

CAMELBACK CROSSING

NEC CAMELBACK ROAD & DYSART ROAD
LITCHFIELD PARK, AZ 85340



FOR LEASE

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COMMERCIAL REAL ESTATE

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OFFERING DETAILS



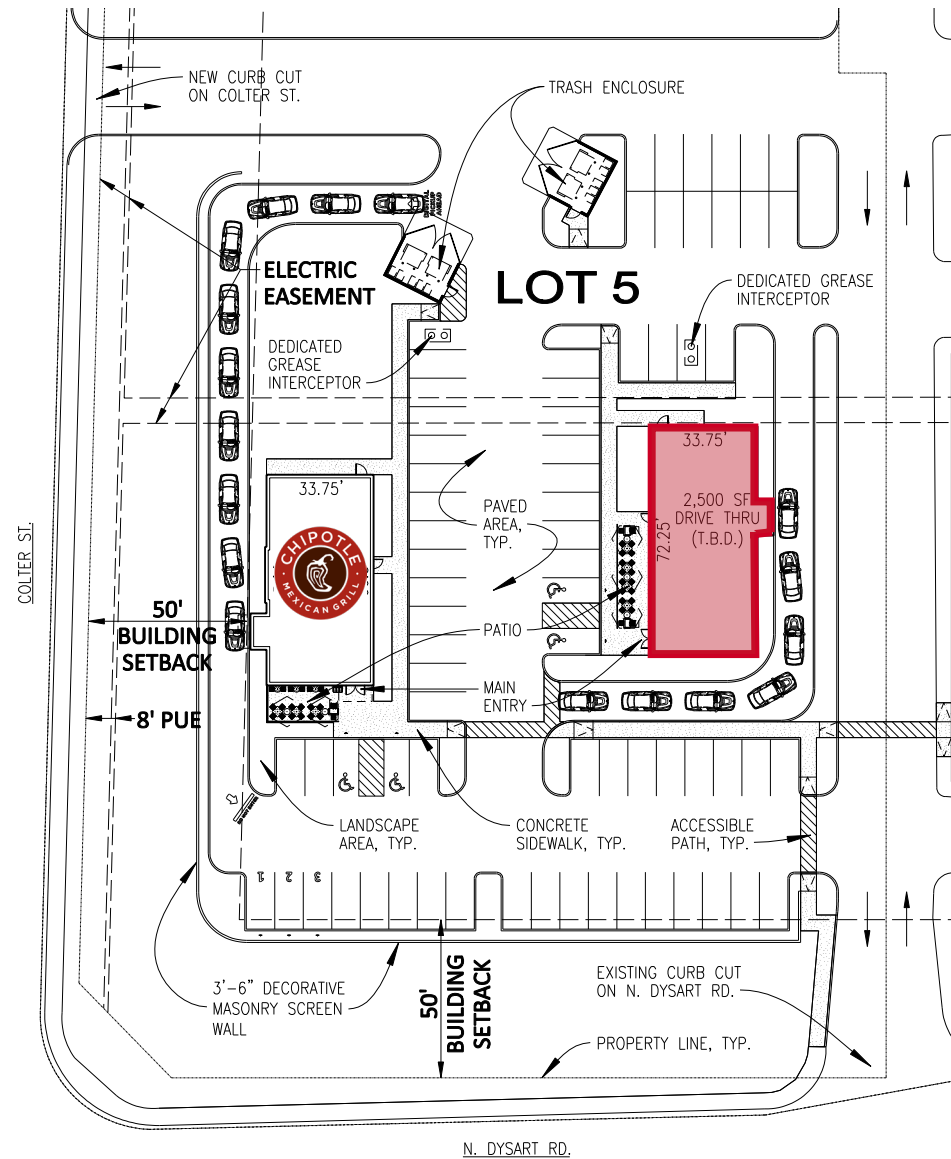
LEASE RATE	Call for Details
AVAILABLE SPACE	
Pad Bldg & Drive Thru	±2,000 - ±4,000 SF
Proposed Inline Shops	±10,000 SF
BUILDING SIZE	±107,248 SF
LOT SIZE	±8.31 AC
PARKING	7.01/1,000 SF
ZONING	C-S

PROPERTY HIGHLIGHTS

- 2,000 - 4,000 SF PAD buildings both with drive-thru
- 10,000 SF Building with 52 foot potential elevation
- High performing national tenants include Walgreens, Bank of America, Subway, Farmers Insurance , Barros, Freddy's
- High traffic intersection across from The Wigwam Resort and new Dignity Health, Taco Bell and AutoZone
- Strong income levels within 5 miles
- National & regional tenants surrounding which includes:



