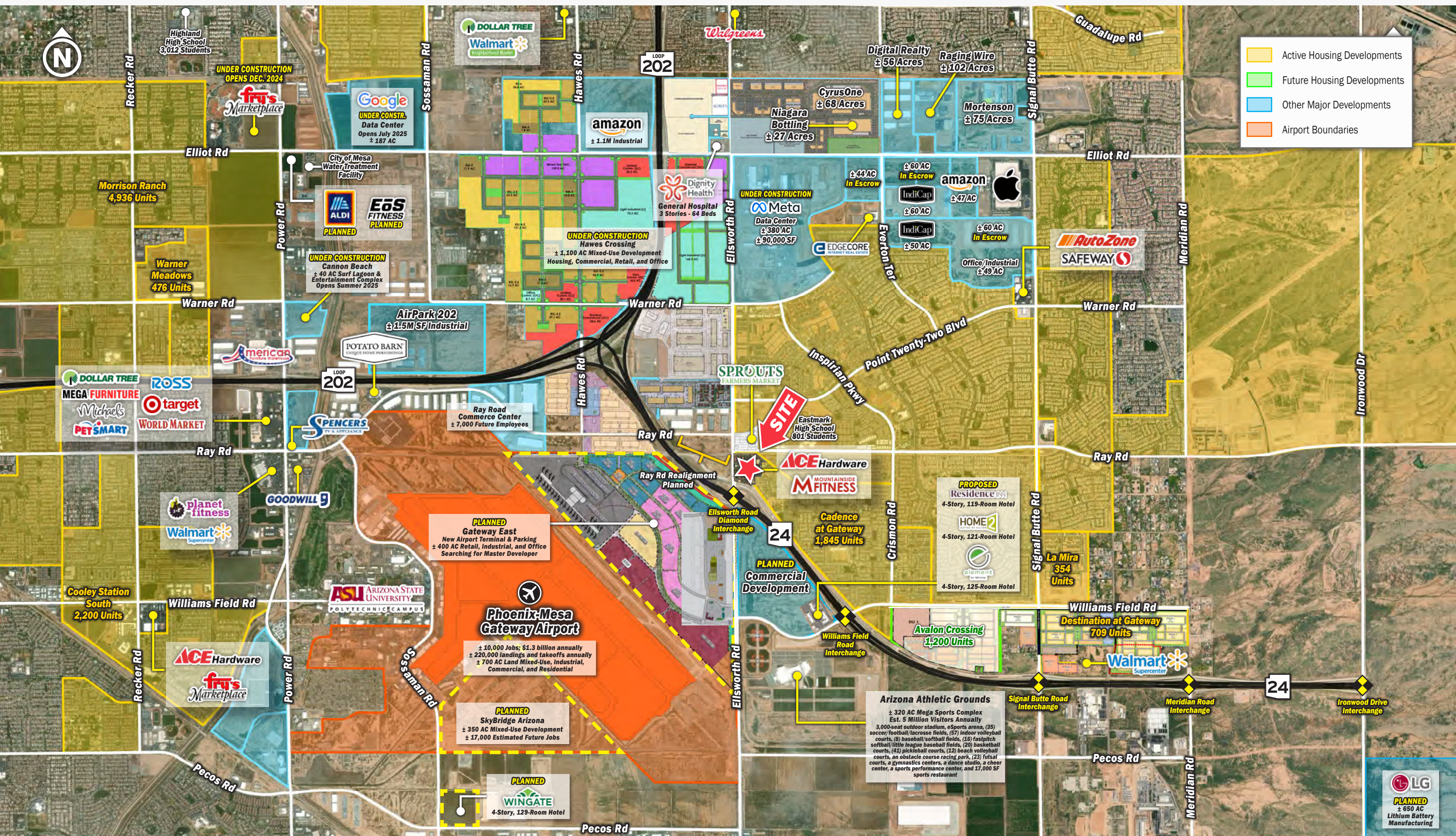
SEC Ray Road & Ellsworth Road | Mesa, Arizona 85212



Cadence at Gateway		
#	Subdivision Name	Units
1	Mixed Use MF Residential	190
2	Multifamily Residential	135
3	Cypress	81
4	Estate	47
5	Signature	49
6	Horizon	82
7	To Be Determined	82
8	Discovery	68
9	Cactus	65
10	Villagio	54
11	Harmony	57
12	Commons at Gateway	72
13	Lennar Homes, Parcel K	75
14	Lennar Homes, Parcel L	84
15	Lennar Homes, Parcel N	69
16	Lennar Homes, Parcel O	67
17	Phase 2, Parcel Q	116
18	Phase 2, Parcel R	75
19	Phase 3, Parcel T1	37
20	Phase 3, Parcel T2	64
21	Phase 3, Parcel U1	47
22	Phase 3, Parcel U2	70
23	Phase 3, Parcel V	69
24	Phase 3, Parcel W	90
25	Multifamily	350

Eastmark		
#	Subdivision Name	Units
1	Maracay & Woodside Homes	589
2	South Harmony	61
3	South Reflection	52
4	Endeavour	81
5	Legacy (Phase II)	38
6	Ambition	99
7	Tamery Court	78
8	Corbin Point	47
9	Benton Park	134
10	Palladium Point	53
11	Condorde Place	121
12	Legacy (Phase I)	120
13	Curie Court	106
14	Ailerion Square	58
15	Summit	56
16	Discovery	103
17	Lumiere Gardens	85
18	Easton Greens (Phase II)	66
19	Signature	43
20	Kinetic Point	80
21	Easton Greens (Phase I)	40
22	Lincoln Square	77
23	Figuroa Green	84
24	Inspira Park (Phase II)	N/A
25	Inspira Park (Phase I)	251
26	BB Living at Eastmark	132
27	Innovation Park West	N/A

SEC Ray Road & Ellsworth Road | Mesa, Arizona 85212





SRS

3131 E Camelback Road, Suite 110
Phoenix, AZ 85016
602.682.6000

STEPHANIE DAVIS

602.682.6054
stephanie.davis@srsre.com

ED BEEH

602.682.6040
ed.beeh@srsre.com

SRSRE.COM

© SRS

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.