

THE LANDING
at FALCON FIELD

RETAIL PADS AVAILABLE IN NEW MIXED-USE DEVELOPMENT ADJACENT TO BUSY FALCON FIELD



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Developed By
Evergreen
Development | Services | Investments



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Highlights

TRADE AREA

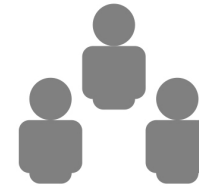
- Located across from Falcon Field, which sees more than 300 annual operations, consistently ranks as one of the top 5 busiest general aviation airports in the nation, and is an economic hub generating over \$2.2M in daily economic benefits
- Nearing completion of a \$150M expansion which will add 50 technologically advanced hangars for high-dollar clients as well as space to house businesses to service the aircraft
- Convenient access to the 202 (2 miles to north; 3.5 miles to east)
- McKellips Road traffic count of 21,489 VPD serves as one of the highest traffic East/West corridors in East Mesa
- Location: Falcon District - high tech hub for aerospace/aviation defense, advanced manufacturing, and business services
- 23-acre, \$60M project to add approximately 400,000 SF of hangar and office space to the northwest side of Falcon Field is currently under construction with Phase 1 completion estimated in Q2 of 2024
- Falcon Field is an underserved employment hub with over 1,300 employees and over 130 on-airport businesses

PROPERTY

- Adjacent to high volume Walmart Supercenter; ranks in the top 20% locally (source: Placer.ai)
- In-fill location with high barriers of entry

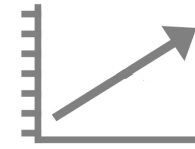
Demographics (3 Miles)

