

**ANCHORED BY  
SAFEGWAY** 

**EASTMARK** 



  
**THE  
POINT**

## LOCATION DETAILS

Location:	NWC of Signal Butte Rd & Warner Rd   Mesa, AZ
Available:	Pad Site Available (drive-thru), Build To Suit
Zoning:	PC, City of Mesa
Specs:	6" fireline stub 2" domestic water stub 6" sewer

Eastmark ranks among the top master-planned communities in the nation (#5 in 2019) and number one in Arizona. Eastmark sold 1,011 homes in 2019.

## Area Highlights/Comments

- First commercial grocery-anchored (Safeway) site in Eastmark
- One mile south of the 1.3 million SF Apple facility with approximately 150 employees
- Strategically located in Eastmark, a 3,200-acre DMB master-planned community
- Accessible to 3 major freeways (Loop 202, US 60, & SR 24)
- Eastmark High School now open (900 students - with the capacity to reach 2,800 students)

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 **Evergreen**  
Development | Services | Investments

A MEMBER OF  
**CHAINLINKS**  
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**PCA**  
PHOENIX COMMERCIAL ADVISORS



## DEMOGRAPHICS

2020 EST



**±107,548** PEOPLE  
within a 5-mile radius

2020 EST



**±32,710** EMPLOYEES  
within a 5-mile radius

2020 EST



**±37,961** HOUSEHOLDS  
within a 5-mile radius

2020 EST



**±\$92,061** AVG HH INCOME  
within a 5-mile radius

# SITE PLAN





NWC OF SIGNAL BUTTE RD & WARNER RD | MESA, AZ



SEPT 2020



# HIGHLIGHTS



## #1 Master-Planned Community in AZ

Eastmark is one of the best-selling master-planned communities in America and is ranked the #1 best-selling master-planned community in Arizona.



