



PADS & SHOPS AVAILABLE



US 60 & SUPERSTITION MOUNTAIN DR

GOLD CANYON, AZ



property summary

AVAILABLE Pad & Shop Spaces

PROPERTY HIGHLIGHTS

- » Bashas' anchored shopping center
- » Daytime Population within 5 miles: 22,550
- » Great visibility from US-60 and Superstition Mountain Drive with over 36,000 VPD and 12,067 VPD, respectively
- » Co-tenants include: Bashas', Edward Jones, Jack in the Box, Leslie's Pool Supplies, State Farm, Subway, UPS Store and Wells Fargo Bank



TRAFFIC COUNT

US 60

N: ±29,650 VPD (NB/SB)

S: ±28,908 VPD (NB/SB)

INRIX 2023

SUPERSTITION MOUNTAIN

E: ±7,646 VPD (EB/WB)

W: N/A VPD (EB/WB)

NEIGHBORING TENANTS

NEC

PADS & SHOPS AVAILABLE

US 60 & SUPERSTITION MOUNTAIN DR

site plan



SUITE	TENANT	SF
D 101	Available	1,412
D 102	Wells Fargo Bank	1,253
D 103	Chen's Chinese Restaurant	1,835
PAD 1	Jack in the Box	2,637
PAD 2	Available	39,000

SUITE	TENANT	SF
Anchor	Bashas'	53,625
A 101	Domino's	1,000
A 102	Oldie's Ice Cream	900
A 103	Bomb Bru	900
A 104	The UPS Store	1,250
A 105-106	Leslie's Pools	3,070
A 107	Kitchen Cabinets	970
A 108	Subway	1,320
A 109	Lil' Miner Diner	990
A 110	Coming Available Jan 31	1,020
A 111	de la Cruz Mexican Restaurant	1,710
B 101	Available	1,245
B 102	Available	900
B 103	Gold Canyon Cleaners	900
B 104	Barbershop	900
B 105	Nail Salon	960
C 101	State Farm	1,039
C 102-104	Companion Pet Clinic	3,710
C 105	TRIAD Pain MGT	2,105
C107-108	Superstition Mountain Dental	2,767