POPULATION



85,571

Total 2023
Population



119,799

Estimated 2028
Population

INCOME

1 MILE

3 MILES

5 MILES



\$126,120

Average Household
Income



\$110,615

Average Household
Income



\$103,868

Average Household
Income

DAYTIME POPULATION



2,214

Total Businesses

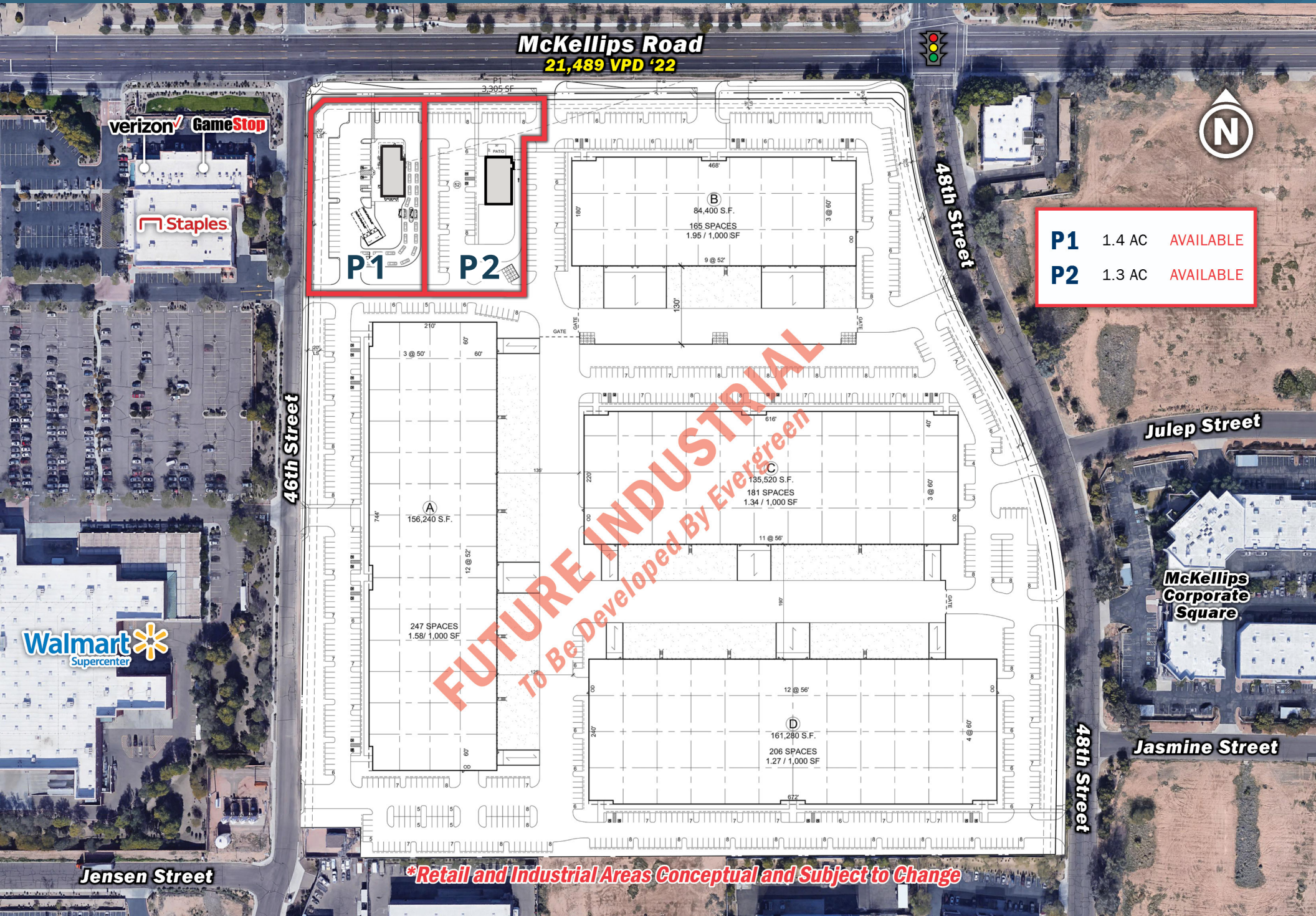


28,001

Total Employees

Source: Esri 2023

Site Plan



McKellips Road
21,489 VPD '22

verizon GameStop

Staples

P1

P2

B

84,400 S.F.
165 SPACES
1.95 / 1,000 SF

C

135,520 S.F.
181 SPACES
1.34 / 1,000 SF

D

161,280 S.F.
206 SPACES
1.27 / 1,000 SF

A

156,240 S.F.