PROPOSED DRIVE THRU SITE PLAN



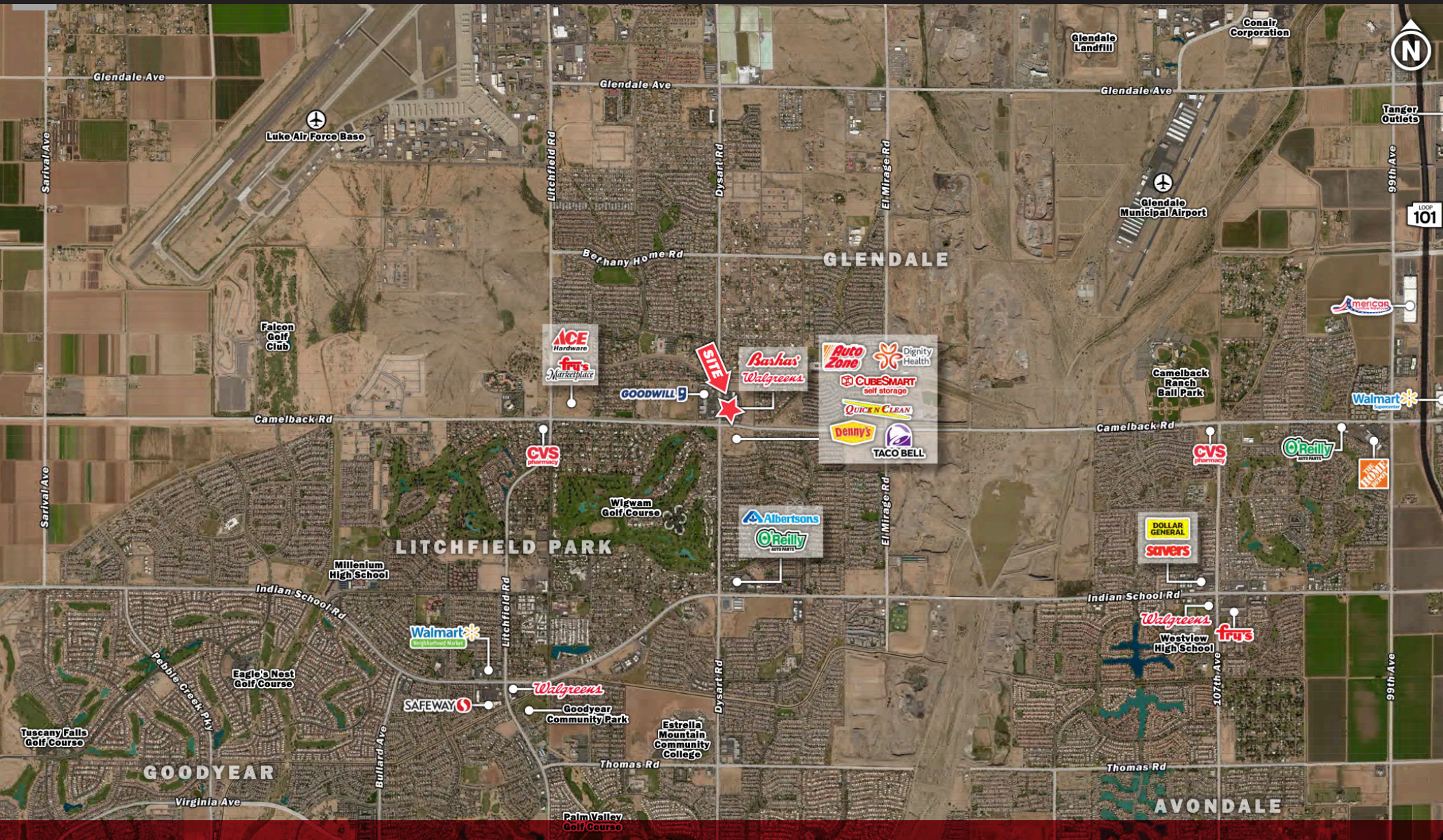
This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

