

EASTMARK

HIGHLAND RIDGE



BELLAVIA
BY PULTE HOMES

SIGNAL BUTTE RD

WARNER RD

SAFeway
PLANNED



THE CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS

POINT TWENTY-TWO BLVD

OFFICE
5,000 S.F.

LOCATION DETAILS

Location: NWC of Signal Butte Rd & Warner Rd | MESA, AZ

Available: Pads & Shops

Zoning: PC, City of Mesa

3-Mile Demographics

- Population: 37,755
- Median HH: \$87,641
Income



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 ranks among the top master-planned communities in the nation (#7 in 2018) and number one in AZ. Eastmark sold 930 homes in 2018.

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SHOPS A RENDERING



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.



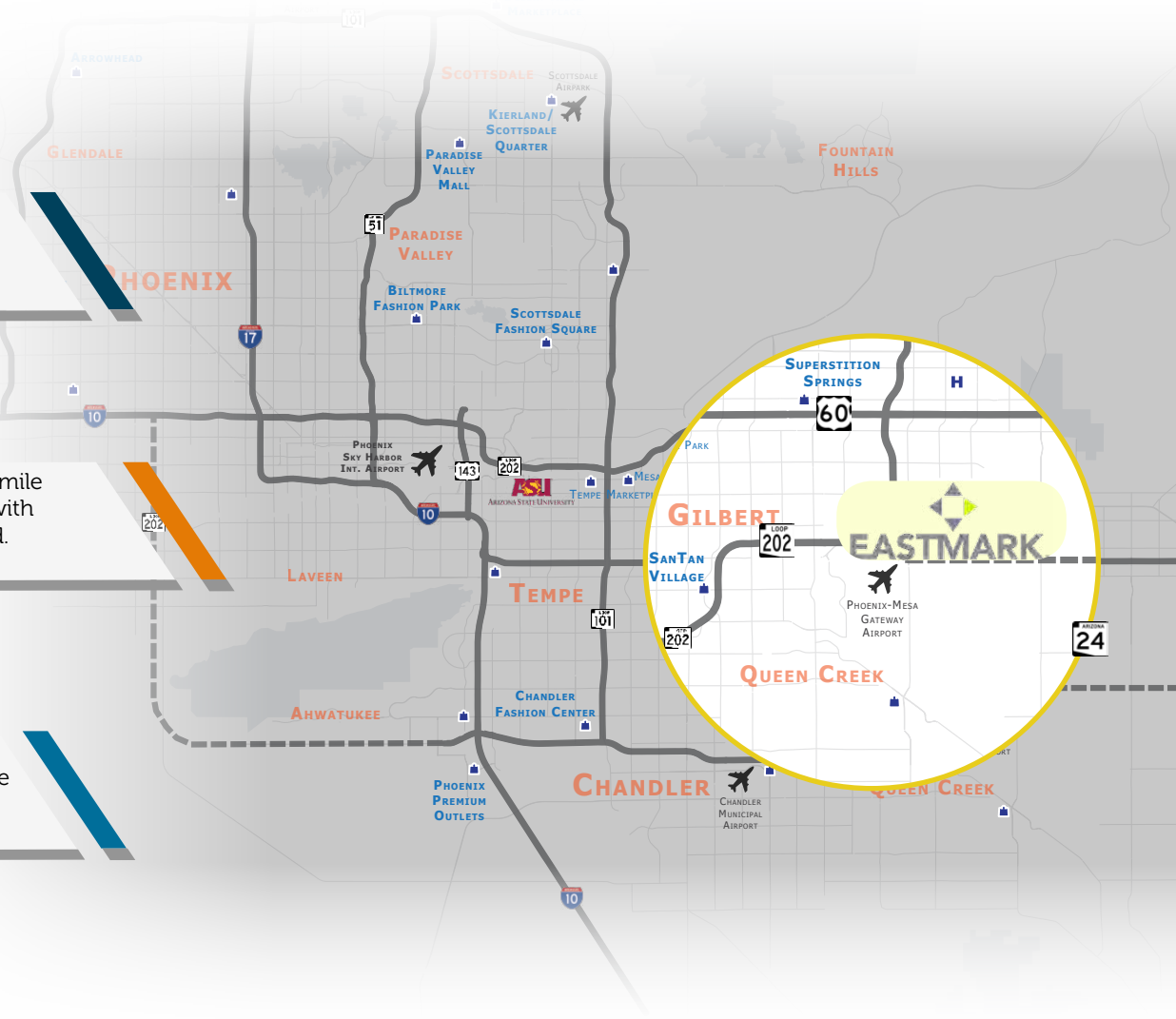
12,000 Planned Units

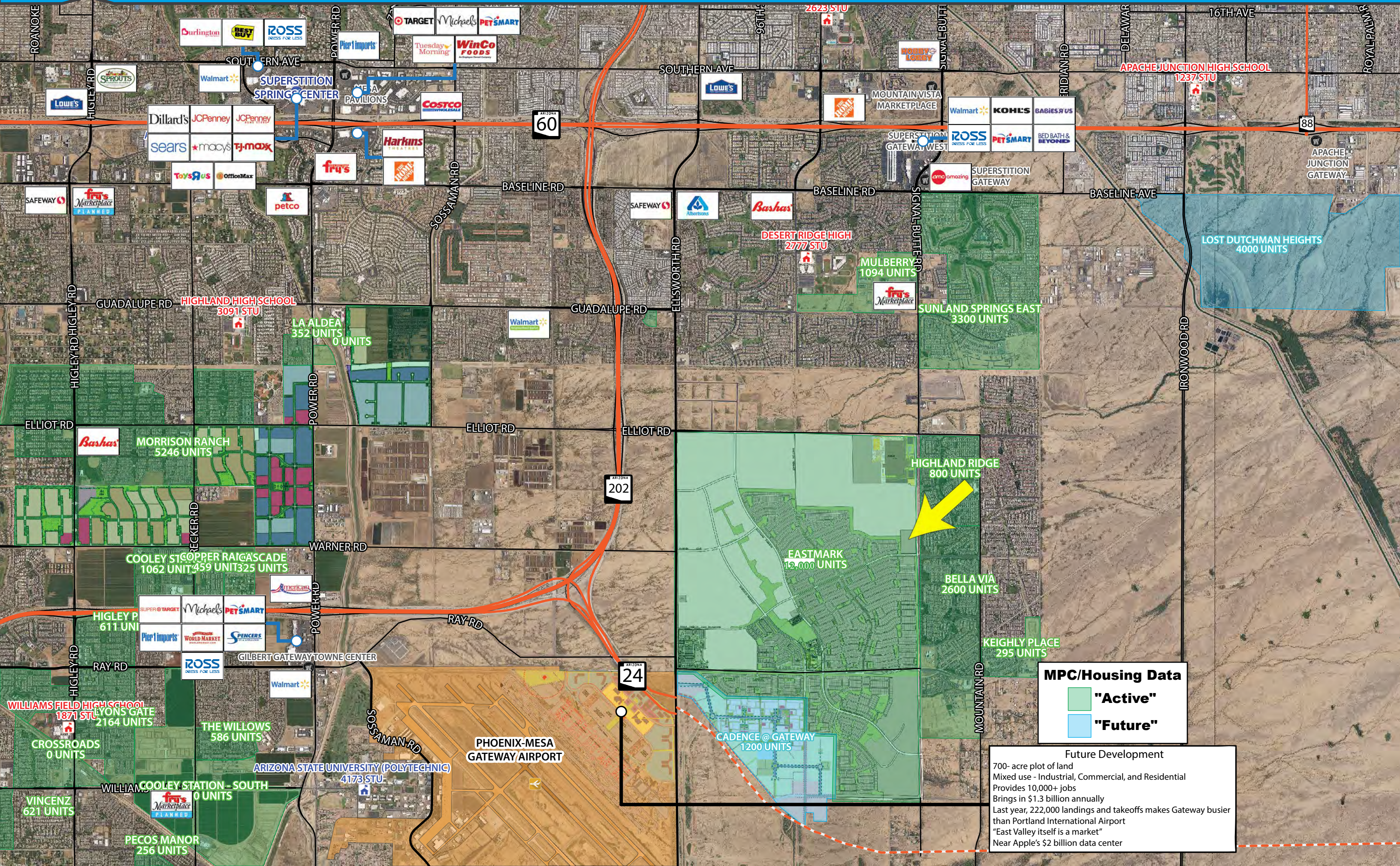
Eastmark is a ±3,200 acre/5 square mile mixed-use integrated community with approximately 12,000 units planned.



