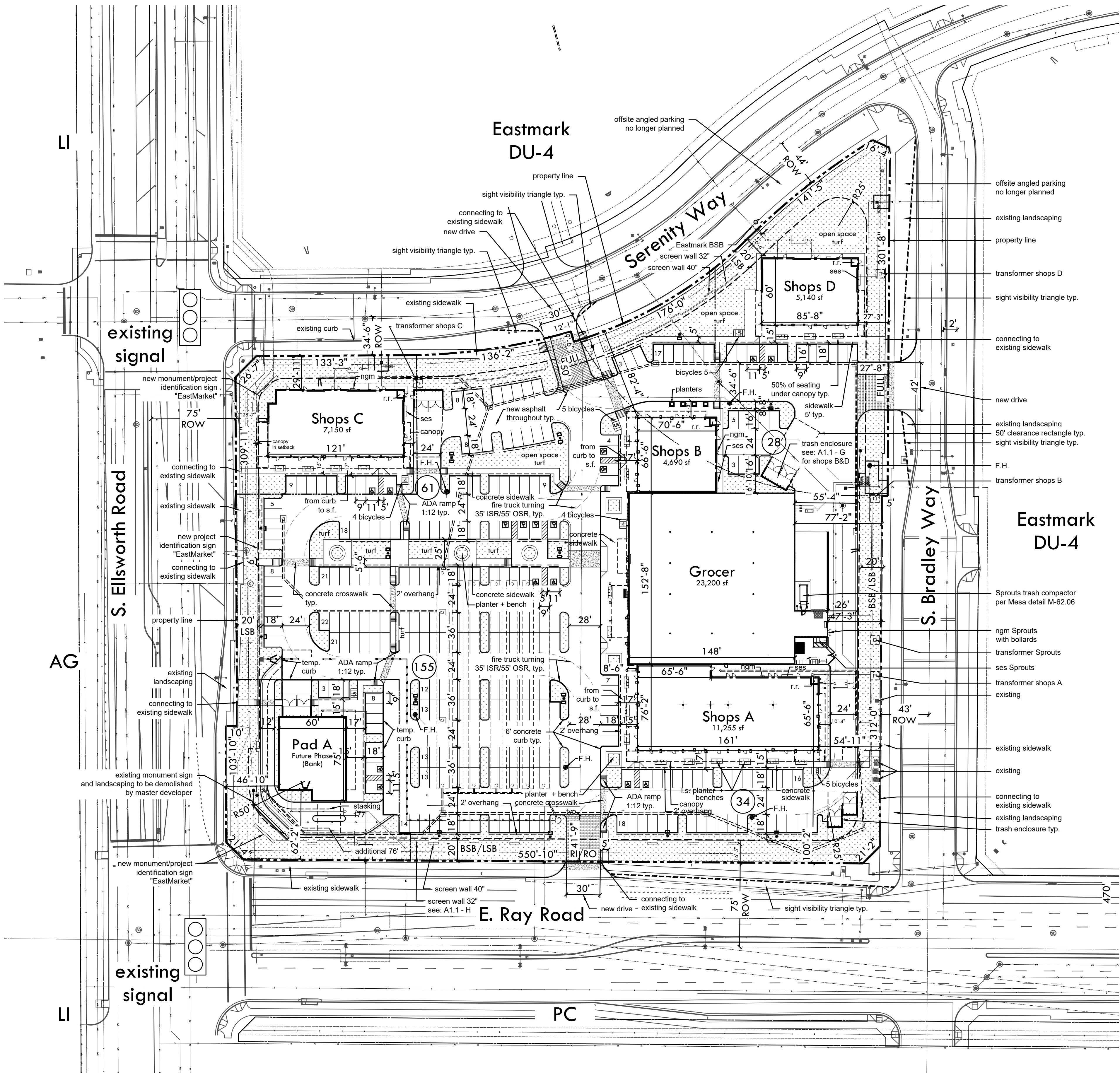
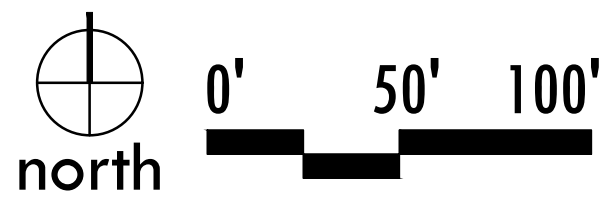




site plan 1" = 50'- 0"



PROJECT DESCRIPTION

A new mixed-use commercial center with grocery anchor on 6.6 net acres at the northeast corner of Ray and Ellsworth Roads. The project occupies one of the gateway sites of the Eastmark master development and will feature ±51,000 square feet of retail, food outlets, financial services and personal services in an architecturally unified development.