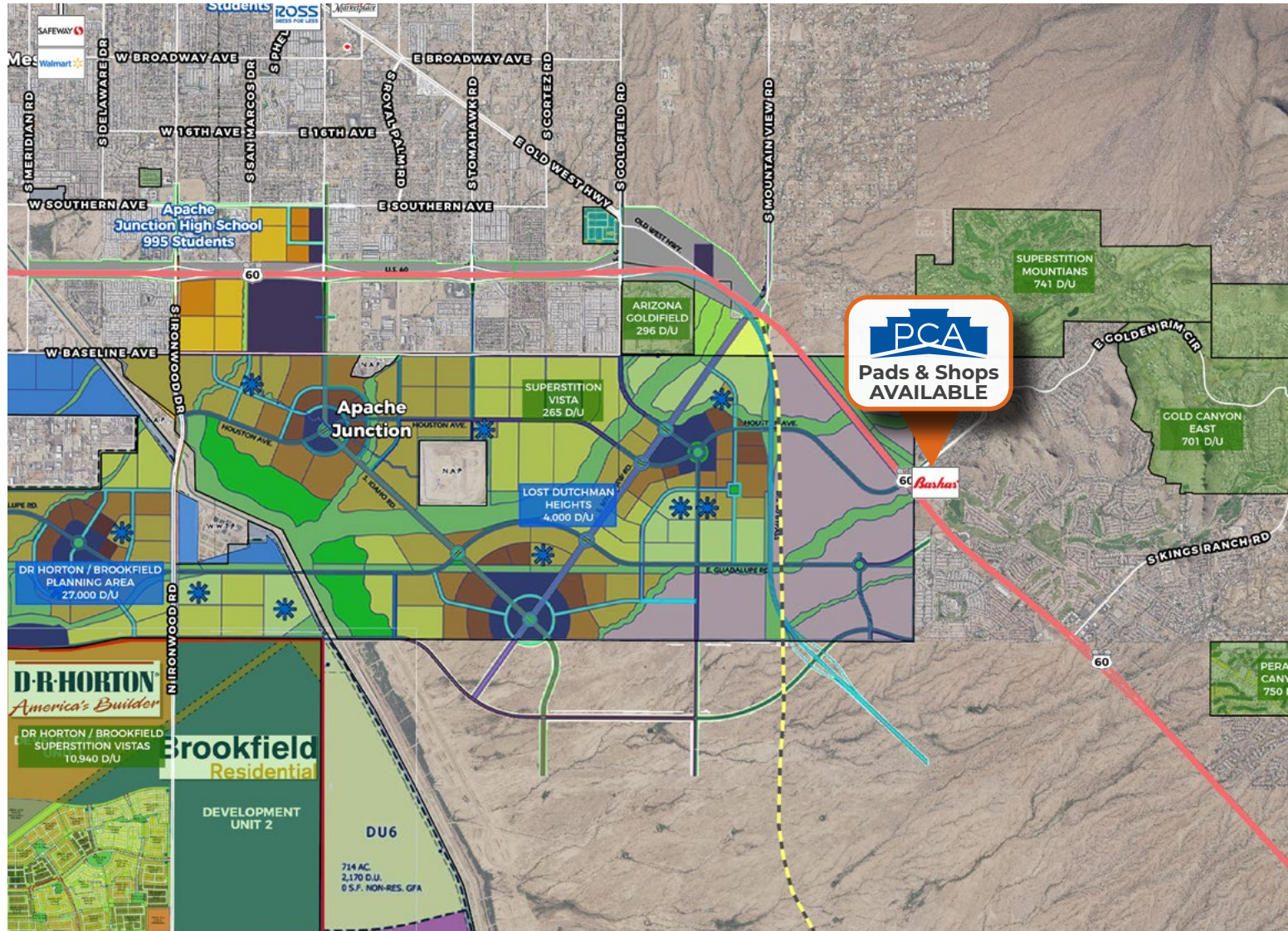
NEC

PADS & SHOPS AVAILABLE

US 60 & SUPERSTITION MOUNTAIN DR



aerial



NEC

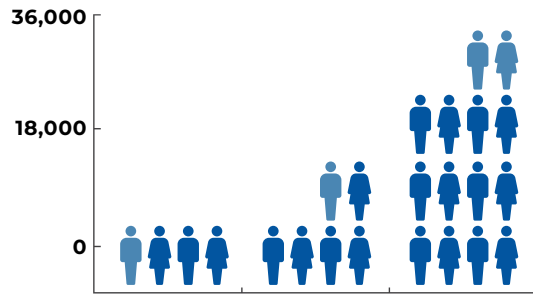
PADS & SHOPS AVAILABLE

US 60 & SUPERSTITION MOUNTAIN DR



demographics

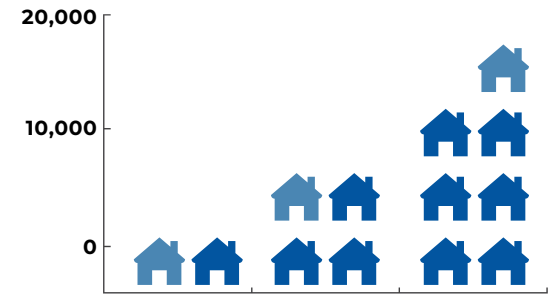
2024 ESRI



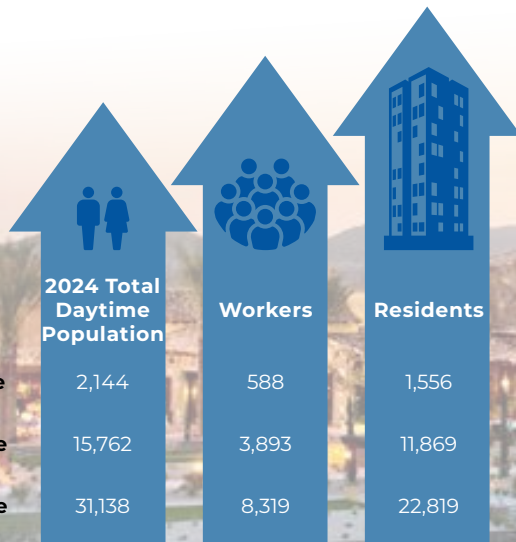
	1-Mile	3-Mile	5-Mile
2024 Total Population	2,036	16,678	34,326
2029 Total Population	1,965	16,506	34,178



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$92,967	\$128,230	\$67,354
3-Mile	\$83,344	\$116,631	\$58,614
5-Mile	\$77,945	\$105,474	\$49,644

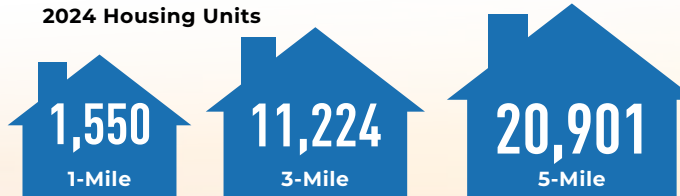


	1-Mile	3-Mile	5-Mile
2024 Households	1,091	8,345	16,193
2029 Households	1,069	8,402	16,408

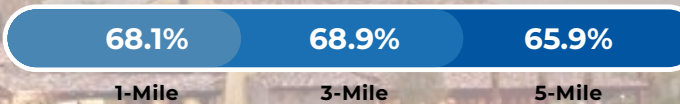


	2024 Total Daytime Population	Workers	Residents
1-Mile	2,144	588	1,556
3-Mile	15,762	3,893	11,869
5-Mile	31,138	8,319	22,819

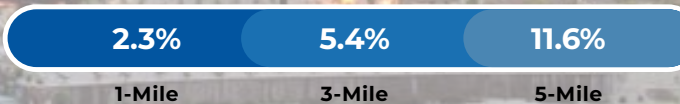
2024 Housing Units



Owner Occupied



Renter Occupied



2024 Businesses



PADS & SHOPS AVAILABLE

US 60 & SUPERSTITION MOUNTAIN DR





exclusively listed by

NICK DEDONA
(602) 734-7208
ndedona@pcaemail.com

DILLON YOUNG
(602) 288-3474
dyoung@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 06/14/2021



3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
www.pcainvestmentsales.com