930 Homes Sold in 2018

Eastmark is on pace to sell over 900 homes in 2018. Approximately 668 new homes have been sold through the month of August.





Active Housing Units:

- LA ALDEA: 352 UNITS
- MORRISON RANCH: 5246 UNITS
- COOLEY ST COPPER RANGASCAD: 1062 UNIT 459 UNIT 325 UNITS
- HIGLEY P: 611 UNITS
- WILLIAMS FIELD HIGH SCHOOL: 1871 STU
- LYONS GATE: 2164 UNITS
- CROSSROADS: 0 UNITS
- VINCENZ: 621 UNITS
- PECOS MANOR: 256 UNITS
- THE WILLOWS: 586 UNITS
- COOLEY STATION - SOUTH: 0 UNITS
- ARIZONA STATE UNIVERSITY (POLYTECHNIC): 4173 STU
- DESSERT RIDGE HIGH: 2777 STU
- MULBERRY: 1094 UNITS
- SUNLAND SPRINGS EAST: 3300 UNITS
- EASTMARK: 12,000 UNITS
- BELLA VIA: 2600 UNITS
- KEIGHTLY PLACE: 295 UNITS
- HIGHLAND RIDGE: 800 UNITS

Future Housing Units:

- LOST DUTCHMAN HEIGHTS: 4000 UNITS
- CADENCE @ GATEWAY: 1200 UNITS

Commercial Centers:

- SUPERSTITION SPRING CENTER
- GILBERT GATEWAY TOWNE CENTER

Schools:

