



**Warner & Power**  
Hard Corner Pad off Loop 202



**Bell & 134th Ave**  
New Construction in Surprise



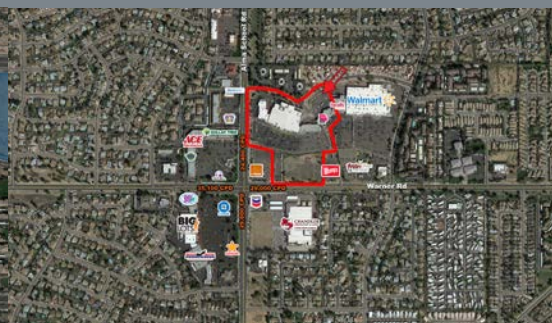
**Guadalupe & Gilbert**  
Hard Corner Pad in Downtown Gilbert



**Northern & 59th Ave**  
Last Pad Left



**Baseline & Higley**  
Final Pad Available



**Warner & Alma School**  
New Pads Fronting Warner



**Frye & Loop 101**  
Chandler Mall Pad



**Grand & Reems**  
New Surprise Pads



**Queen Creek & Val Vista**  
New Retail Opportunity



**Thunderbird & 35th Ave**  
Final Pad Available



**Pima & Ironwood**  
New San Tan ALDI Pad



**Scottsdale & Shea**  
New Drive-Thru Available

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

**Brian Gast**

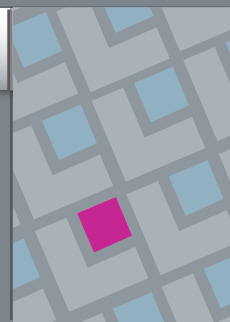
602.682.8155

brian.gast@velocityretail.com

**Heather Prinsloo**

602.682.8108

heather.prinsloo@velocityretail.com







**Baseline & 67th Ave**  
New Loop 202 Pads



**Van Buren & Avondale**  
3.39 AC Zoned PAD



**Maricopa-Casa Grande & Porter**  
Pads Adjacent to Walmart

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast

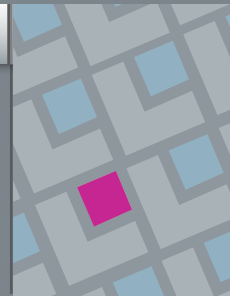
602.682.8155

brian.gast@velocityretail.com

Heather Prinsloo

602.682.8108

heather.prinsloo@velocityretail.com





# HARD CORNER PAD OFF LOOP 202

Warner Rd & Power Rd - Southwest Corner

Mesa, Arizona



◆ ±1.48 ACRES ZONED “RC” AT THE HARD CORNER!

## Property Highlights

- Over 37,000 cars per day drive past the site
- Over 500 new homes planned across the street
- Less than 1 Mile from American Furniture Warehouse
- Over 1 Million SF of just under a mile away

## Traffic Counts

Power Rd	32,915 CPD
Warner Rd	4,353 CPD

**Total 37,268 CPD**

Demographics	1 mi	3 mi	5 mi
Estimated Population	3,594	73,852	228,211
Estimated Households	1,198	24,494	84,326
Med Household Income	\$73,011	\$89,386	\$85,656
Daytime Population	1,072	11,914	57,811

Source: SitesUSA

## Nearby Tenants



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast

602.682.8155

brian.gast@velocityretail.com

Heather Prinsloo

602.682.8108

heather.prinsloo@velocityretail.com





PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast

602.682.8155

brian.gast@velocityretail.com

Heather Prinsloo

602.682.8108

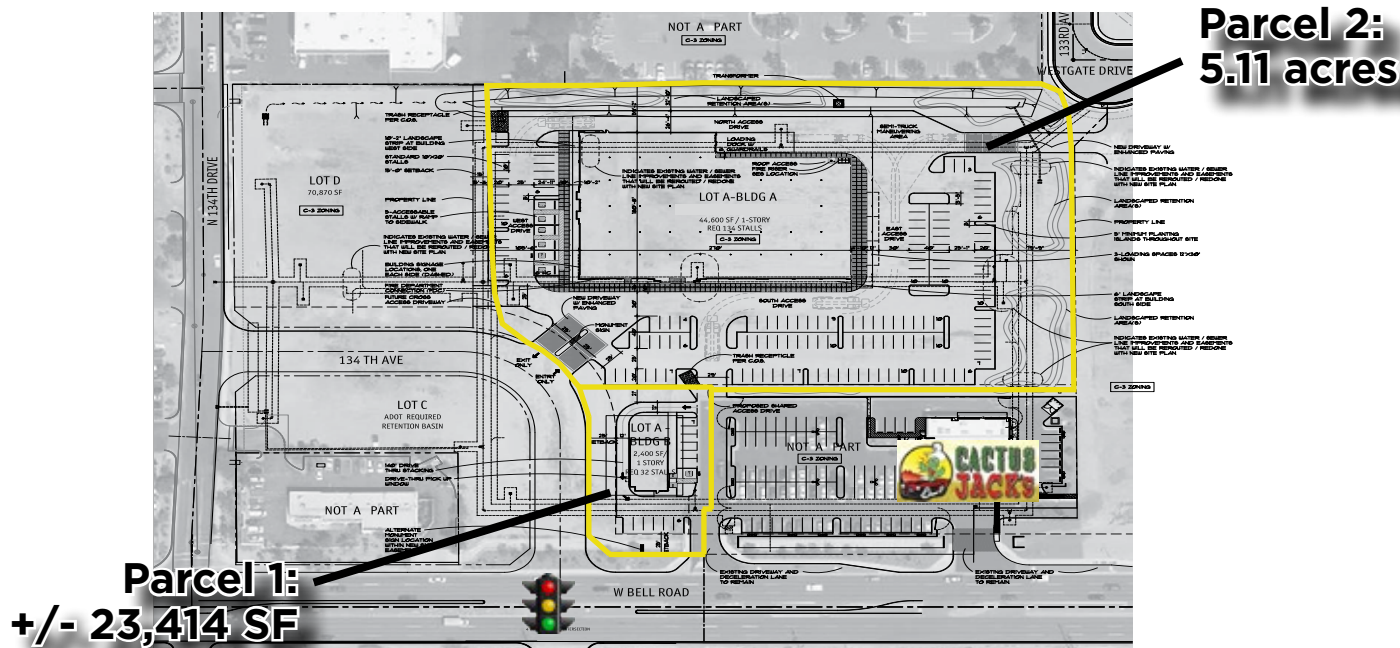
heather.prinsloo@velocityretail.com



# NEW PAD AND BOX SPACE IN SURPRISE

Northeast Corner of Bell Rd. and 134th Ave.

Surprise, Arizona



## Great Opportunity In Fast Growing Area!

### Property Highlights

- New signalized intersection
- First property off the future overpass
- Located in Surprise - one of Arizona's fastest growing cities
- 4 miles from Loop 303
- Near a 750 acre planned development
- Near Surprise Stadium; spring training facility for the Texas Rangers and Kansas City Royals
- 103,000 households with average household income of \$60,302 within 5 miles

### Traffic Counts

Bell Rd.	65,092 VPD
Grand Ave.	30,219 VPD
<b>Total</b>	<b>95,311 VPD</b>

Demographics	1 mi	3 mi	5 mi
Est Population (2015)	13,444	102,723	232,127
Number of Households	5,609	42,257	103,900
Avg Household Income	\$57,159	\$59,105	\$60,302
Daytime Population	13,787	75,246	162,332