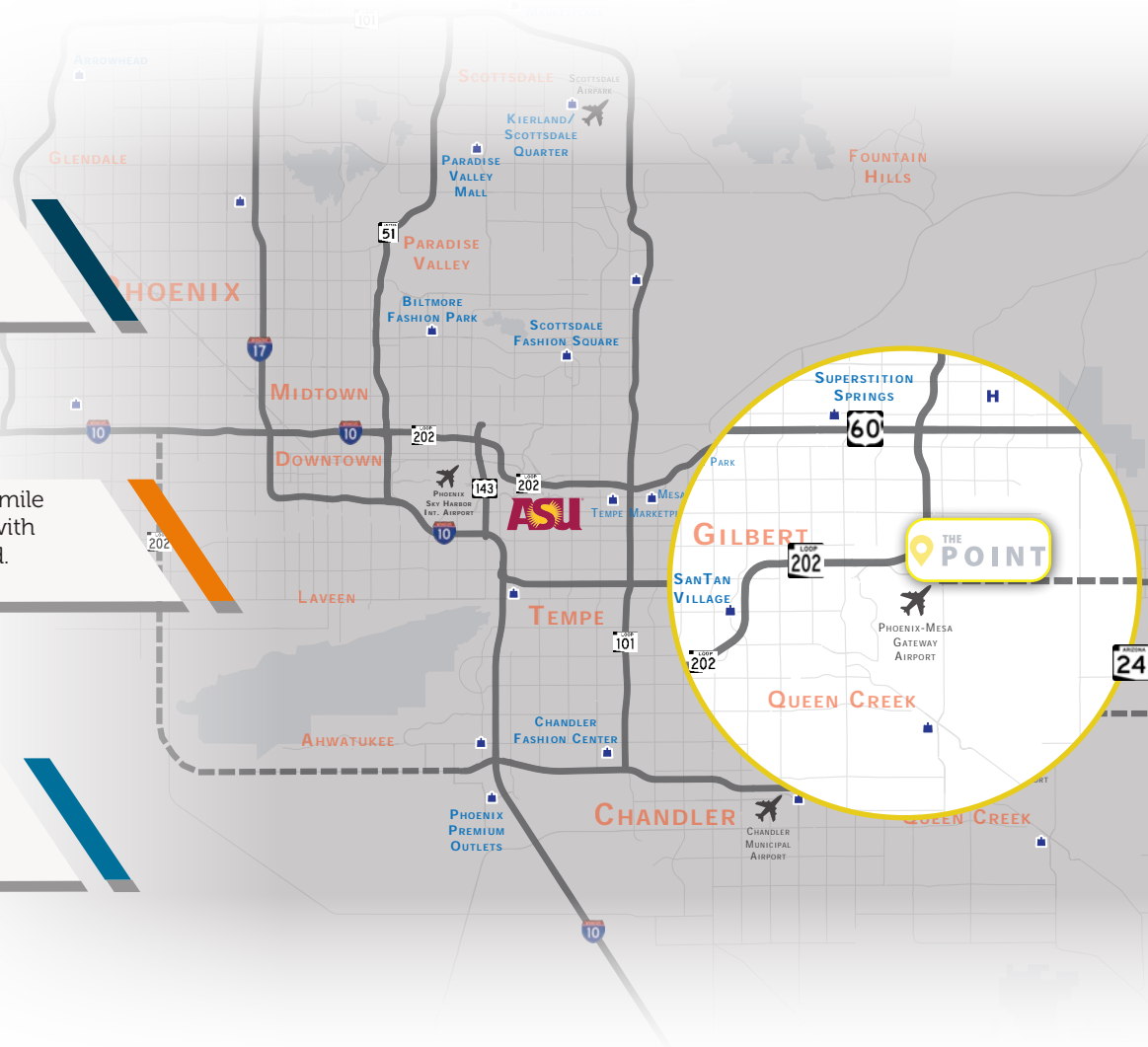
## 12,000 Planned Units

Eastmark is a ±3,200 acre/5 square mile mixed-use integrated community with approximately 12,000 units planned.

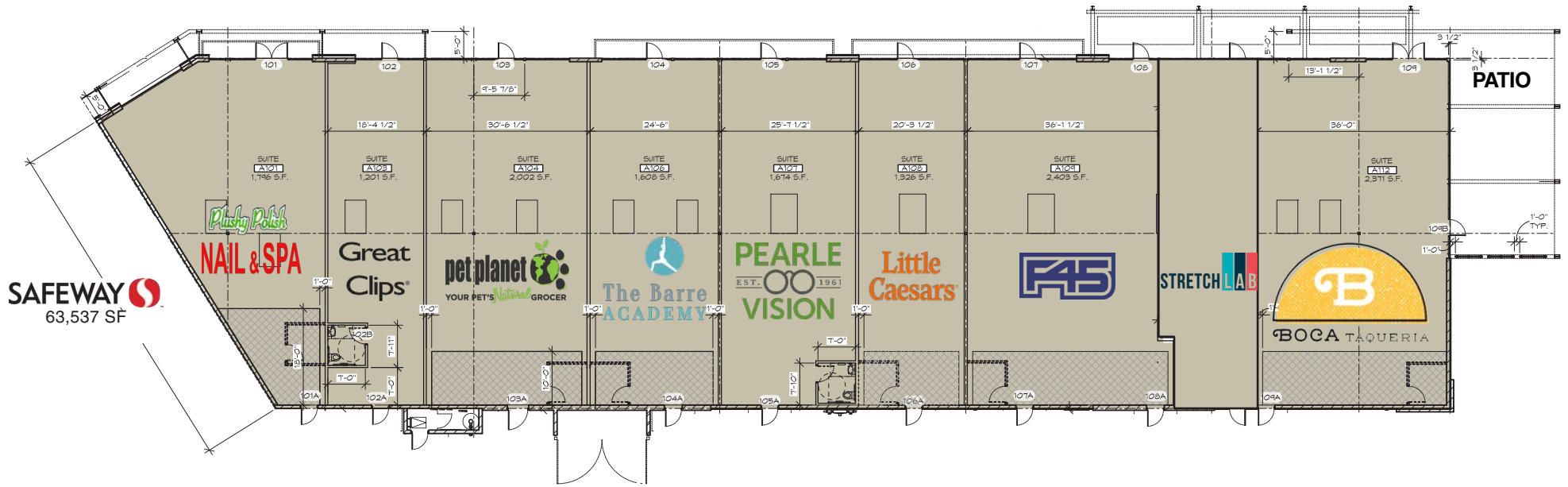


## 1,011 Homes Sold in 2019

Eastmark sold 1,011 homes in 2019; 933 homes in 2018; and 919 in 2017.