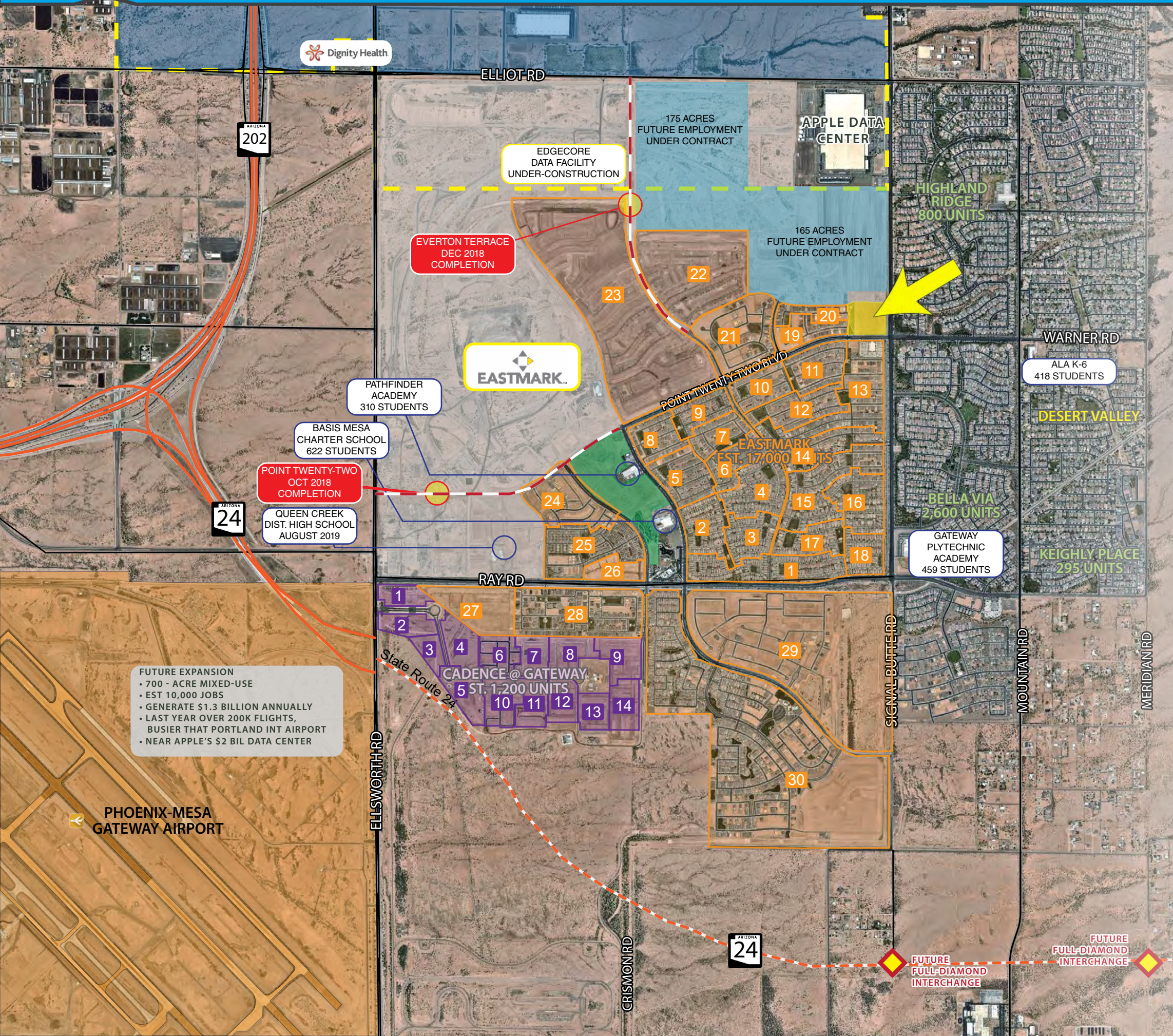
- HIGHLAND HIGH SCHOOL: 3091 STU
- APACHE JUNCTION HIGH SCHOOL: 1237 STU

MPC/Housing Data

- "Active"
- "Future"

Future Development

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



EASTMARK DEVELOPMENT		
#	Subdivision/Builder	Units
1	Mattamy Homes / Lincoln Square	77
2	Taylor Morrison / Discovery	103
3	Maracay Homes / Kinetic Point	80
4	Maracay Homes / Lumiere Gardens	85
5	Maracay Homes / Curie Court	106
6	Maracay Homes / Aileron Square	58
7	Maracay Homes / Palladium Point	53
8	Shea Homes / Ambition	99
9	CalAtlantic Homes / Tamery Court	78
10	CalAtlantic Homes / Corbin Point	47
11	Mattamy Homes / Benton Park	134
12	William Ryan Homes / Concorde Place	121
13	Woodside Homes / Legacy	120
14	Taylor Morrison / Summit	56
15	Meritage Homes / Easton Greens (Phase II)	66
16	Woodside Homes / Signature	43
17	Meritage Homes / Easton Greens	40
18	CalAtlantic Homes / Figueroa Green	84
19	Taylor Morrison / Endeavour	81
20	Woodside Homes / Legacy (Phase II)	38
21	David Weekley Homes / South Reflection	52
22	David Weekley Homes / South Harmony	61
23	Maracay & Woodside Homes (Planned) / TBD	589
24	Multiple Builders / Inspiria Park (Phase II)	N/A
25	Multiple Builders / Inspiria Park	251
26	BB Living / @ Eastmark	132
27	TBD / TBD	N/A
28	Meritage Homes / Innovation Park	388
29	Shea Homes, Richmond American, Taylor Morrison, Ashton Woods / The Estates	559
30	AV Homes / Encore (55+ Community)	513

CADENCE @ GATEWAY		
#	Subdivision/Builder	Units
1	Future Commercial	N/A
2	Future Commercial	N/A
3	TBD / TBD	N/A
4	TBD / TBD	85
5	TBD / TBD	106
6	Pulte Homes / Cypress	81
7	Pulte Homes / Estates	47
8	Lennar Homes / TBD	49
9	CalAtlantic Homes / Harmony	82
10	Lennar Homes / Discovery	68
11	Pulte Homes / Cactus	65
12	Gehan Homes / Villagio	54
13	CalAtlantic Homes / Melody	82
14	TBD / TBD	N/A

FUTURE EXPANSION
 • 700 - ACRE MIXED-USE
 • EST 10,000 JOBS
 • GENERATE \$1.3 BILLION ANNUALLY
 • LAST YEAR OVER 200K FLIGHTS, BUSIER THAN PORTLAND INT AIRPORT
 • NEAR APPLE'S \$2 BIL DATA CENTER