247 SPACES
1.58 / 1,000 SF

P1	1.4 AC	AVAILABLE
P2	1.3 AC	AVAILABLE



FUTURE INDUSTRIAL
To Be Developed By Evergreen

48th Street

46th Street

Julep Street

McKellips Corporate Square



48th Street

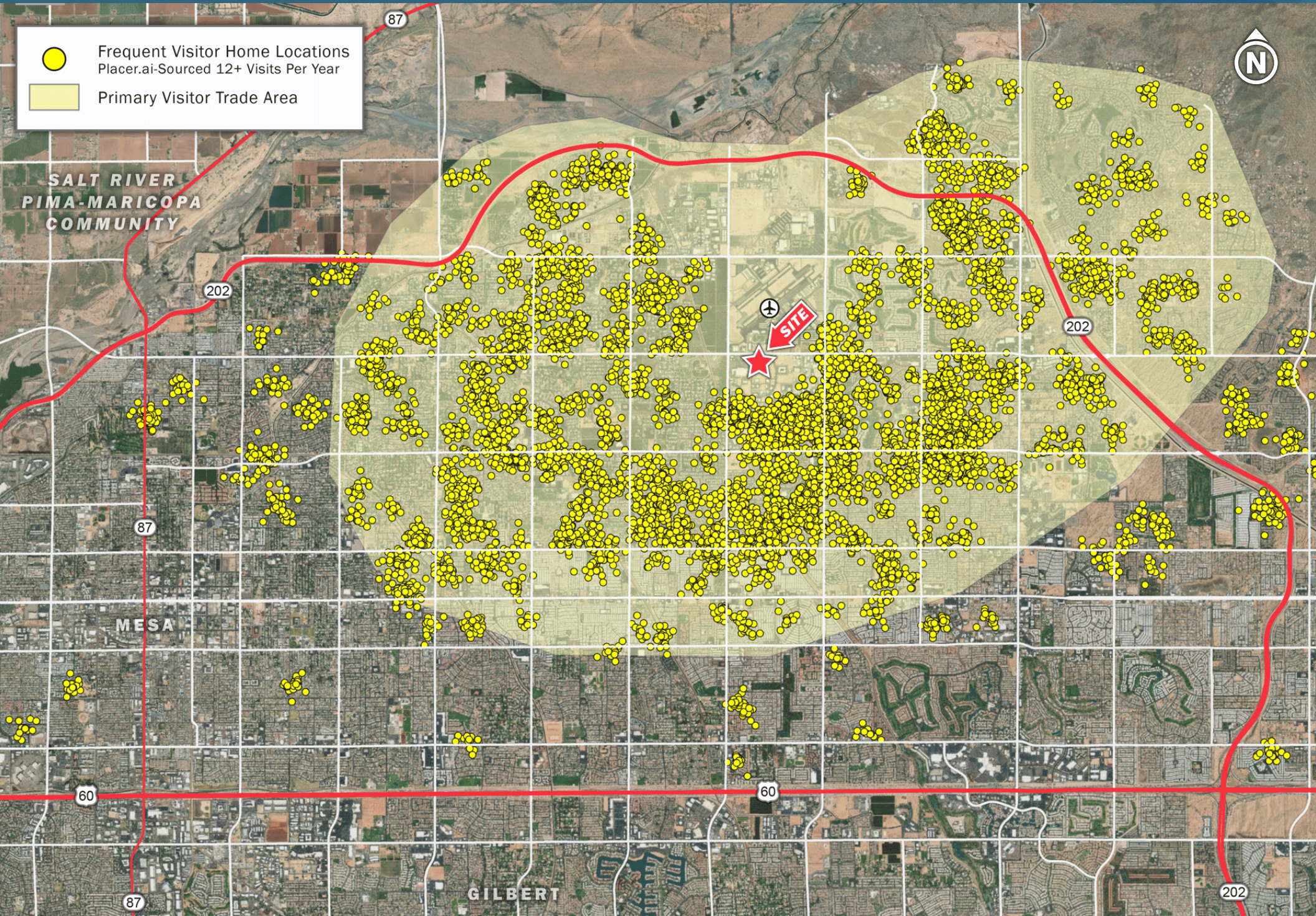
Jasmine Street

Jensen Street

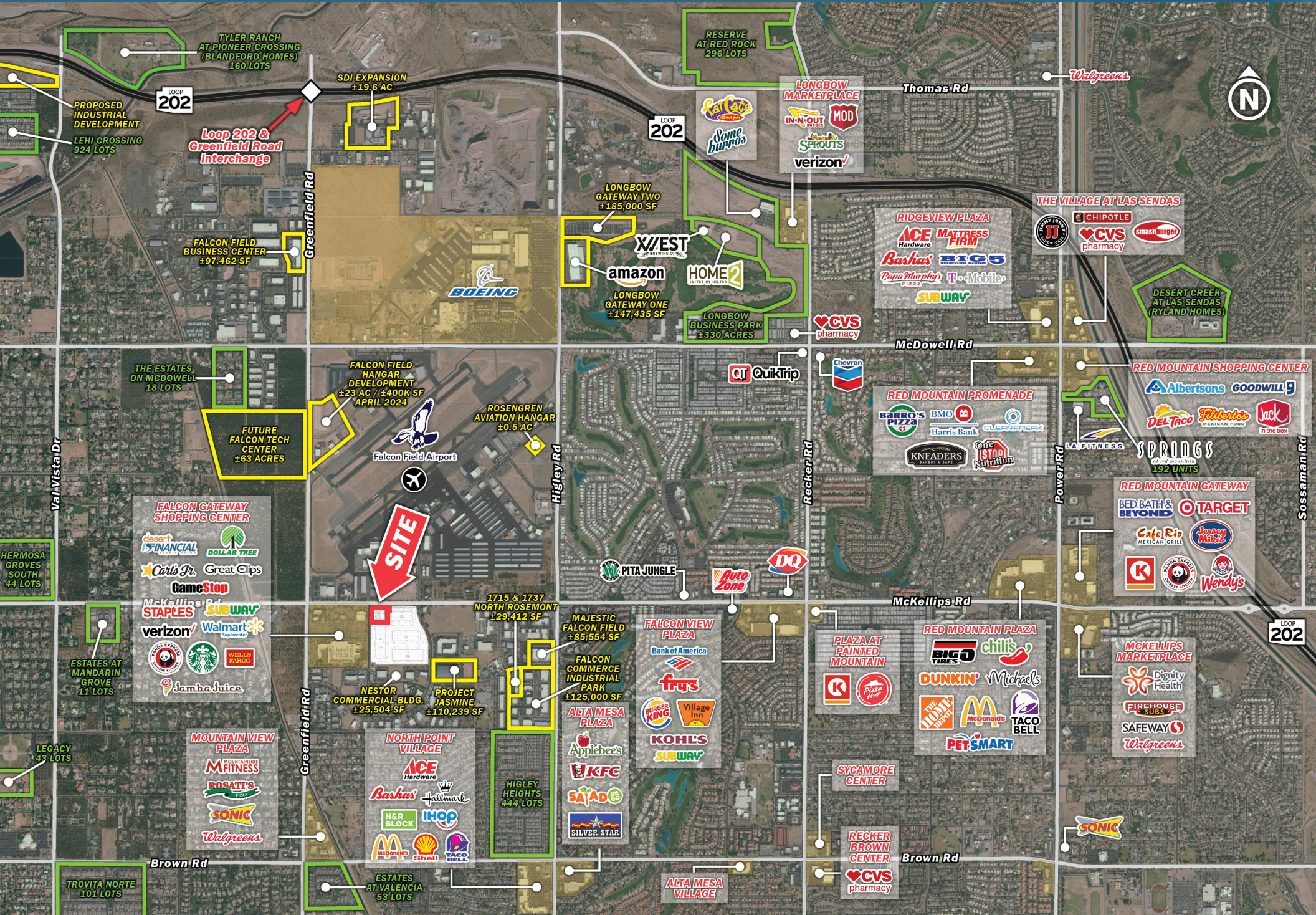
**Retail and Industrial Areas Conceptual and Subject to Change*

Primary Visitor Trade Area to Walmart Supercenter

-  Frequent Visitor Home Locations
Placer.ai-Sourced 12+ Visits Per Year
-  Primary Visitor Trade Area



Trade Area Aerial



Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population	5,580	85,571	217,553
2028 Population	5,531	84,895	215,311
2023-2028 Annual Rate	0.08%	0.14%	0.04%
INCOME			
2023 Average Household Income	\$126,120	\$112,181	\$102,900
2023 Median Household Income	\$88,263	\$75,472	\$74,104
2023 Per Capita Income	\$49,502	\$45,735	\$ 41,948
DAYTIME POPULATION			
Total Businesses	462	2,214	5,627
Total Employees	8,486	28,001	67,611

Source: Esri 2023





Falcon Field Airport



21,489 VPD '22

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