Source: Pitney Bowes

### Nearby Tenants:



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

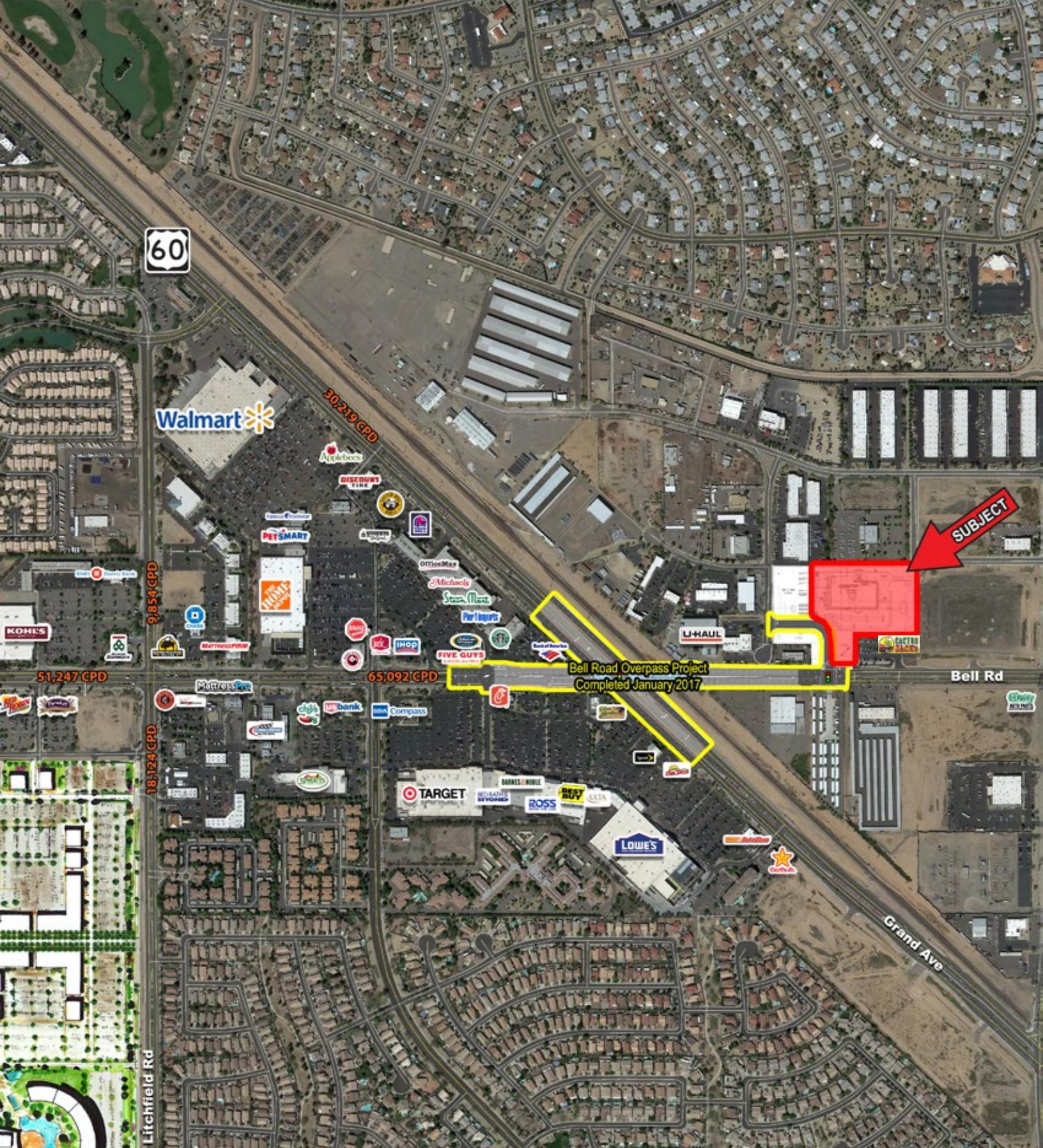
DEMOGRAPHICS

Brian Gast

602.682.8155

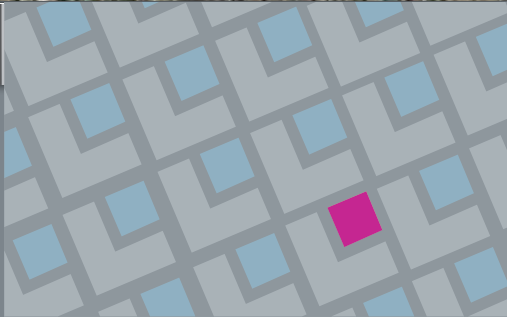
brian.gast@velocityretail.com





- PROPERTY HIGHLIGHTS
- SITE PLAN / AVAILABILITY
- AERIAL
- CONTACT
- DEMOGRAPHICS

Brian Gast  
602.682.8155  
brian.gast@velocityretail.com





# HIGH PROFILE HARD CORNER PAD IN GILBERT

Guadalupe Rd & Gilbert Rd - Southeast Corner

Gilbert, Arizona



◆ 1.01 acre pad on the hard corner with a 6,981 SF Building!

## Property Highlights

- Ground Lease or Development Opportunity
- Less than 1/2 mile north of Downtown Gilbert Heritage District
- Over 44,000 cars per day at the intersection drive by the site
- Hard Corner pad with Drive Thru
- 5:1,000 Parking Ratio
- Zoned C-2, Town of Gilbert
- 2 miles south of US 60 Freeway

## Traffic Counts

Guadalupe Rd 20,865 VPD  
Gilbert Rd 23,574 VPD

**Total 44,439 VPD**

Demographics	1 mi	3 mi	5 mi
Estimated Population	14,735	129,686	399,135
Med Household Income	\$68,158	\$75,348	\$66,360
Estimated Households	5,390	44,592	143,204
Daytime Population	7,768	55,509	143,742

Source: Pitney Bowes

## Nearby Tenants



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast

602.682.8155

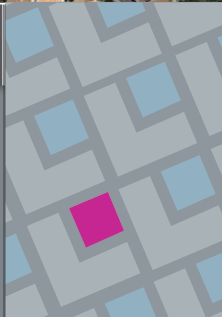
brian.gast@velocityretail.com





PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
---------------------	--------------------------	--------	---------	--------------

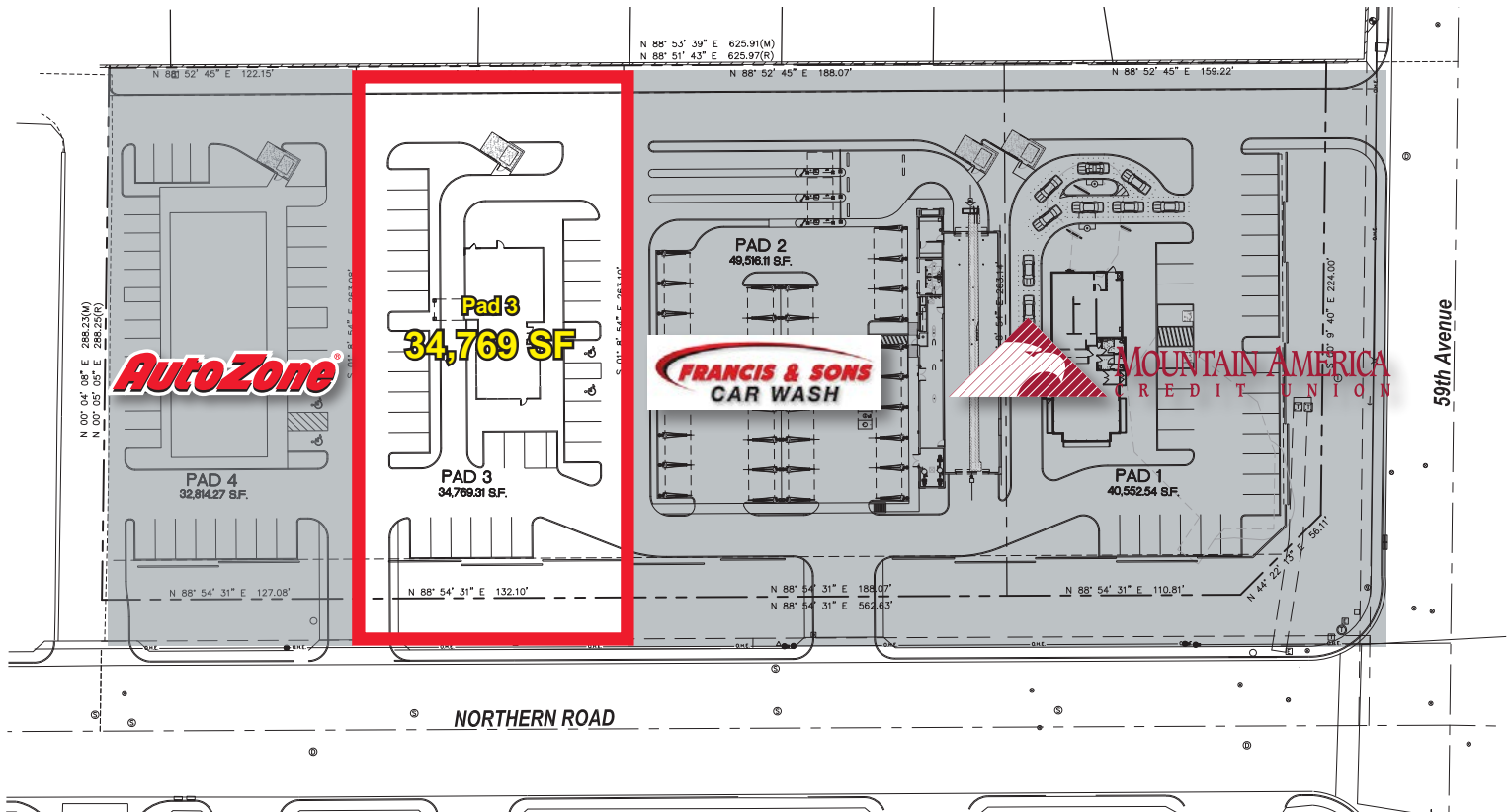
Brian Gast  
602.682.8155  
brian.gast@velocityretail.com





# NORTHERN & 59TH AVE

Northwest Corner of Northern Avenue and 59th Avenue  
Glendale, Arizona



◆ Last Pad Available!

## Property Highlights

- Drive-Thru Pad available for ground lease or purchase
- Highly desired intersection
- Across the street from Walmart, Lowe's, Ross, and PetSmart
- High density population
- 4 miles east of Loop 101