PHOENIX-MESA GATEWAY AIRPORT

POINT TWENTY-TWO
 OCT 2018 COMPLETION

EVERTON TERRACE
 DEC 2018 COMPLETION

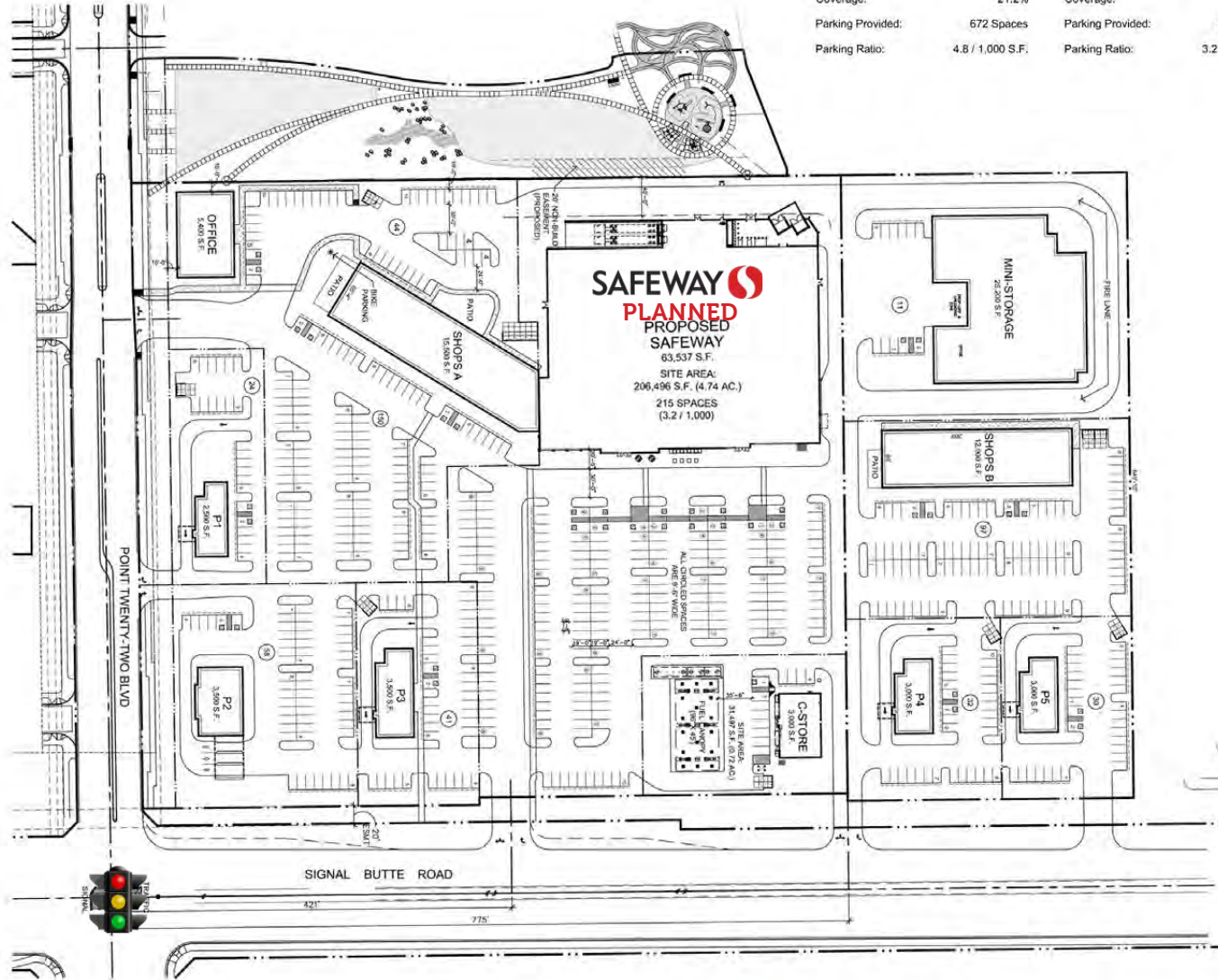
EASTMARK

24

FUTURE FULL-DIAMOND INTERCHANGE

FUTURE FULL-DIAMOND INTERCHANGE

SITE PLAN



Site Data - Overall

Site Area: 660,028 S.F. (15.2 AC.)
 Building Area: 140,137 S.F.
 Coverage: 21.2%
 Parking Provided: 672 Spaces
 Parking Ratio: 4.8 / 1,000 S.F.

