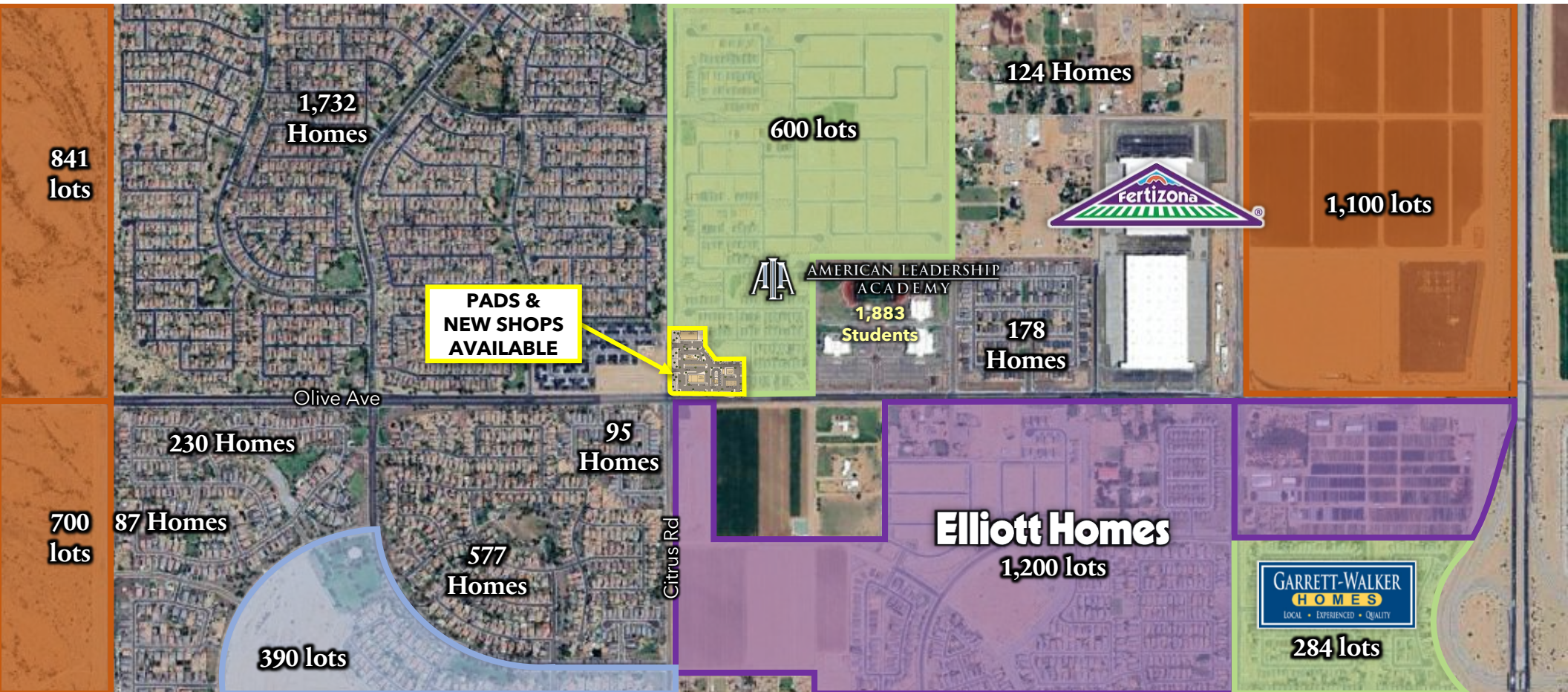


NEC Olive Ave & Citrus Rd

Surprise, Arizona

D. L. Slaughter
Company



Available:

SHOPS: 10,110 SF Divisible - Lease

PADS: Divisible - Sale/Lease

For more information please contact:

Mike Ord

E: mike@dlslaughter.com

O: 602.957.3553

C: 602.421.2788

4742 North 24th Street
Suite 315
Phoenix, Arizona 85016

www.dlslaughterco.com

NEC Olive Ave & Citrus Rd

Surprise, Arizona

D. L. Slaughter
Company

Property Highlights:

- Centered in one of the hottest growing trade areas in the Valley, with extremely limited pad inventory.
- Pads enjoy great access and visibility to both Olive and Citrus Roads
- Already over 8,500 students enrolled in schools within 3 miles of the site
- Trade area west of 303 underserved by all retail pad categories
- Existing trade area population of 30,000 people just doubled and is now set to triple to over 100,000 by 2026
- Meritage Homes, Lennar, Garrett Walker, Mattamy, Beazer, Gehan, Richmond American, Elliot, and Toll Brothers all have communities under construction right now!