## Traffic Counts:

Northern Ave	20,800 VPD
59th Ave	20,500 VPD
Total	41,300 VPD

## Nearby Tenants:



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

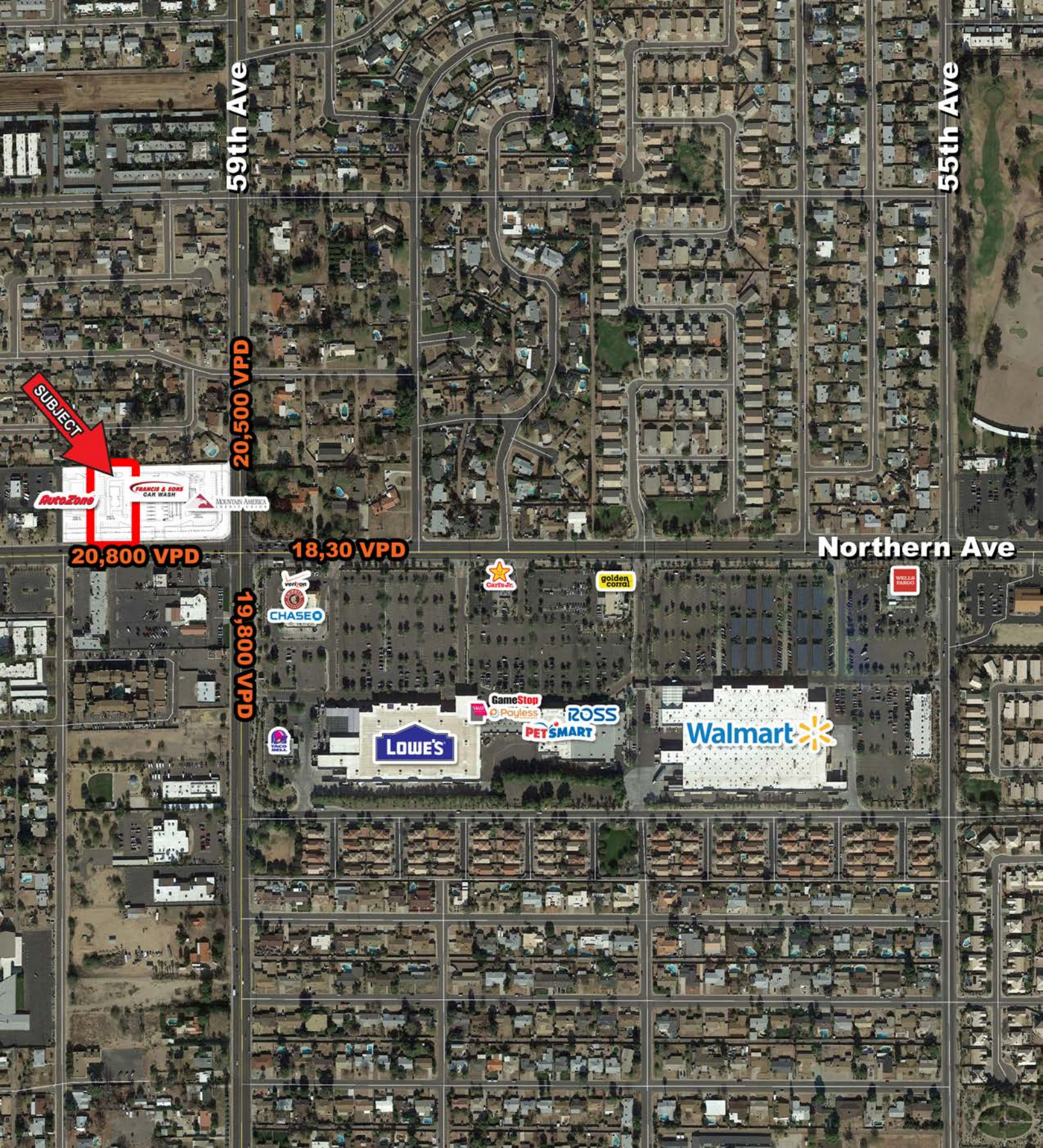
DEMOGRAPHICS

Brian Gast

602.682.8155

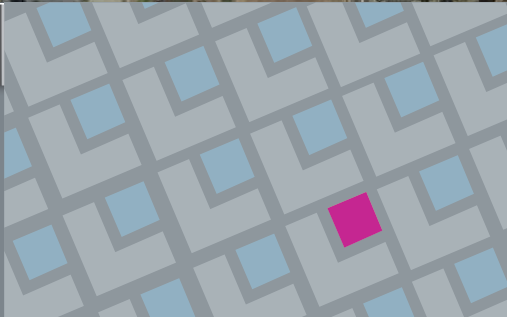
brian.gast@velocityretail.com





- PROPERTY HIGHLIGHTS
- SITE PLAN / AVAILABILITY
- AERIAL
- CONTACT
- DEMOGRAPHICS

Brian Gast  
602.682.8155  
brian.gast@velocityretail.com





# THE HIGHLAND

Baseline Rd & Higley Rd - Northeast Corner  
Gilbert, Arizona



◆ LAST PAD AVAILABLE!

## Property Highlights

- 1 AC pad available - For Sale
- Less than 1 mile south of the US 60
- Over 32,000 cars per day travel in front of the site
- Across from Banner Gateway Hospital (1,400 Employees / 176 beds)
- New Fry's Marketplace planned directly across the street in 2020

## Traffic Counts

Baseline Rd	19,515 VPD
Higley Rd	31,966 VPD
<b>Total</b>	<b>51,481 VPD</b>

Demographics	1 mi	3 mi	5 mi
Estimated Population	11,344	114,269	325,670
Estimated Households	4,090	45,680	126,505
Med Household Income	\$78,249	\$71,743	\$68,750
Daytime Population	7,312	45,370	91,615

Source: SitesUSA

## Nearby Tenants



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast

602.682.8155

brian.gast@velocityretail.com

Brad Ranly

602.682.8120

brad.ranly@velocityretail.com



# THE HIGHLAND

Baseline Rd & Higley Rd - Northeast Corner  
Gilbert, Arizona



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast  
602.682.8155

brian.gast@velocityretail.com

Brad Ranly  
602.682.8120

brad.ranly@velocityretail.com



# SUN VILLAGE FAIR

Warner Rd & Alma School Rd - Northeast Corner  
Chandler, Arizona



ANCHOR, SHOPS, AND PADS AVAILABLE!

## Property Highlights

- Anchor Space (84,064 SF) Available
- High volume Super Walmart
- Only two miles to Loop 101
- Densely populated Trade Area
- Busy Southeast Valley intersection

## Traffic Counts

Alma School Rd 24,400 CPD

Warner Rd 29,000 CPD

**Total 53,400 CPD**

Demographics	1 mi	3 mi	5 mi
Estimated Population	18,744	143,246	363,664
Med Household Income	\$74,095	\$74,005	\$78,869
Estimated Households	7,582	55,878	140,610
Daytime Population	4,228	62,050	150,127

Source: SitesUSA

Nearby Tenants



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast

602.682.8155

brian.gast@velocityretail.com

Brian Harpel

602.682.8150

brian.harpel@velocityretail.com

Managed By:

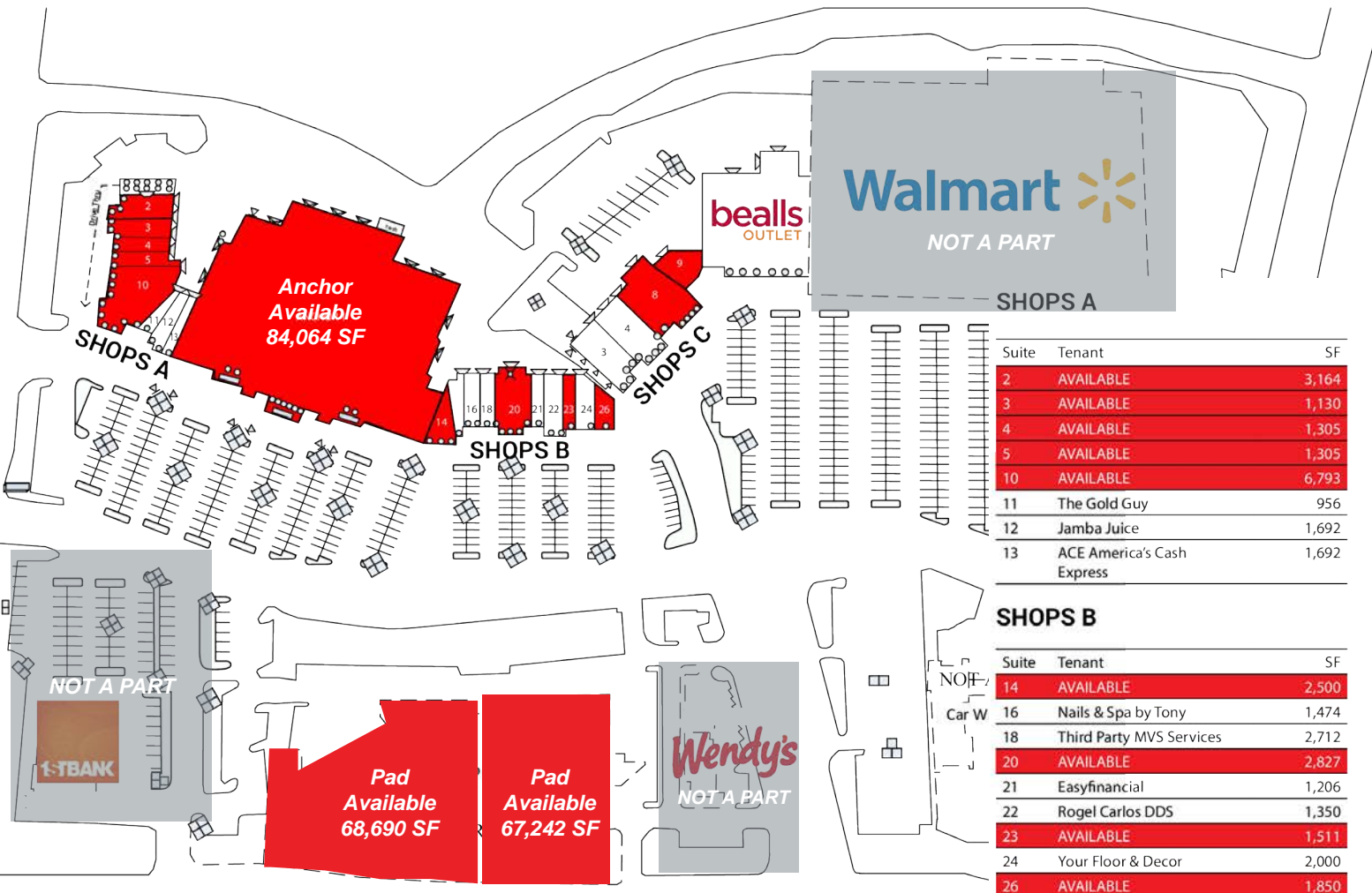


Asset Management Corporation



# SUN VILLAGE FAIR

Warner Rd & Alma School Rd - Northeast Corner  
Chandler, Arizona



Suite	Tenant	SF
2	AVAILABLE	3,164
3	AVAILABLE	1,130
4	AVAILABLE	1,305
5	AVAILABLE	1,305
10	AVAILABLE	6,793
11	The Gold Guy	956
12	Jamba Juice	1,692
13	ACE America's Cash Express	1,692

## SHOPS B

Suite	Tenant	SF
14	AVAILABLE	2,500
16	Nails & Spa by Tony	1,474
18	Third Party MVS Services	2,712
20	AVAILABLE	2,827
21	Easyfinancial	1,206
22	Rogel Carlos DDS	1,350
23	AVAILABLE	1,511
24	Your Floor & Decor	2,000
26	AVAILABLE	1,850