Site Data - Grocery

Site Area: 237,989 S.F. (5.5 AC.)
 Building Area: 66,537 S.F.
 Coverage: 28.0%
 Parking Provided: 215 Spaces
 Parking Ratio: 3.2 / 1,000 S.F.

Site Data - Shops A & B

Site Area: 124,657 S.F. (2.9 AC.)
 Building Area: 19,900 S.F.
 Coverage: 16.0%
 Parking Provided: 150 Spaces
 Parking Ratio: 7.5 / 1,000 S.F.

Site Data - P1

Site Area: 24,555 S.F. (0.6 AC.)
 Building Area: 2,500 S.F.
 Coverage: 10.2%
 Parking Provided: 24 Spaces
 Parking Ratio: 9.6 / 1,000 S.F.

Site Data - P2

Site Area: 45,202 S.F. (1.0 AC.)
 Building Area: 3,500 S.F.
 Coverage: 7.7%
 Parking Provided: 58 Spaces
 Parking Ratio: 16.6 / 1,000 S.F.

Site Data - P3

Site Area: 29,962 S.F. (0.7 AC.)
 Building Area: 3,500 S.F.
 Coverage: 11.7%
 Parking Provided: 41 Spaces
 Parking Ratio: 11.7 / 1,000 S.F.

Site Data - P4

Site Area: 31,040 S.F. (0.7 AC.)
 Building Area: 3,000 S.F.
 Coverage: 9.7%
 Parking Provided: 32 Spaces
 Parking Ratio: 10.7 / 1,000 S.F.

Site Data - P5

Site Area: 26,360 S.F. (0.6 AC.)
 Building Area: 3,000 S.F.
 Coverage: 11.4%
 Parking Provided: 30 Spaces
 Parking Ratio: 10.0 / 1,000 S.F.

Site Data - Daycare

Site Area: 61,210 S.F. (1.4 AC.)
 Building Area: 11,445 S.F.
 Coverage: 18.7%
 Parking Provided: 44 Spaces
 Parking Ratio: 3.8 / 1,000 S.F.

Site Data - Mini-Storage

Site Area: 79,933 S.F. (1.8 AC.)
 Building Area: 25,200 S.F.
 Coverage: 31.5%
 Parking Provided: 11 Spaces
 Parking Ratio: 0.4 / 1,000 S.F.



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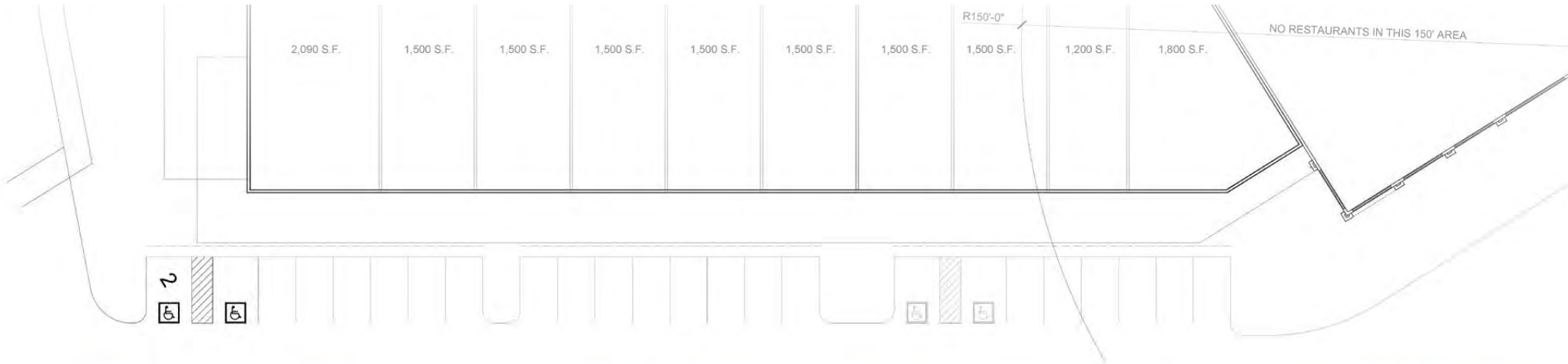