# SITE PLAN



**SAFeway**  
63,537 SF



 APPLE'S  
1.3M SF  
GLOBAL  
OPERATIONS  
CENTER

165 ACRES  
FUTURE EMPLOYMENT  
UNDER CONTRACT

DRIVE-THRU PAD  
AVAILABLE

HIGHLAND RIDGE  
±800 UNITS

BELLA VIA  
±2,600 UNITS



 **Little Caesars**  
 **PEARLE VISION**  
 **The Barre ACADEMY**  
 **pet planet**  
 Great Clips  
 **NAIL & SPA**



Under Contract

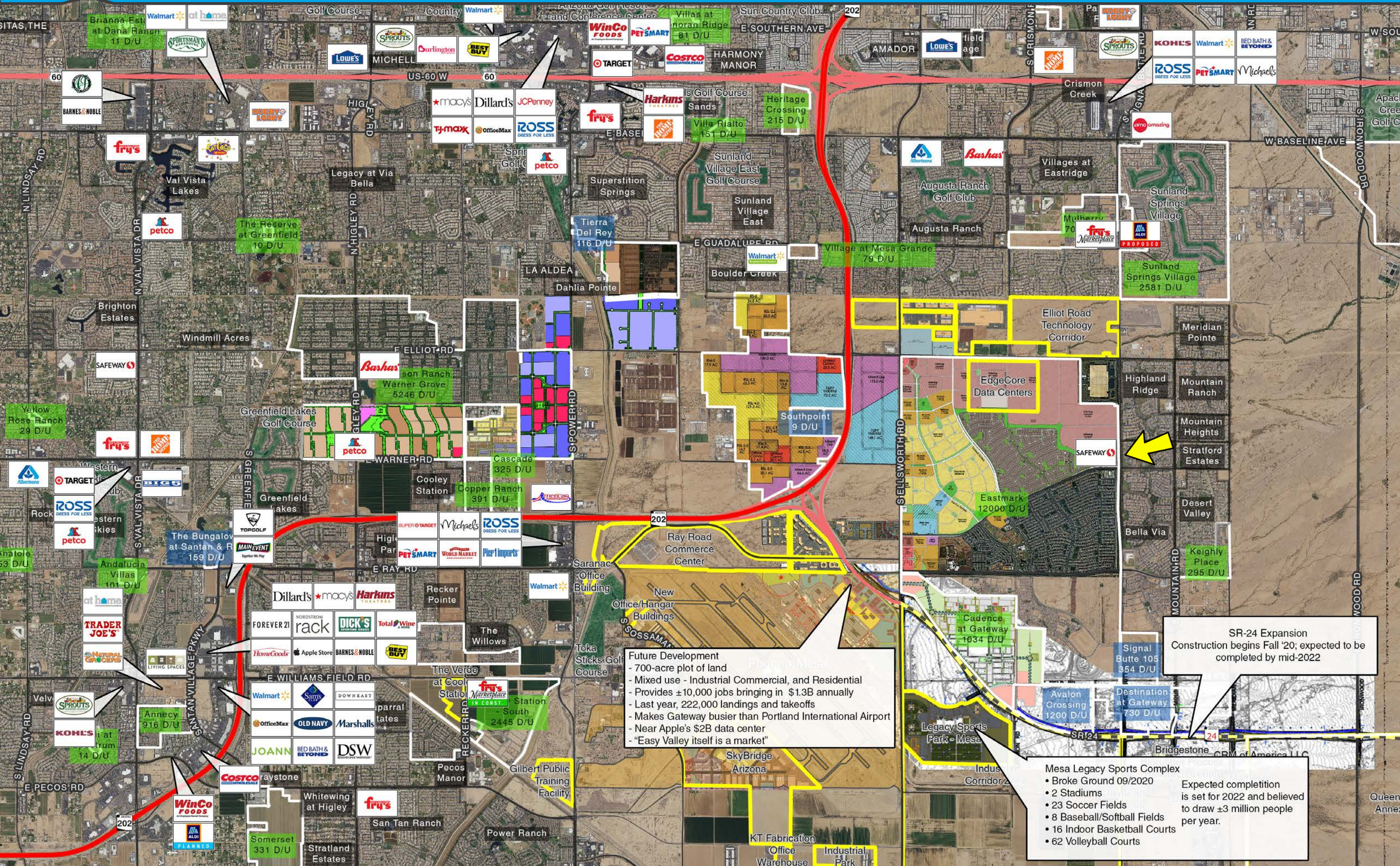


EASTMARK  
MASTER-PLANNED  
COMMUNITY  
±12,000 UNITS

POINT TWENTY-TWO BLVD

SIGNAL BUTTER RD





**Future Development**

- 700-acre plot of land
- Mixed use - Industrial Commercial, and Residential
- Provides ±10,000 jobs bringing in \$1.3B annually
- Last year, 222,000 landings and takeoffs
- Makes Gateway busier than Portland International Airport
- Near Apple's \$2B data center
- "Easy Valley itself is a market"

**SR-24 Expansion**  
Construction begins Fall '20; expected to be completed by mid-2022

**Mesa Legacy Sports Complex**

- Broke Ground 09/2020
- 2 Stadiums
- 23 Soccer Fields
- 8 Baseball/Softball Fields
- 16 Indoor Basketball Courts
- 62 Volleyball Courts

Expected completion is set for 2022 and believed to draw ±3 million people per year.