## SHOPS C

Suite	Tenant	SF
3	Rent-A-Center	4,969
4	Sally Beauty Supply	1,700
8	AVAILABLE	6,660
9	AVAILABLE	2,500

ANCHOR 1	AVAILABLE	84,064
ANCHOR 2	Bealls Outlet	23,837

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast  
602.682.8155

brian.gast@velocityretail.com

Brian Harpel  
602.682.8150

brian.harpel@velocityretail.com

Managed By:





# CHANDLER MALL DRIVE-THRU PAD

Southwest Corner of Frye Road and Loop 101

Chandler, Arizona



◆ ±4,000 SF BUILDING / ±45,011 SF PARCEL - ZONED "PAD"

## Property Highlights

- Average Household Income is over \$100,000 within a 3 Mile radius
- Directly across the street from Chandler Fashion Center in the Target Shopping Center
- Freestanding Pad with Drive-Thru
- Less than 1 Mile from Loop 101

## Traffic Counts

Frye Road	21,636 CPD
Loop 101	121,263 CPD

<b>Total</b>	<b>142,899 CPD</b>
--------------	--------------------

Demographics	1 mi	3 mi	5 mi
Estimated Population	6,690	91,432	239,975
Estimated Households	2,622	36,530	93,788
Med Household Income	\$76,703	\$90,057	\$86,220
Daytime Population	8,564	42,091	124,352

Source: SitesUSA

## Nearby Tenants



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast

602.682.8155

brian.gast@velocityretail.com

Rick Francis

602.682.8133

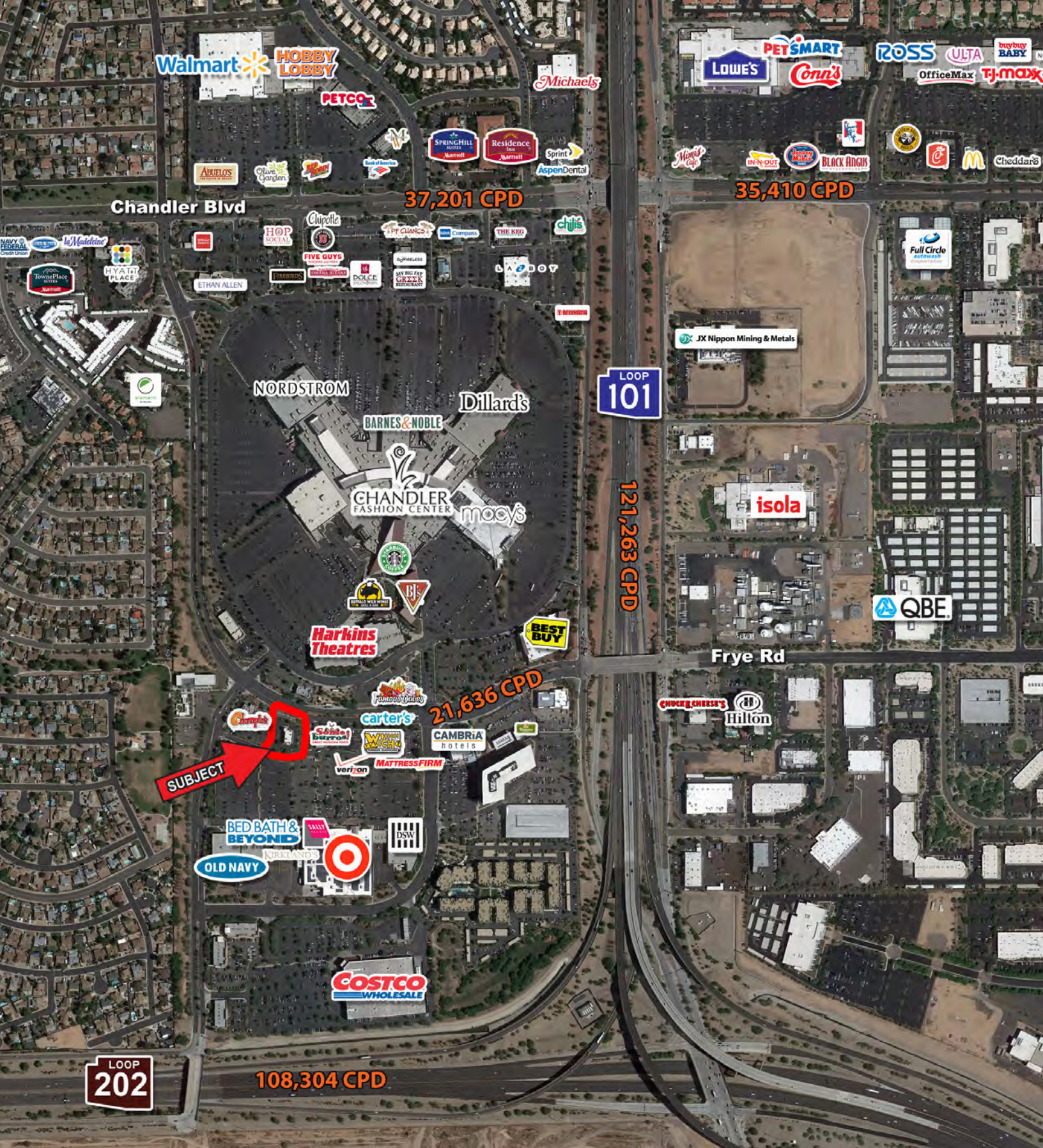
rick.francis@velocityretail.com

Heather Prinsloo

602.682.8108

heather.prinsloo@velocityretail.com





PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast  
602.682.8155

brian.gast@velocityretail.com

Rick Francis  
602.682.8133

rick.francis@velocityretail.com

Heather Prinsloo  
602.682.8108

heather.prinsloo@velocityretail.com



# GRAND VILLAGE PLAZA

Grand Ave and Reems Rd - Southwest Corner  
Surprise, Arizona



ANCHOR, SHOPS, AND PADS AVAILABLE!

## Property Highlights

- +/- 55,255 SF Anchor space available
- Two new pads with Grand Ave frontage available
- Over 40,000 cars per day at the intersection
- Less than 2 miles from over 1,000,000 SF of retail at Bell & Grand
- Located at a fully signalized intersection
- 375 parking spaces
- Across the street from Banner Health Del Webb campus

## Traffic Counts

Reems Rd	17,630 VPD
Market St	28,698 VPD

**Total 46,328 VPD**

Demographics	1 mi	3 mi	5 mi
Estimated Population	9,937	81,797	190,009
Estimated Households	5,312	38,742	76,336
Med Household Income	\$52,823	\$57,186	\$61,774
Daytime Population	7,825	23,484	34,495