Butler Design Group, Inc.
architects & planners



Point Twenty-Two & Signal Butte Road Proposed Neighborhood Shopping Center Mesa, Arizona

RENDERING

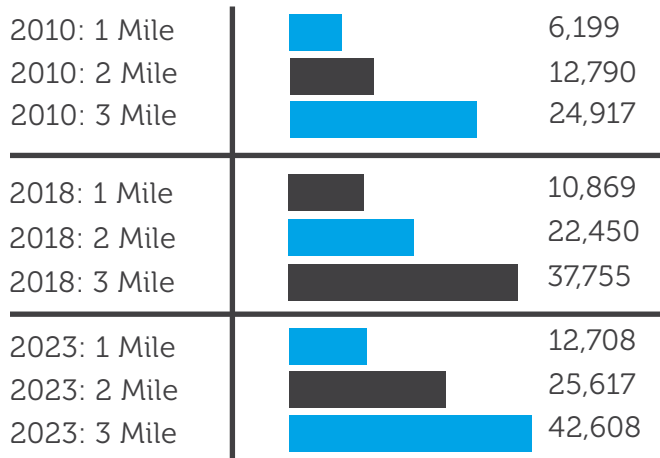


Point Twenty-Two & Signal Butte Road
Proposed Neighborhood Shopping Center
Mesa, Arizona

DEMOGRAPHICS 1,2,3 MILES

POPULATION SUMMARY

Total Population



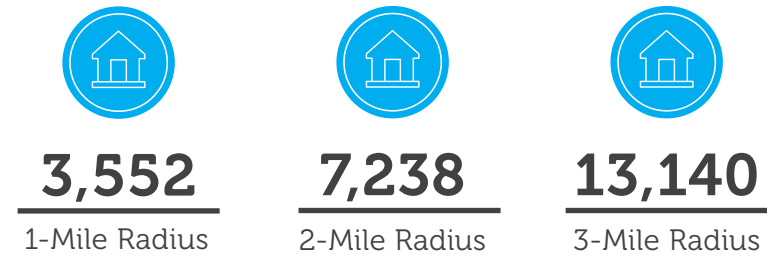
DAYTIME DEMOGRAPHICS (2018)



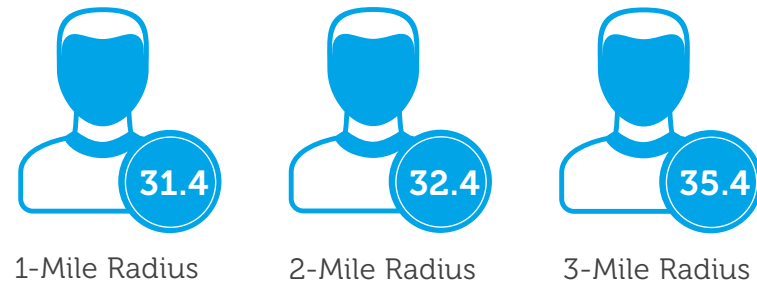
MEDIAN HOUSEHOLD INCOME (2018)



HOUSING UNITS (2018)

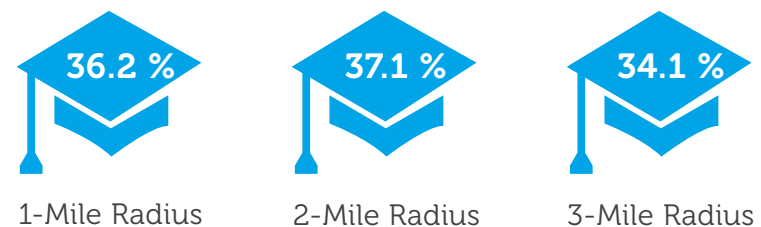


MEDIAN AGE (2018)



2018 POPULATION EDUCATIONAL ATTAINMENT

Bachelor / Graduate degree





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