Average Household Income:

1 mile - \$107,277
3 mile - \$121,081
5 mile - \$114,598

Population:

1 mile - 8,640
3 mile - 29,763
5 mile - 99,377

Daytime Employment Report:

5 mile - Businesses: 1,092
5 mile - Employees: 13,577

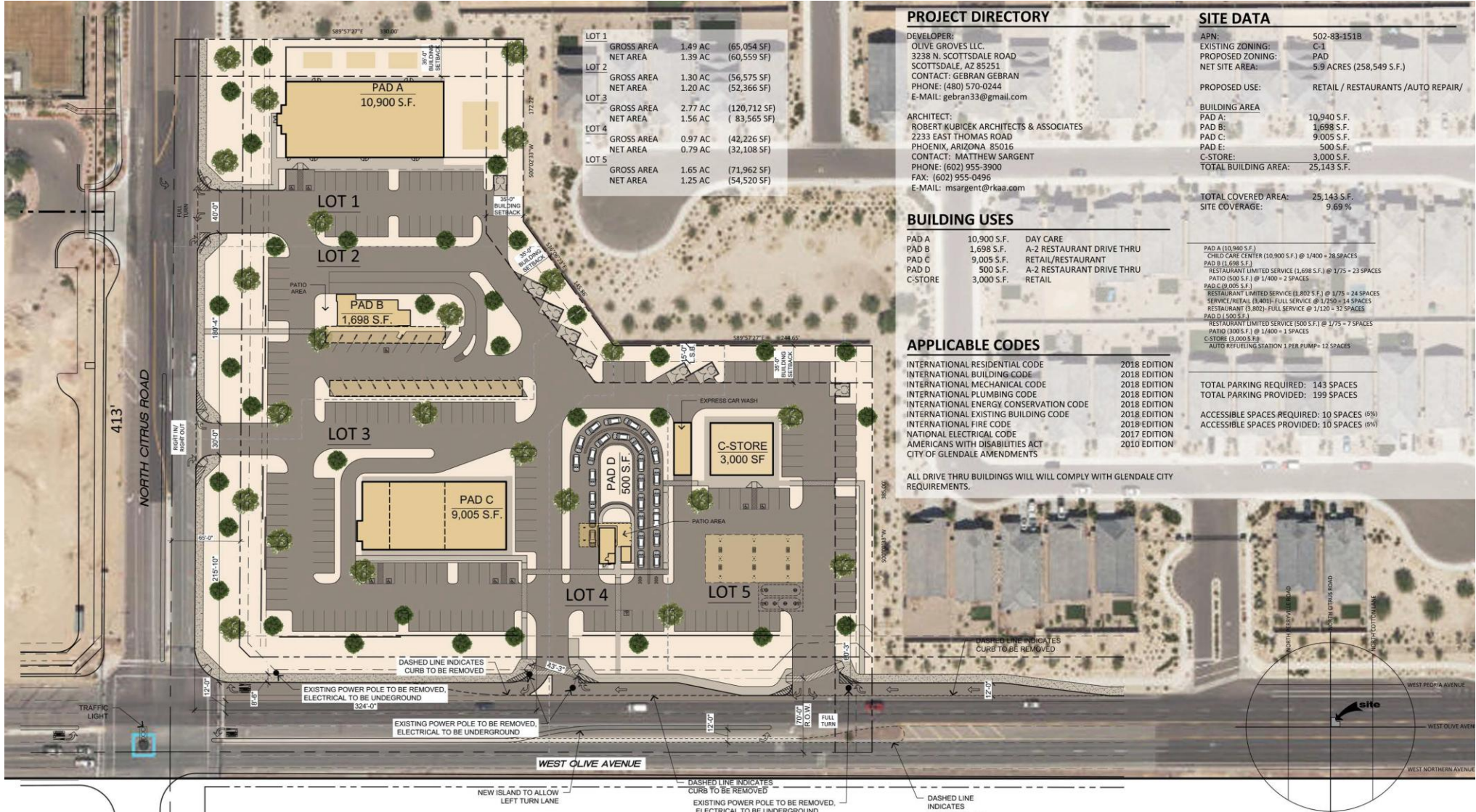
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LOT	GROSS AREA	NET AREA
LOT 1	1.49 AC (65,054 SF)	1.39 AC (60,559 SF)
LOT 2	1.30 AC (56,575 SF)	1.20 AC (52,366 SF)
LOT 3	2.77 AC (120,712 SF)	1.56 AC (83,565 SF)
LOT 4	0.97 AC (42,226 SF)	0.79 AC (32,108 SF)
LOT 5	1.65 AC (71,962 SF)	1.25 AC (54,520 SF)

PROJECT DIRECTORY

DEVELOPER:
OLIVE GROVES LLC.
3238 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85251
CONTACT: GEBRAN GEBRAN
PHONE: (480) 570-0244
E-MAIL: gebbran33@gmail.com

ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85015
CONTACT: MATTHEW SARGENT
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: msargent@rkaa.com

SITE DATA

APN: 502-83-151B
EXISTING ZONING: C-1
PROPOSED ZONING: PAD
NET SITE AREA: 5.9 ACRES (258,549 S.F.)
PROPOSED USE: RETAIL / RESTAURANTS / AUTO REPAIR /

BUILDING AREA
PAD A: 10,940 S.F.
PAD B: 1,698 S.F.
PAD C: 9,005 S.F.
PAD D: 500 S.F.
C-STORE: 3,000 S.F.
TOTAL BUILDING AREA: 25,143 S.F.