PROJECT INFORMATION

Project Name Eastmarket
Project Address NEC Ray Road and Ellsworth Road, Mesa, Arizona

Owner CDBG Mesa LLC
4300 E. Camelback Road
Suite 150
Phoenix, AZ 85018
Contact: Brian Frakes
Tel: 602-429-8030
Email: bfrakes@commonbondmg.com

Architect SUITE 6 architecture + planning
6111 N. Cattletrack Road
Scottsdale, Arizona 85250
Tel: 480-348-7800
Email: dean@suite6.net

SITE DATA

APN 304-32-887/304-32-888

Overall Property Net: ± 287,636 sf (± 6.60 ac)

Use (Incl. Future Phase)	GLA	Parking Ratio	Required
Grocer (food)	23,200 sf	1/375	62 sp
Retail (in line)	28,230 sf	1/375	76 sp
DT Pads	4,200 sf	1/75	56 sp
Total GLA	55,630 sf		194 sp

Patio Dining	1,200 sf	1/150	8 sp
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Net Lot Coverage 55,630 sf/287,636 sf 19.3 %

Parking (Incl. Future Phase)

Parking Required	202 sp
Parking Provided-Standard	262 sp
Parking Provided - ADA (7 Required)	16 sp

Total Parking Provided 278 sp

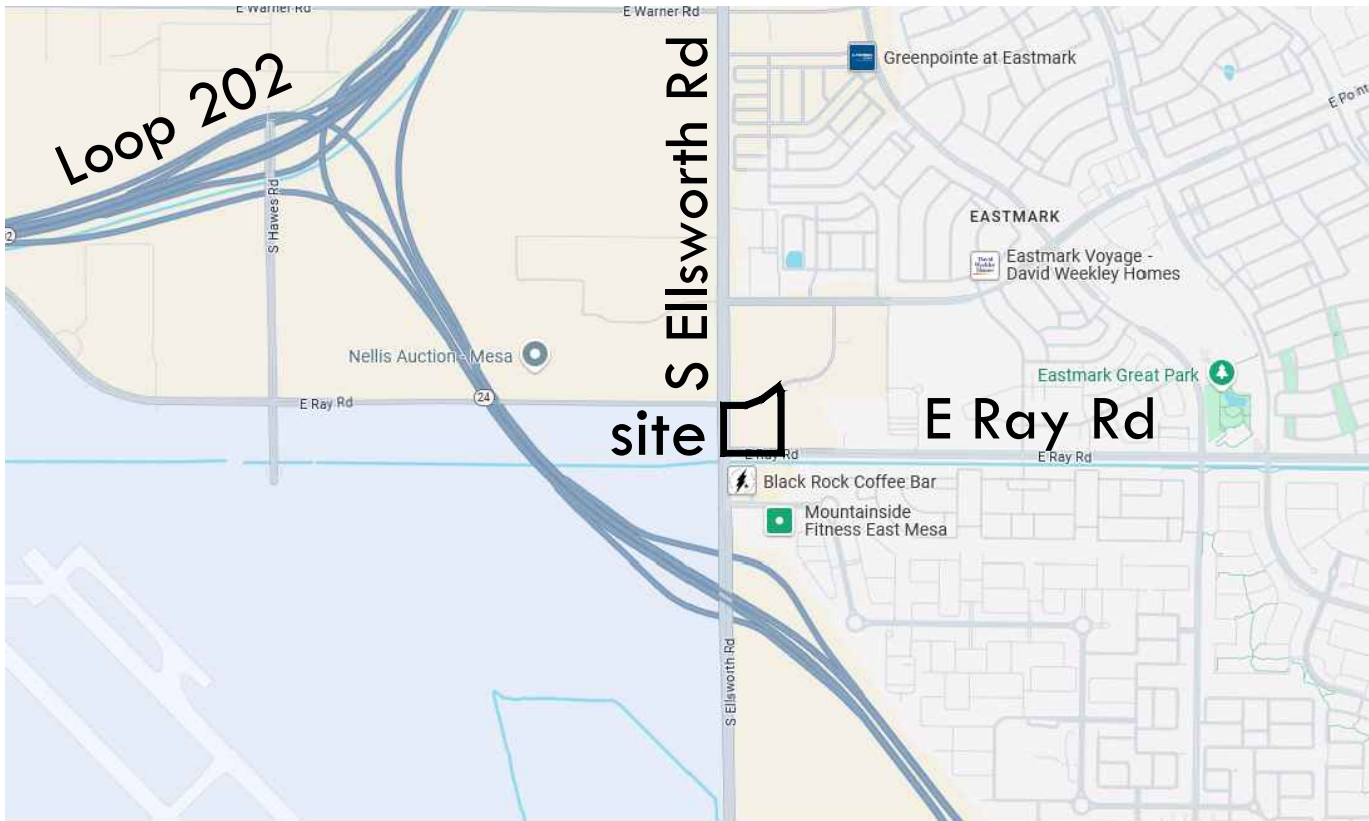
Parking Ratio Per 1,000 5.00 sp

Bicycle Parking

Parking Required (1 per 10 Parking Spaces)	27 sp
Parking Provided	30 sp

Eastmark Land Use Group (LUG) Designation

Development Unit:	DU 4
Location Within Development Unit:	Eastmark Commercial Core Lot 3, Parcels F & G
LUG Classification:	Regional Center/Campus
LUG Classification Land Area (Acreage):	6.603
LUG Classification Land Area Maximum Percentage in DU:	70%
Existing LUG Classification Percentage Within DU:	0.00%
Remaining LUG Classification Percentage Within DU After Project:	105.397 Acres



vicinity map n.t.s.



COMMON BOND
DEVELOPMENT GROUP

Eastmarket

NEC Ray Road and Ellsworth Road
Mesa, Arizona

- ▲ Development Review Set
- ▲ Bid Set
- ▲ City Submittal
- ▲ Construction Set

Revisions:

Ownership of Instruments of Service:

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Seal

Date: April 22, 2025

Project Number: 820

Drawn by: dm/rdb

Sheet Number

A1.0
site plan