Source: SitesUSA

Nearby Tenants



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast

602.682.8155

brian.gast@velocityretail.com

Brad Ranly

602.682.8120

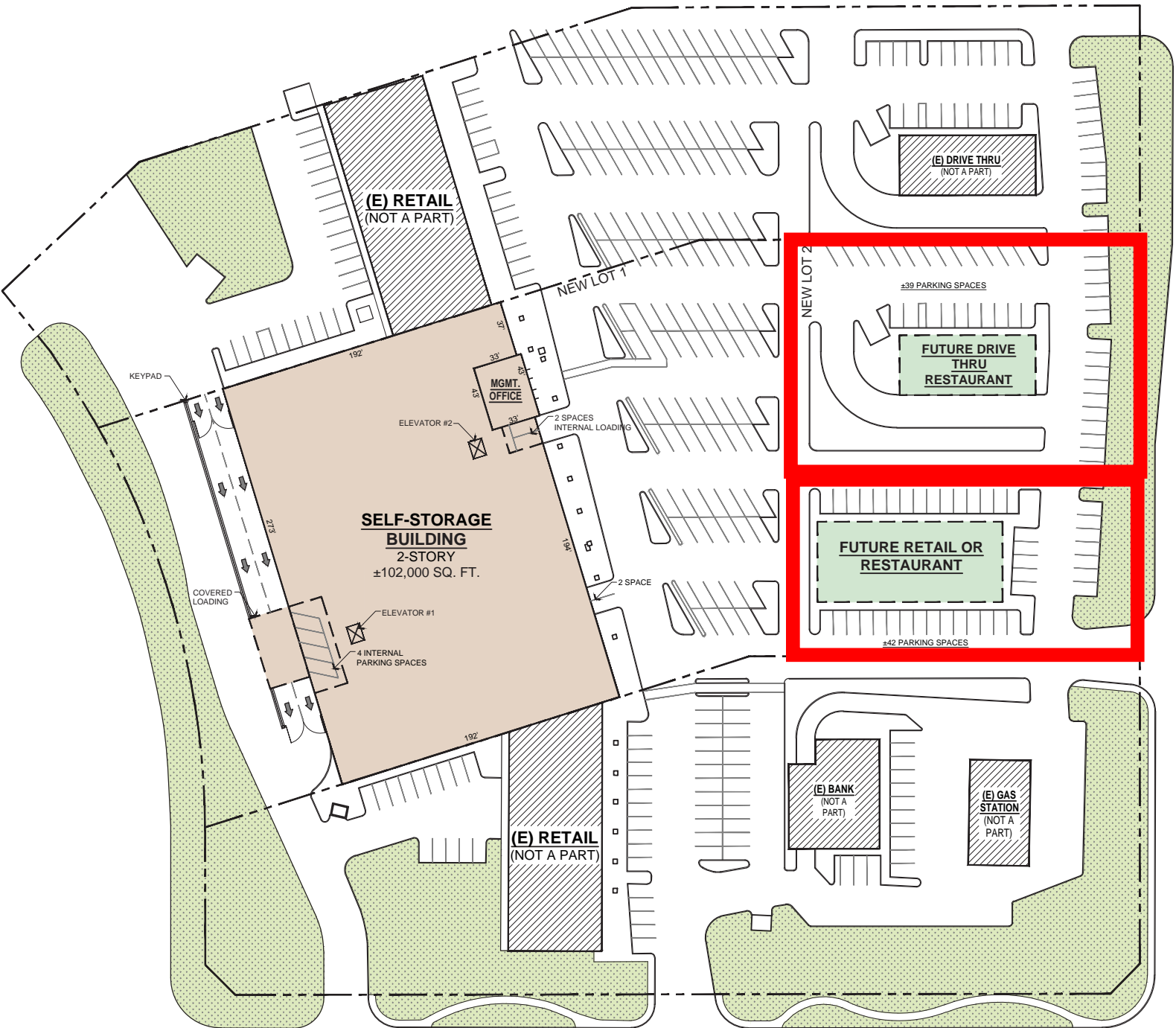
brad.ranly@velocityretail.com





# GRAND VILLAGE PLAZA

Grand Ave and Reems Rd - Southwest Corner  
Surprise, Arizona



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast  
602.682.8155

brian.gast@velocityretail.com

Brad Ranly  
602.682.8120

brad.ranly@velocityretail.com



# SOUTH GILBERT PADS AVAILABLE

Queen Creek Rd & Val Vista Dr - Southeast Corner  
Gilbert, Arizona



## NEW RETAIL DEVELOPMENT OPPORTUNITY!

### Property Highlights

- Median Household Income over \$100,000 within a 5 mile radius
- Less than 2 miles south of Mercy Gilbert Hospital
- Over 42,000 cars per day at the intersection
- Anchored by a Spectrum senior living development with 160 units and 40 daily employees
- Adjacent to Perry High School (3,194 Students)
- Less than 2 miles from Loop 202 freeway

### Traffic Counts

Queen Creek Rd 20,524 VPD  
Val Vista Dr 22,394 VPD

**Total 42,918 VPD**

Demographics	1 mi	3 mi	5 mi
Estimated Population	8,552	70,690	219,794
Med Household Income	\$113,533	\$114,705	\$102,961
Estimated Households	2,521	21,896	71,856
Daytime Population	872	20,467	43,104

Source: Pitney Bowes

### Nearby Tenants



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast

602.682.8155

brian.gast@velocityretail.com

Brad Ranly

602.682.8120

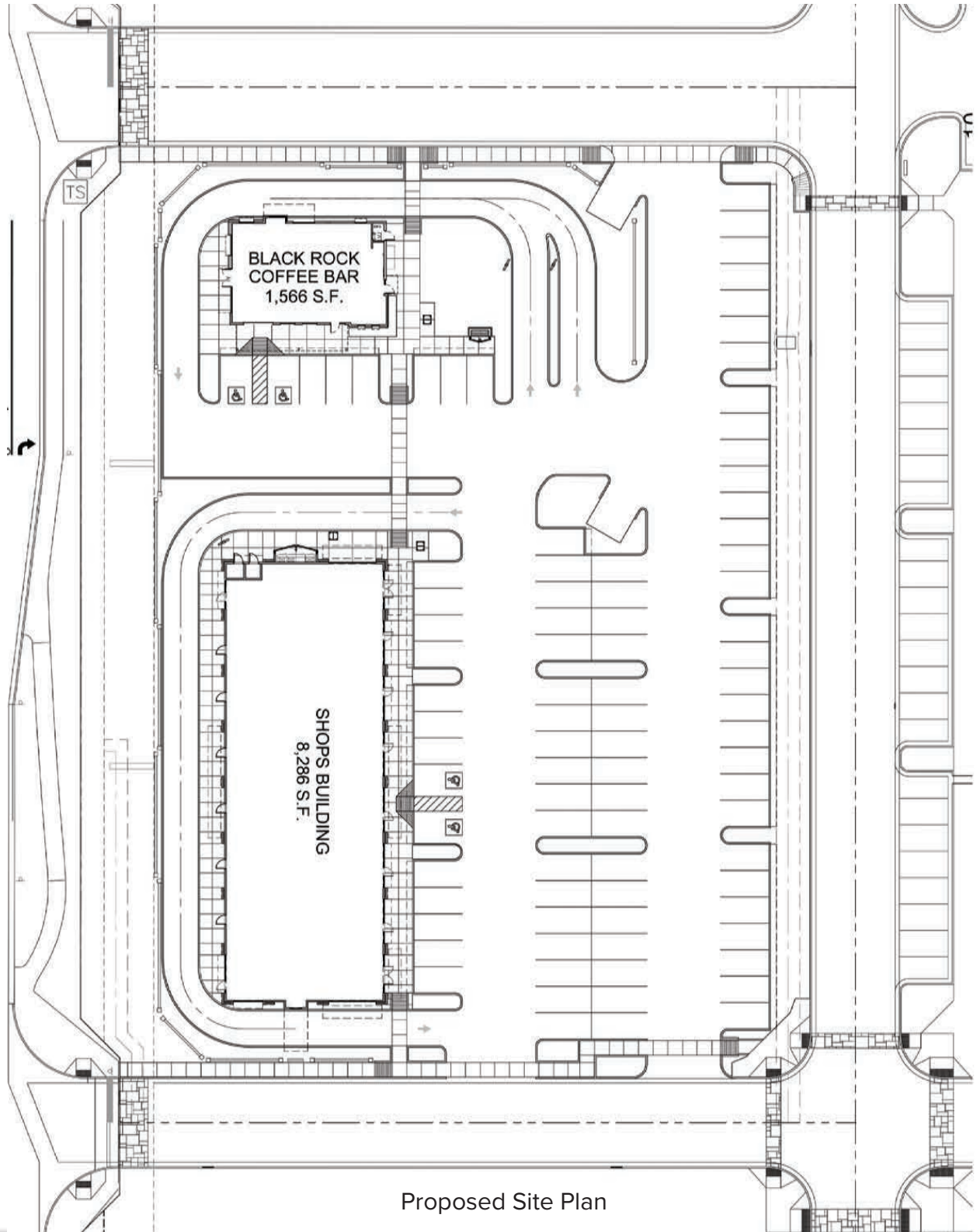
brad.ranly@velocityretail.com



# SOUTH GILBERT PADS AVAILABLE

Queen Creek Rd & Val Vista Dr - Southeast Corner

Gilbert, Arizona



Proposed Site Plan

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast

602.682.8155

brian.gast@velocityretail.com

Brad Ranly

602.682.8120

brad.ranly@velocityretail.com



# NEW INFILL PAD ACROSS FROM FRY'S

Thunderbird Rd and 35th Ave - Northeast Corner

Phoenix, Arizona



APPROXIMATELY 40,267 SF PAD

## Property Highlights

- Directly across the street from Fry's Food and Drug
- Less than 1 mile from Interstate 17 freeway
- Extremely high Traffic Counts with over 75,000 cars per day at the intersection
- Established population with over 400,000 in a 5 mile radius

## Traffic Counts

Thunderbird Rd 45,799 VPD  
35th Ave 29,539 VPD

**Total 75,338 VPD**

Demographics	1 mi	3 mi	5 mi
Estimated Population	21,009	147,011	409,087
Estimated Households	7,840	56,716	160,392
Med Household Income	\$59,284	\$58,717	\$59,395
Daytime Population	3,170	58,470	150,482

Source: SitesUSA

## Nearby Tenants



DOLLAR TREE



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast

602.682.8155

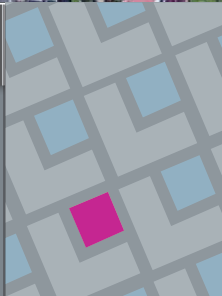
brian.gast@velocityretail.com





PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
---------------------	--------------------------	--------	---------	--------------

Brian Gast  
602.682.8155  
brian.gast@velocityretail.com

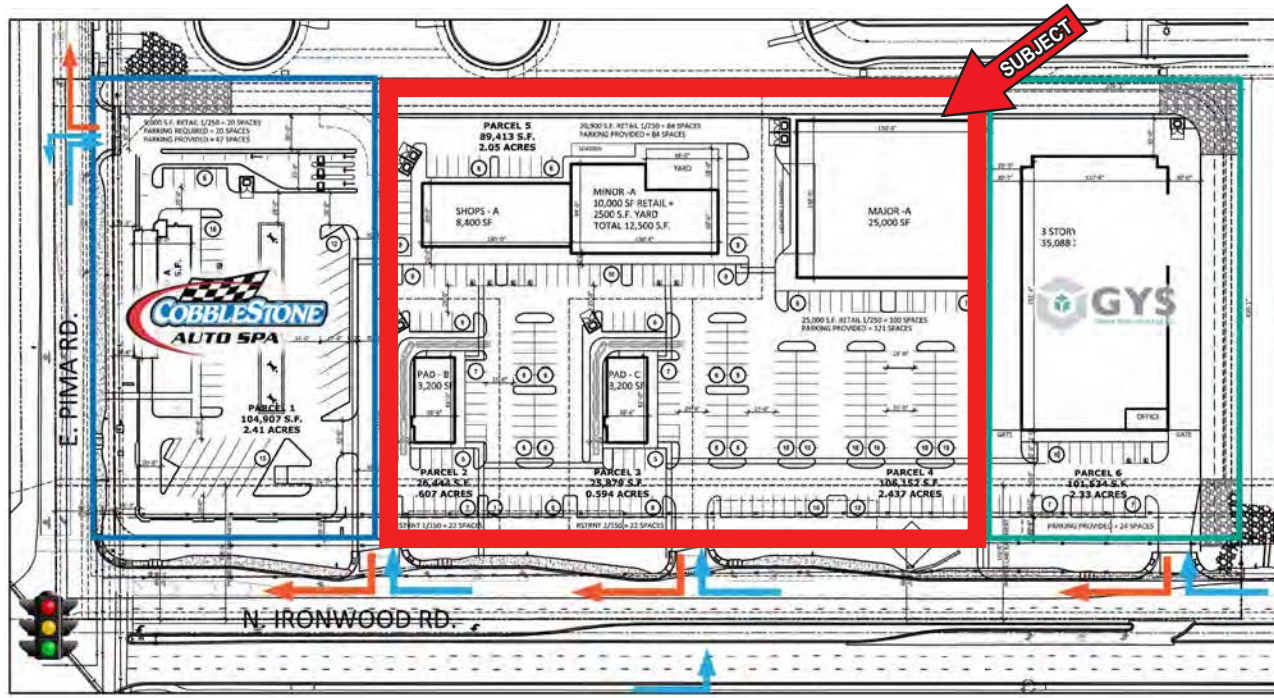




# NEW RETAIL DEVELOPMENT – PADS, SHOPS AND ANCHOR AVAILABLE

Pima Rd & Ironwood Rd - Southeast Corner

Queen Creek, Arizona



## SITE DATA

PARCEL NUMBER: 10424003F  
GROSS AREA: 561,308 S.F. (12.89 AC)  
NET AREA: 454,327 S.F. (10.43 AC)

## BUILDING AREA

PAD A = 5,000 SF  
PAD B = 3,200 SF  
PAD C = 3,200 SF  
SHOP-A = 8,400 SF  
MINOR-A = 12,000 SF  
MAJOR-A = 25,000 SF  
TOTAL = 56,800 SF  
STORAGE = 105,264 S.F.  
TOTAL = 162,064 S.F.