AERIAL OVERVIEW



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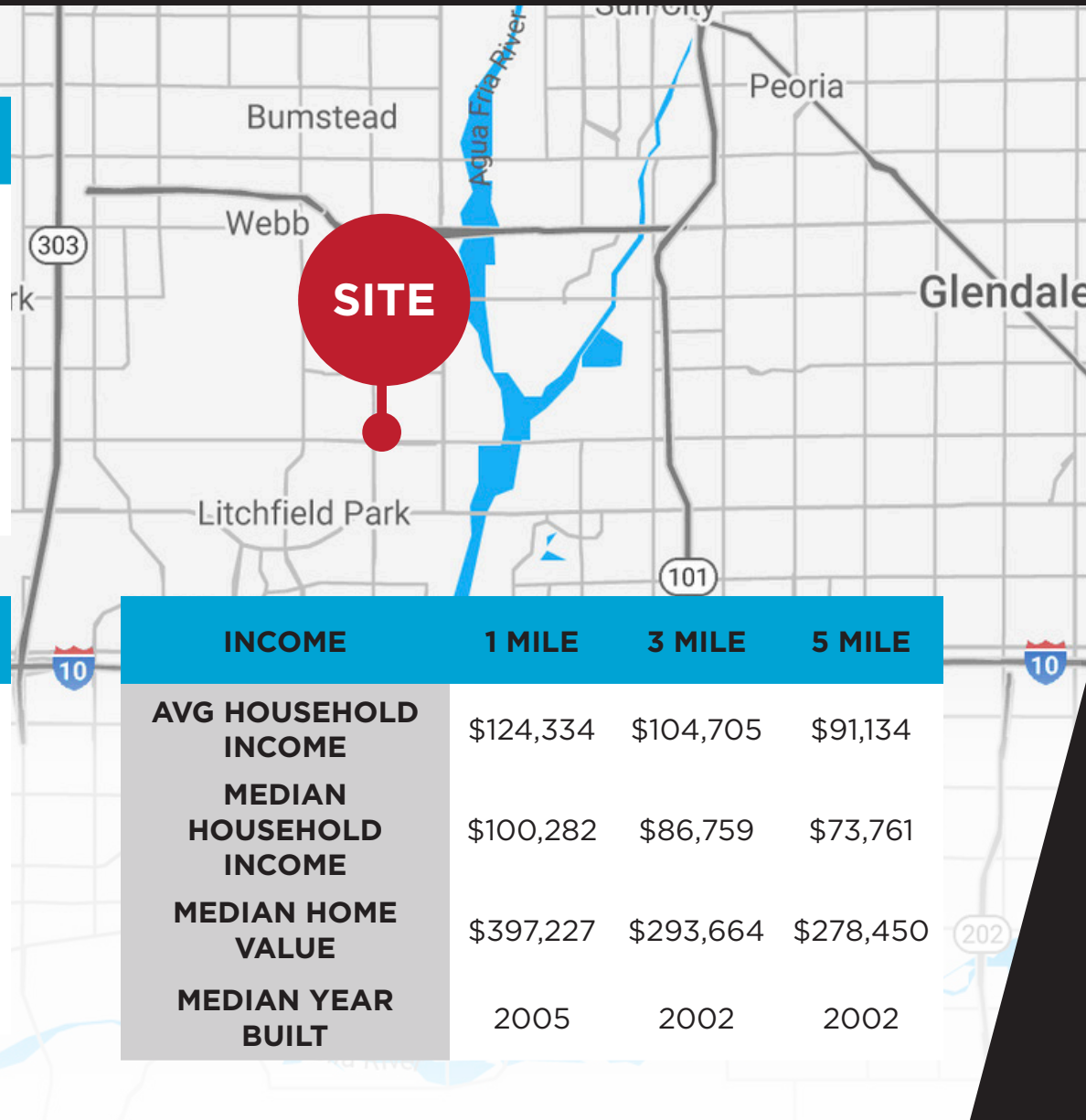
AERIAL OVERVIEW



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 POPULATION	11,586	78,015	169,858
2027 POPULATION PROJECTION	13,038	88,405	192,179
ANNUAL GROWTH 2010-2022	1.9%	2.6%	2.4%
ANNUAL GROWTH 2022-2027	2.5%	2.7%	2.6%



HOUSEHOLD	1 MILE	3 MILE	5 MILE
2022 HOUSEHOLDS	3,411	25,342	59,060
2027 HOUSEHOLD PROJECTION	3,831	28,675	66,801
ANNUAL GROWTH 2010-2022	1.2%	1.6%	1.4%
ANNUAL GROWTH 2022-2027	2.5%	2.6%	2.6%

INCOME	1 MILE	3 MILE	5 MILE
AVG HOUSEHOLD INCOME	\$124,334	\$104,705	\$91,134
MEDIAN HOUSEHOLD INCOME	\$100,282	\$86,759	\$73,761
MEDIAN HOME VALUE	\$397,227	\$293,664	\$278,450
MEDIAN YEAR BUILT	2005	2002	2002

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SITE

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