TOTAL COVERED AREA: 25,143 S.F.
SITE COVERAGE: 9.69%

BUILDING USES

PAD A	10,900 S.F.	DAY CARE
PAD B	1,698 S.F.	A-2 RESTAURANT DRIVE THRU
PAD C	9,005 S.F.	RETAIL/RESTAURANT
PAD D	500 S.F.	A-2 RESTAURANT DRIVE THRU
C-STORE	3,000 S.F.	RETAIL

APPLICABLE CODES

INTERNATIONAL RESIDENTIAL CODE	2018 EDITION
INTERNATIONAL BUILDING CODE	2018 EDITION
INTERNATIONAL MECHANICAL CODE	2018 EDITION
INTERNATIONAL PLUMBING CODE	2018 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE	2018 EDITION
INTERNATIONAL EXISTING BUILDING CODE	2018 EDITION
INTERNATIONAL FIRE CODE	2018 EDITION
NATIONAL ELECTRICAL CODE	2017 EDITION
AMERICANS WITH DISABILITIES ACT	2010 EDITION
CITY OF GLENDALE AMENDMENTS	

ALL DRIVE THRU BUILDINGS WILL COMPLY WITH GLENDALE CITY REQUIREMENTS.

PAD A (10,940 S.F.)
CHILD CARE CENTER (10,900 S.F.) @ 1/400 = 28 SPACES
PAD B (1,698 S.F.)
RESTAURANT LIMITED SERVICE (1,698 S.F.) @ 1/75 = 23 SPACES
PATIO (500 S.F.) @ 1/400 = 2 SPACES
PAD C (9,005 S.F.)
RESTAURANT LIMITED SERVICE (8,802 S.F.) @ 1/75 = 24 SPACES
SERVICE/RETAIL (8,403) FULL SERVICE @ 1/250 = 34 SPACES
RESTAURANT (3,802) FULL SERVICE @ 1/120 = 32 SPACES
PAD D (500 S.F.)
RESTAURANT LIMITED SERVICE (500 S.F.) @ 1/75 = 7 SPACES
PATIO (300 S.F.) @ 1/400 = 1 SPACES
C-STORE (3,000 S.F.)
AUTO REFUELING STATION 1 PER PUMP = 12 SPACES

TOTAL PARKING REQUIRED: 143 SPACES
TOTAL PARKING PROVIDED: 199 SPACES
ACCESSIBLE SPACES REQUIRED: 10 SPACES (6%)
ACCESSIBLE SPACES PROVIDED: 10 SPACES (6%)





Toll Brothers moves forward on 800-acre Surprise community Development is part of expansive master-planned community in the northwest Valley.

- Phoenix Business Journal

Toll Brothers Inc. is moving dirt in Surprise for an 800-acre community it has named Sterling Grove.

Construction of 14 model homes can be seen by drivers on Loop 303 in the West Valley, said Bob Flaherty, Arizona division president for Horsham, Pennsylvania-based Toll Brothers (NYSE: TOL).

The company will invest about \$250 million to develop Sterling Grove, Flaherty said, which is within the 3,200-acre Prasad master-planned community being developed by a partnership composed of Salt Lake City-based Suburban Land Reserve Inc., Macerich Development, WDP Partners and RED Development. That entire community is on both sides of Loop

303, between Greenway Road and Peoria Avenue.

"The entry has been graded and we're getting ready to break ground on the garden gate," he said. "We're starting to fill our first lakes with water out there, and the golf course has been completely shaped. All of this is really coming together."

The semi-private golf club — also named Sterling Grove — will be managed by Scottsdale-based Troon, the world's largest golf management company providing services at more than 460 locations around the globe.

The golf club will become an exclusive private club reserved for members and their guests, but it will be open to daily-

fee and unaccompanied non-member play when the course opens in the winter of 2020 as the community builds out.

Erik Peterson and Araceli Frausto with PHX Architecture are the architects on the project.

Flaherty said everything is on track to begin home sales in January 2020.

"The West Valley is a great growth market right now," Flaherty said. "It's exploding with new business, new homes, commercial. It really has come into its own as a robust place to work and live."