MINOR-A YARD AREA = 2,500 S.F.

## PARKING CALCULATION

### RETAIL

PAD A RETAIL (5,000 SF/250) = 20 REQUIRED  
PAD B RESTAURANT (3,200 SF/150) = 22 REQUIRED  
PAD C RESTAURANT (3,200 SF/150) = 22 REQUIRED  
SHOPS A & MAJOR (18,400 SF/250) = 02 REQUIRED  
SHOPS A & MINOR-A (20,900 SF/250) = 84 REQUIRED  
MAJOR-A (25,000 SF/250) = 100 SPACES

TOTAL PARKING STALLS REQUIRED: = 250 SPACES  
TOTAL PARKING STALLS PROVIDED: = 304 SPACES

### STORAGE

STORAGE PARKING PROVIDED: = 24 SPACES

## JOIN COBBLESTONE & GROW YOUR STORAGE!

### Property Highlights

- Over 43,000 Cars Per Day drive by the site
- Ironwood is a main thoroughfare connecting Queen Creek up to US 60
- New Cobblestone Auto Spa coming in 2020
- New Safeway center open in 2019
- Over 1,500 new homes planned directly across the street in Germann 516 MPC

### Traffic Counts

#### Ironwood Rd

43,454 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	8,798	46,806	94,752
Estimated Households	2,903	14,380	29,476
Med Household Income	\$64,820	\$72,105	\$76,849
Daytime Population	180	3,328	10,628

Source: SitesUSA

### Nearby Tenants



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast  
602.682.8155

brian.gast@velocityretail.com

Brad Ranly  
602.682.8120

brad.ranly@velocityretail.com

Heather Prinsloo  
602.682.8108

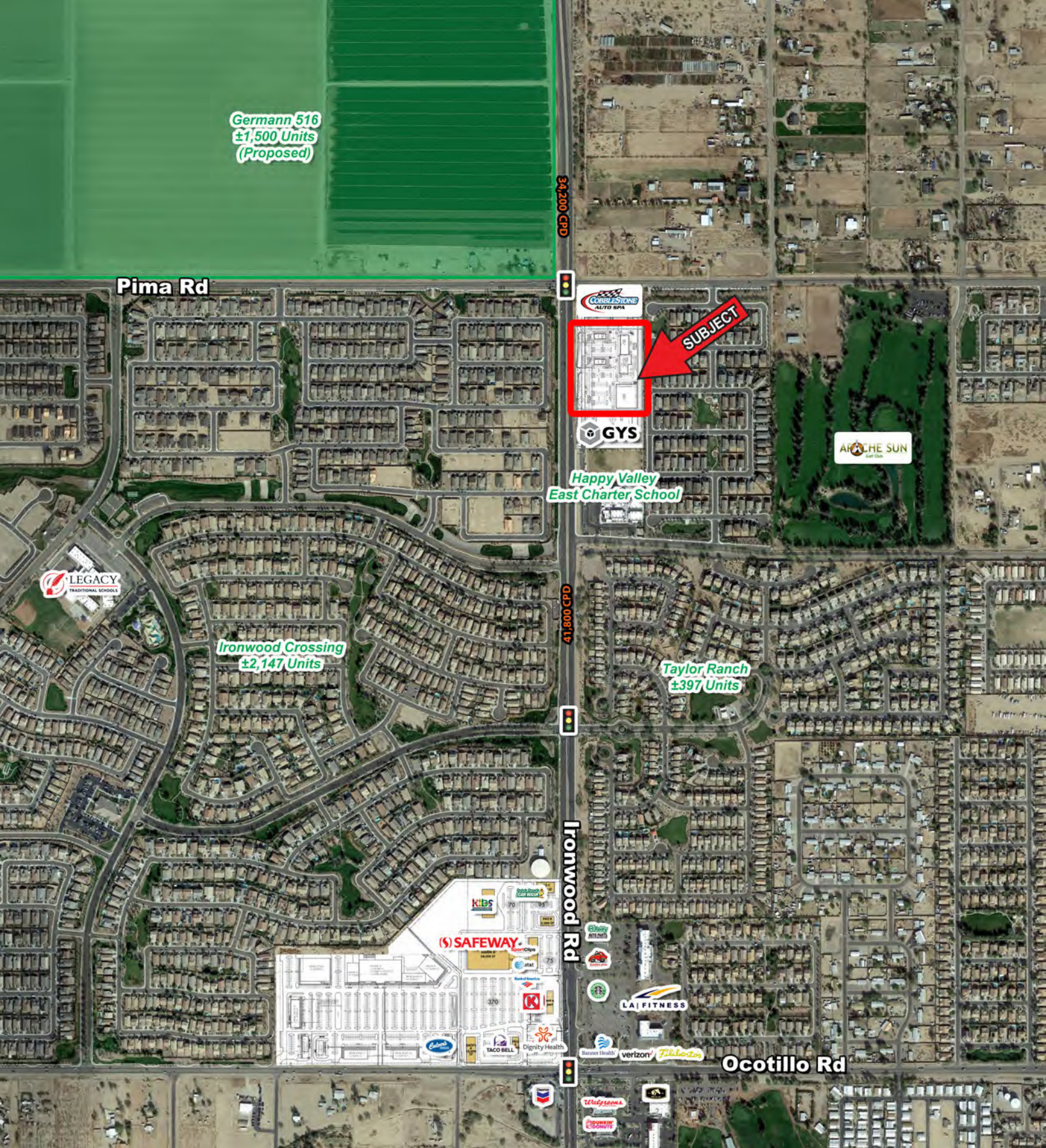
heather.prinsloo@velocityretail.com

In Partnership With:



Nationwide Real Estate Services





PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast  
602.682.8155

brian.gast@velocityretail.com

Brad Ranly  
602.682.8120

brad.ranly@velocityretail.com

Heather Prinsloo  
602.682.8108

heather.prinsloo@velocityretail.com

In Partnership With:

**D** **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services



# PADS AVAILABLE AT SCOTTSDALE & SHEA

Southwest Corner of Shea Boulevard and Scottsdale Road  
Scottsdale, Arizona



## ◆ Shea / Scottsdale Pad & Shop Space Available

### Property Highlights

- Over 85,000 cars per day making it one of the busiest intersections in Metro Phoenix
- One of the highest income trade areas in Metro Phoenix
- Easy access from both Scottsdale Rd & Shea Blvd
- 5,190 SF Inline Shop Available
- 2,700 SF Corner Cap Available with walk in freezer, hood, and grease trap
- 4,200 SF Pad building with Drive-Thru
- 5,000 SF divisible Freestanding building

### Traffic Counts

Shea Blvd.	43,700 VPD
Scottsdale Rd	41,944 VPD
<b>Total</b>	<b>85,644 VPD</b>

Demographics	1 mi	3 mi	5 mi
Estimated Population	7,784	61,561	185,997
Avg Household Income	\$130,120	\$160,157	\$138,945
Estimated Households	3,811	27,875	85,715