**EdgeCore Data Centers**

**Eastmark**  
12000 D/U

**Avalon Crossing**  
1200 D/U

**Destination at Gateway**  
730 D/U

**Signal Butte 105**  
354 D/U

**Legacy Sports Park - Mesa**

**SkyBridge Arizona**

**KT Fabrication Office Warehouse**

**Industrial Park**

**The Reserve at Greenfield**  
10 D/U

**Yellow Rose Ranch**  
29 D/U

**Andalucia Villas**  
101 D/U

**Anneky**  
916 D/U

**Velvet**  
14 D/U

**Somerset**  
331 D/U

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2445 D/U

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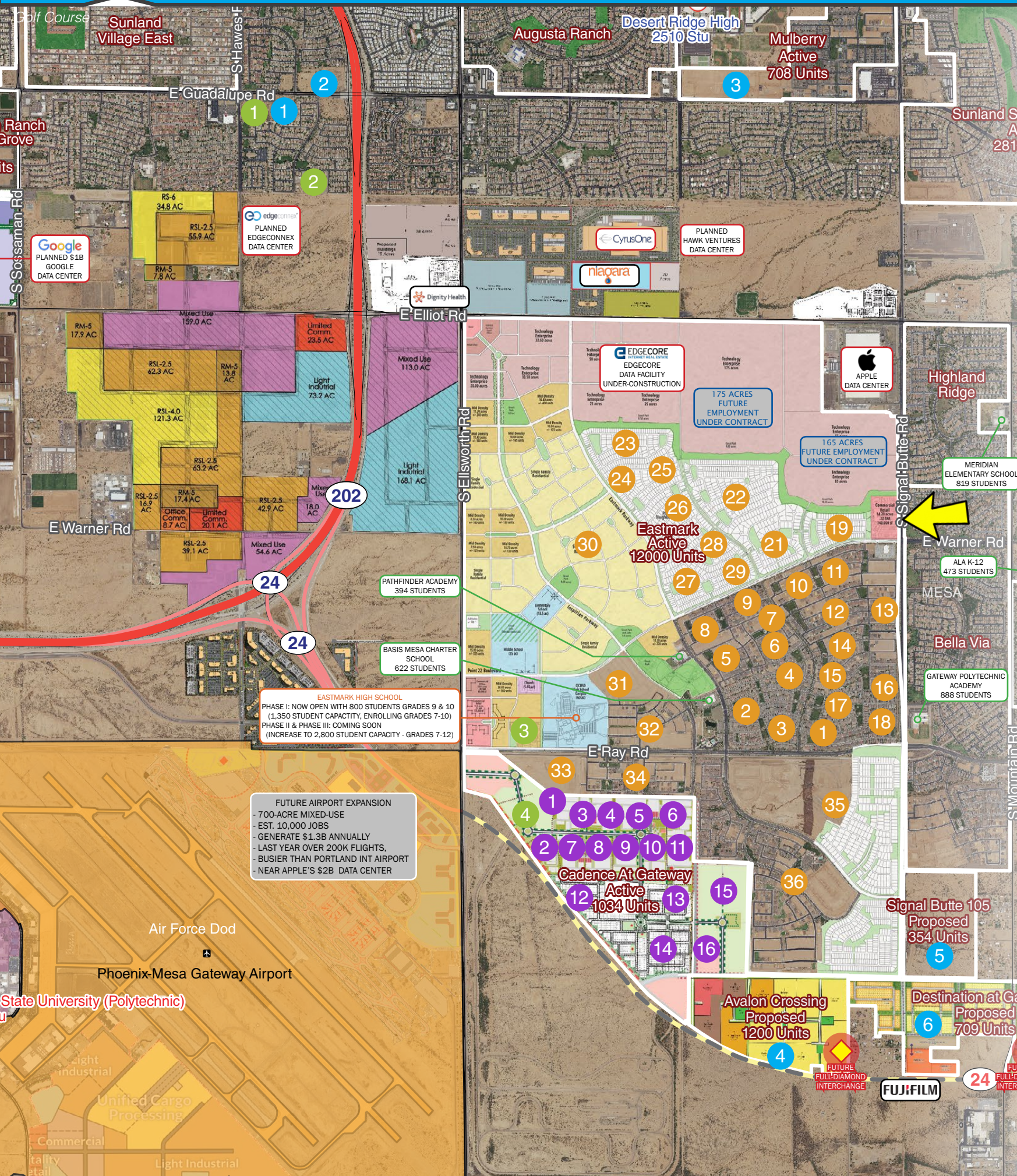
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Eastmark Development		Eastmark Development Cont.	
#	Builder/Subdivision	Units	
1	Mattamy Homes / Lincoln Square	77	35 Taylor Morrison, Richmond American Homes, Ashton Woods, Shea Homes / The Estates
2	Taylor Morrison / Discovery	189	36 Taylor Morrison / Encore (55+ Community)
3	Maracay / Kinetic Point	80	
4	Maracay / Lumiere Gardens	85	<b>Cadence at Gateway</b>
5	Maracay Homes / Curie Court	106	<b># Builder/Subdivision Units</b>
6	Maracay / Aileron Square	58	1 Lennar / TBD 654
7	Maracay / Palladium Point	53	2 Newport Homes / The Strand at Cadence 82
8	Shea Homes / Ambition	99	3 Pulte Homes / Cypress 81
9	CalAtlantic / Tamery Court	78	4 Pulte Homes / Estates 47
10	CalAtlantic / Corbin Point	47	5 Lennar / Signature 49
11	Mattamy Homes / Benton Park	134	6 Lennar / Horizon 82
12	William Ryan Homes / Concorde Place	121	7 Lennar / Discovery 68
13	CalAtlantic / Antinole Square	81	8 Pulte Homes / Cactus 65
14	Taylor Morrison / Summit	56	9 Gehan Homes / Villagio at Cadence 54
15	Meritage Homes / Easton Greens (Phase II)	66	10 Lennar / Harmony 57
16	Woodside Homes / Signature	43	11 David Weekley Homes / Commons at Gateway 72
17	Meritage Homes / Easton Greens	40	12 Lennar / TBD 160
18	CalAtlantic Homes / Figueroa Green	84	13 TBD / TBD 75
19	Taylor Morrison / Endeavour	176	14 Lennar / TBD 136
20	David Weekley Homes / South Reflection & South Harmony	113	15 Toll Brothers / TBD 250
21	Ashton Woods / South Aurora, Nova & Stellar	266	16 TBD / TBD 90