Source: SitesUSA

### Nearby Tenants



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Darren Pitts  
602.682.6050

darren.pitts@velocityretail.com

Brian Gast  
602.682.8155

brian.gast@velocityretail.com

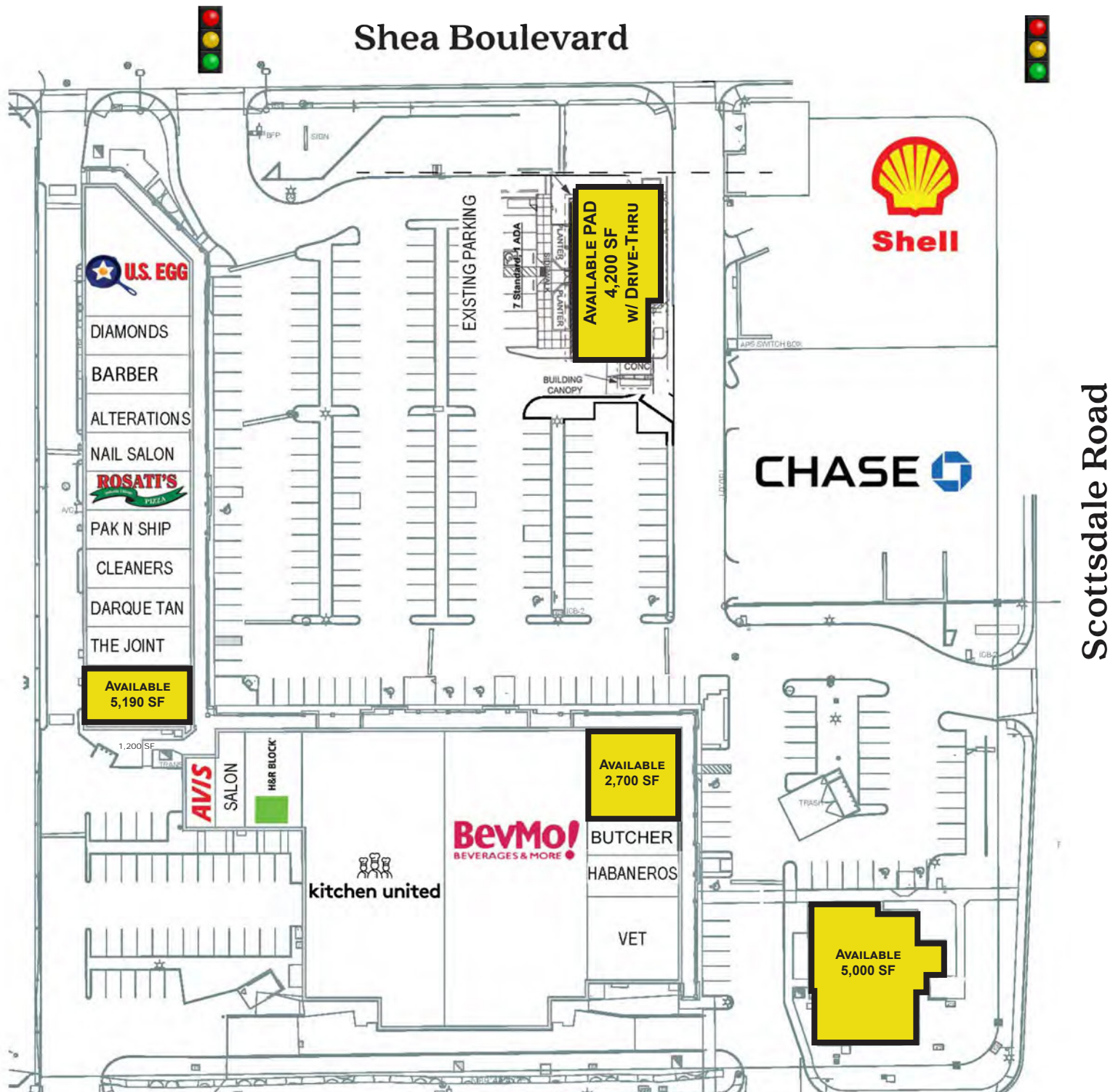
Brad Ranly  
602.682.8120

brad.ranly@velocityretail.com



# PADS AVAILABLE AT SCOTTSDALE & SHEA

Southwest Corner of Shea Boulevard and Scottsdale Road  
Scottsdale, Arizona



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Darren Pitts  
602.682.6050

[darren.pitts@velocityretail.com](mailto:darren.pitts@velocityretail.com)

Brian Gast  
602.682.8155

[brian.gast@velocityretail.com](mailto:brian.gast@velocityretail.com)

Brad Ranly  
602.682.8120

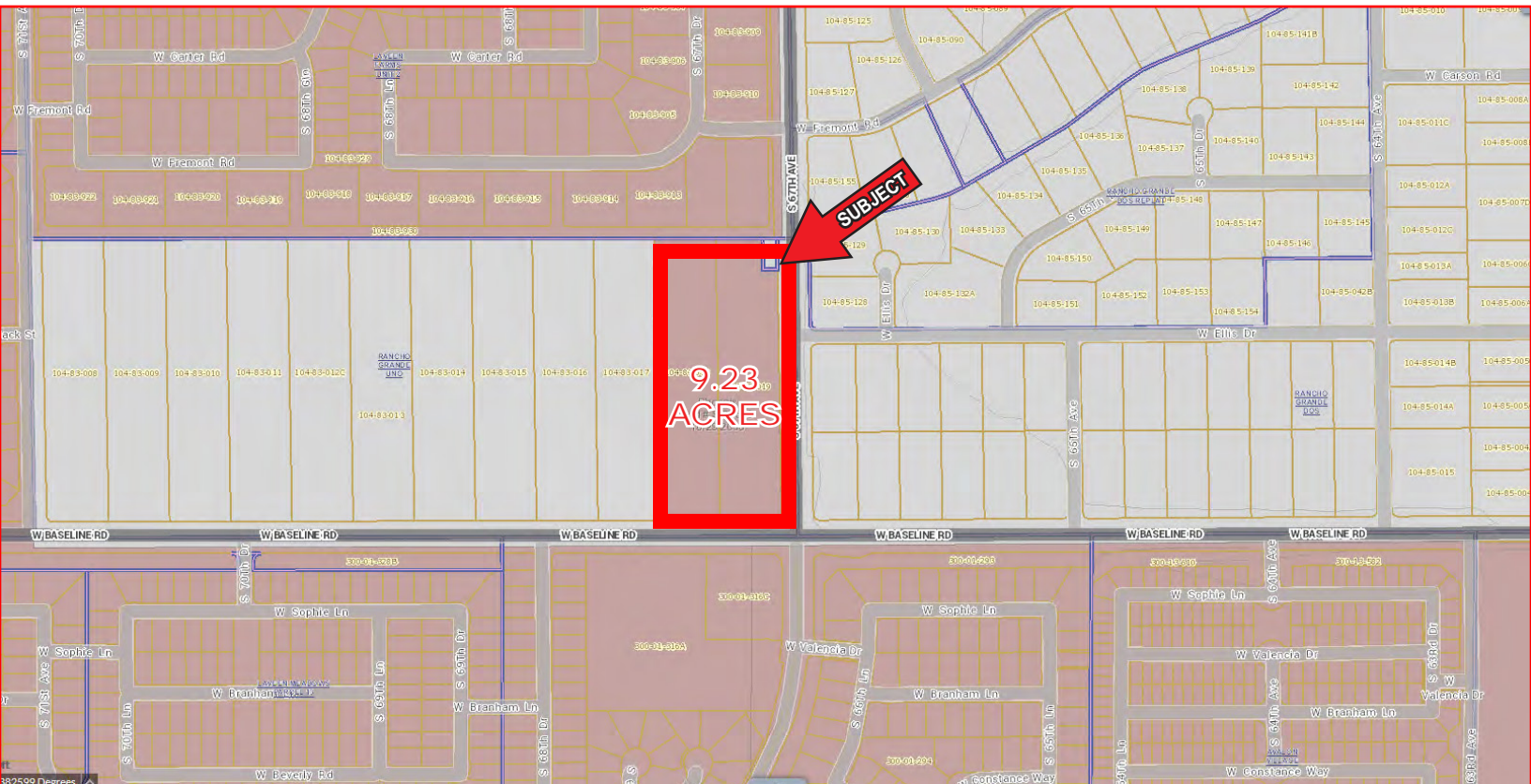
[brad.ranly@velocityretail.com](mailto:brad.ranly@velocityretail.com)



# COMMERCIAL LAND AVAILABLE

Baseline Rd & 67th Ave - Northwest Corner

Laveen, Arizona



◆ ±9.23 ACRE HARD CORNER ZONED C-2!

## Property Highlights

- Hard corner zoned C-2 Commercial, City of Phoenix
- 3/4 Miles away from Loop 202 interchange
- Parcel # 104-83-018 & 104-83-019
- Pricing: Call to Discuss

## Traffic Counts

Baseline Road 10,554 CPD  
67th Avenue 12,548 CPD

**Total 23,102 CPD**

Demographics	1 mi	3 mi	5 mi
Estimated Population	9,747	45,513	103,362
Estimated Households	2,890	13,448	29,464
Med Household Income	\$71,533	\$75,122	\$72,084
Daytime Population	292	4,561	23,590

Source: SitesUSA

## Nearby Tenants



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brad Ranly

602.682.8120

brad.ranly@velocityretail.com

Brian Gast

602.682.8155

brian.gast@velocityretail.com





PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brad Ranly

602.682.8120

brad.ranly@velocityretail.com

Brian Gast

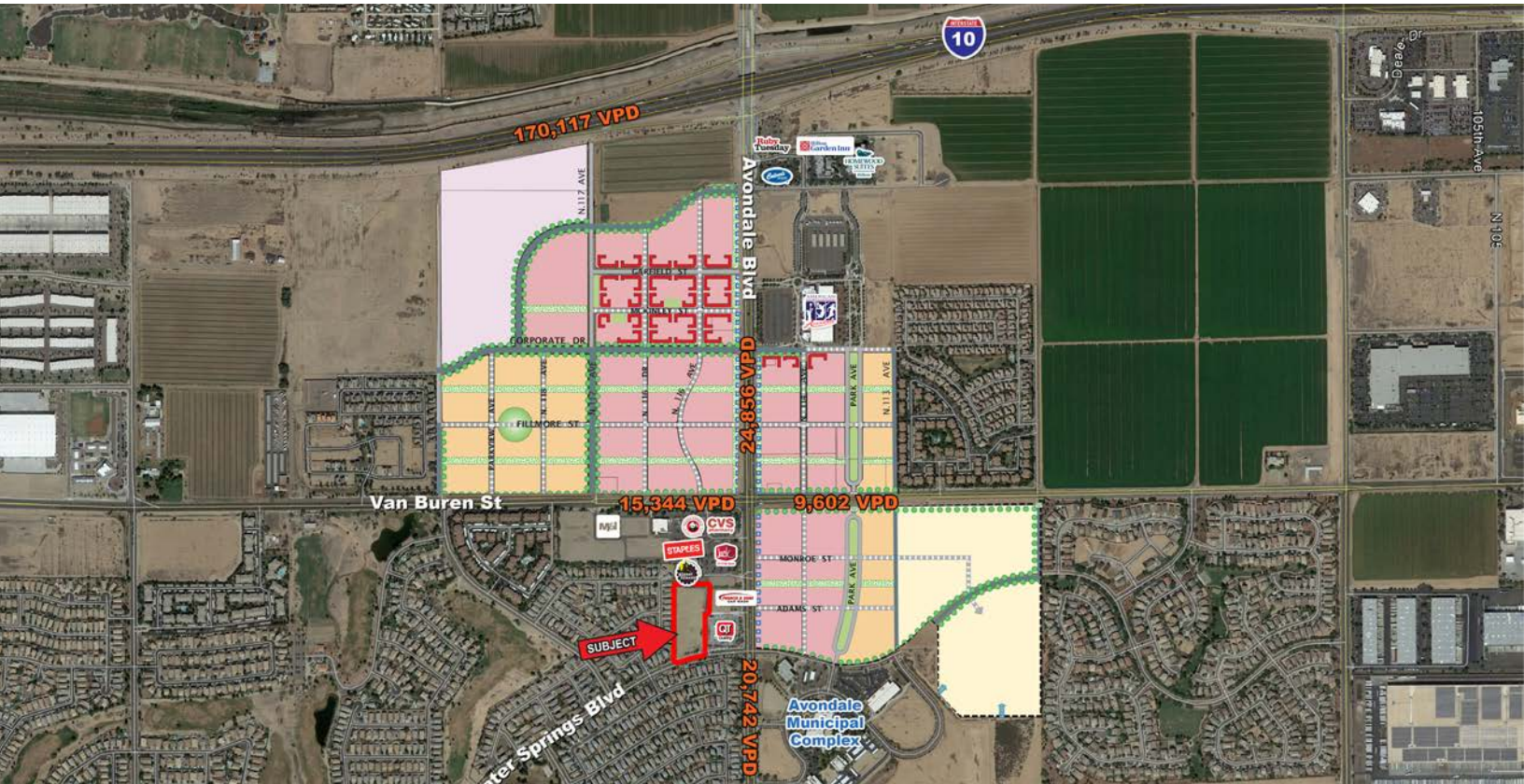
602.682.8155

brian.gast@velocityretail.com



# Avondale Pad Available

Van Buren St & Avondale Blvd - Southwest Corner  
Avondale, Arizona



◆ Approximately 3.39 AC (147,590 SF) zoned PAD

## Property Highlights

- Fully improved pad
- 1 mile south of Interstate 10 freeway
- Right at the entrance into Coldwater Springs master-planned community
- Across the street from the City of Avondale
- Cross access with adjacent shopping center

## Traffic Counts

Van Buren St 15,344 VPD  
Avondale Blvd 20,742 VPD

**Total 36,086 VPD**

Demographics	1 mi	3 mi	5 mi
Estimated Population	15,749	109,383	235,030
Avg Household Income	\$51,555	\$59,867	\$63,919
Estimated Households	4,567	33,019	72,680
Daytime Population	7,331	74,393	154,445

Source: Pitney Bowes

## Nearby Tenants



City of  
Avondale

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brian Gast

602.682.8155

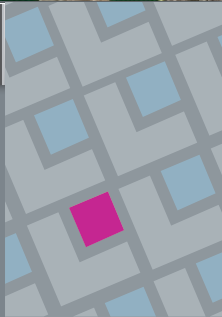
brian.gast@velocityretail.com





PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
---------------------	--------------------------	--------	---------	--------------

Brian Gast  
602.682.8155  
brian.gast@velocityretail.com





# LAND FOR SALE

Northeast Corner of Maricopa-Casa Grande Hwy and Porter Rd  
Maricopa, Arizona

## Details

- ±61 Acre site available in high-density residential area
- Adjacent to Walmart and Banner Health Center
- Porter Road fully improved with 6 lanes; serves as main road through the heart of Maricopa
- Active growing community with 40+ planned or under construction residential subdivisions within the immediate trade area
- Combined build-out expectancy of 70,000 homes
- Numerous schools, recreation center, and Central Arizona College campus all within minutes of site

## Businesses Nearby



## Great Opportunity In Fast Growing Area!

## Property Highlights

- ±61 acres perfect for retail, grocery, fast food, entertainment, services, office, medical, and other employment
- City offers Fast Track Permitting and is committed to assisting business in rapid expansion
- Ideal location in high density, growing residential area
- Pro-business local leadership offers low employer taxes and operating costs
- Growing agritech business and research facilities nearby, including USDA Arid-Land Agricultural Research Center, and University of Arizona Maricopa Agricultural Center
- Recent development includes: Pinal Energy; Arizona's first ethanol plant, and Marisol Energy 2; proposed 1,492-acre Maricopa Solar Park project
- North American proving grounds for Volkswagen and Nissan located in the City of Maricopa

## Traffic Counts

Maricopa-Casa Grande Hwy	13,527 VPD
Porter Rd	7,495 VPD
<b>Total</b>	<b>21,022 VPD</b>

Demographics	1 mi	3 mi	5 mi
Est Population (2015)	334	21,983	51,528
Number of Households	73	6,233	15,247
Avg Household Income	\$60,884	\$55,600	\$54,390
Daytime Population	846	16,871	34,150

Source: Pitney Bowes 2015

## Close to:



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Dean Ingram

602.682.8165

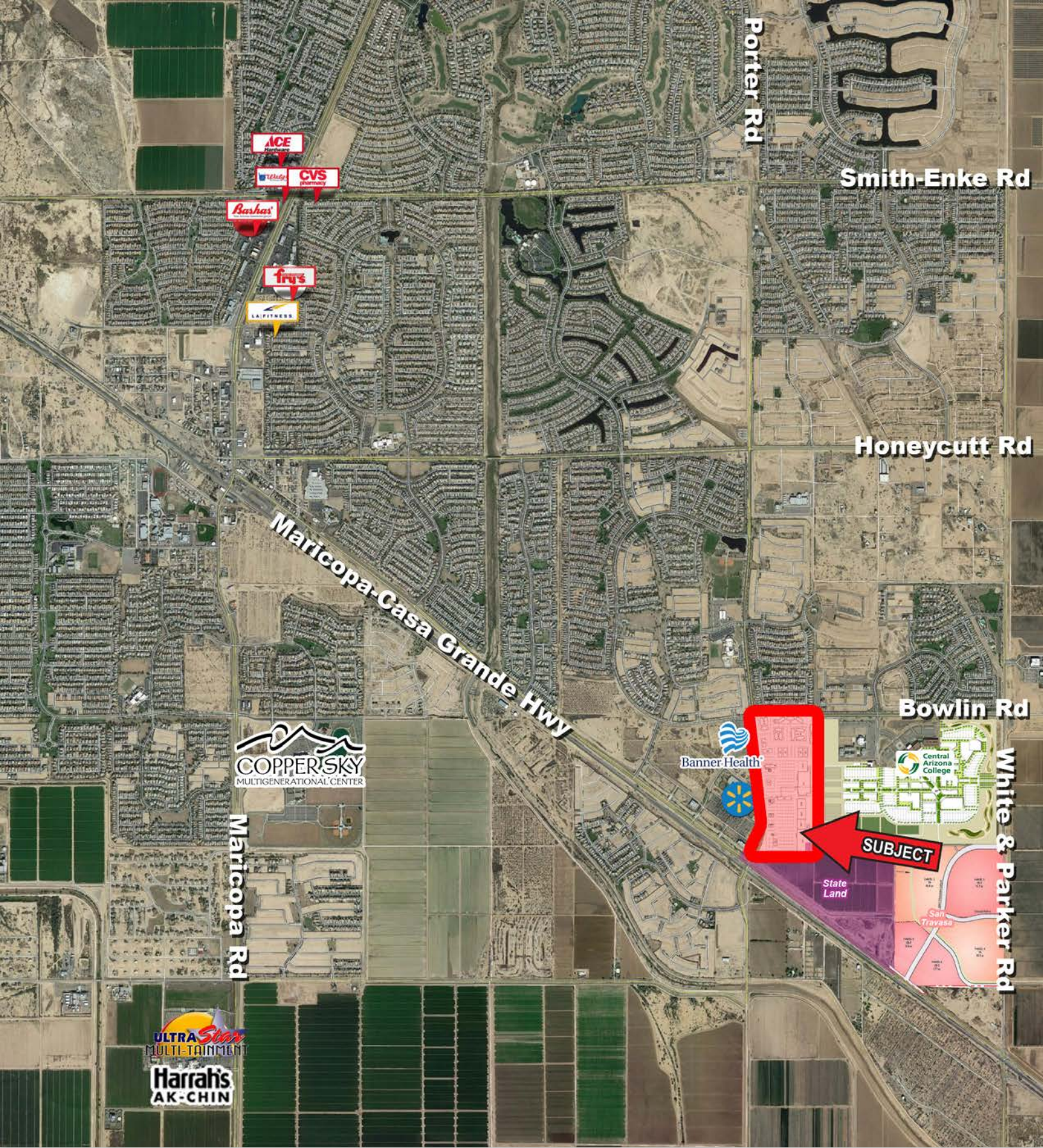
dean.ingram@velocityretail.com

Brian Gast

602.682.8155

brian.gast@velocityretail.com





PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Dean Ingram

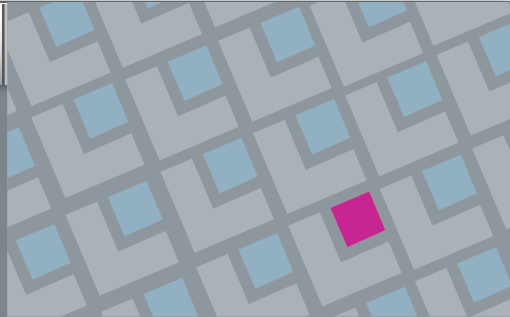
602.682.8165

dean.ingram@velocityretail.com

Brian Gast

602.682.8155

brian.gast@velocityretail.com







2415 East Camelback Road, Suite 400  
Phoenix, Arizona 85016  
**602.682.8100**

**Brian Gast**

602.682.8155

[brian.gast@velocityretail.com](mailto:brian.gast@velocityretail.com)

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Velocity Retail Group, LLC and the VRG logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.