22	Lennar / South Discovery & South Horizon	119	<b>Other Notable Developments</b>
23	Taylor Morrison / South	63	<b># Builder/Subdivision Units</b>
24	Shea Homes / South Ascent	62	1 KB Homes/Mattamy Homes / Tavera Park 68
25	Woodside Homes / South Tranquility, South Elegance & South Legacy	389	2 Matamy Homes / Tavera Vista 93
26	Maracay / South Electron	53	3 Blandford Homes / Mulberry 708
27	Lennar / South Eclipse	63	4 TBD / Avalon Crossing 1200
28	William Ryan Homes / South Wavelength	52	5 Taylor Morrison / Signal Butte 105 354
29	Taylor Morrison / Unit 3/4 North	927	6 Freedom Communities / Destination at Gateway 709
30	Pinnacle West Homes, Lennar & Ashton Woods / Inspirian Park	444	<b>Proposed Multi-Family</b>
31	BB Living / @ Eastmark	132	<b># Builder/Community Units</b>
32	TBD / TBD	N/A	1 NexMetro Communities / Avilla Enclave 96
33	Meritage / Innovation Park	357	2 Eastridge Manor / TBD 36
34			3 Premiere at Eastmark / TBD 216
			4 Cadence @ Gateway Multi-Family / TBD N/A

Housing Overview  
Q2 2019  
Within Map Frame



**Quarterly Overview**

Quarterly Starts	353
Quarterly Closings	374
Annual Starts	1,390
Annual Closings	1,153

**Project(s) Overview - Lifetime**

In-Cont./Planned Homes	677
Available/Permitted Lots	1,681
Proposed/Future Homes	4,782

**Demographic Profile**

*\*2019 Estimates - ESRI*

Total Population	71,890
Annual Growth Rate	2.18%
Average Household Size	2.99
Median HH Income	\$80,930
Median Age	36.6
Daytime Population (Residents)	39,754
Daytime Population (Employees)	13,406

**Projected Growth Analysis**

*\*Calculated using Metrostudy Q2 2019 Data, Project(s) Overview - Lifetime x 2019 Estimates - ESRI, Average Household Size*

In-Cont./Planned Homes, Population Estimate at Build Out (Timeline 8-12 months)	2,024
Available/Permitted Lots, Population Estimate at Build Out (Timeline 12-24 months)	5,026
Proposed/Future Homes, Population Estimate at Build Out (Timeline TBD)	14,298
<b>Total Projected Population Growth Estimate</b>	<b>21,348</b>

**Legend**

100 Acre and Larger Communities



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