

CAMELBACK CROSSING

NEC CAMELBACK ROAD & DYSART ROAD
LITCHFIELD PARK, AZ 85340



FOR LEASE

Sean Lieb | Senior Vice President
slieb@levrose.com
602.491.9295

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OFFERING DETAILS

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LEASE RATE

Call for Details

AVAILABLE SPACE

Shop Space

±2,200 SF

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

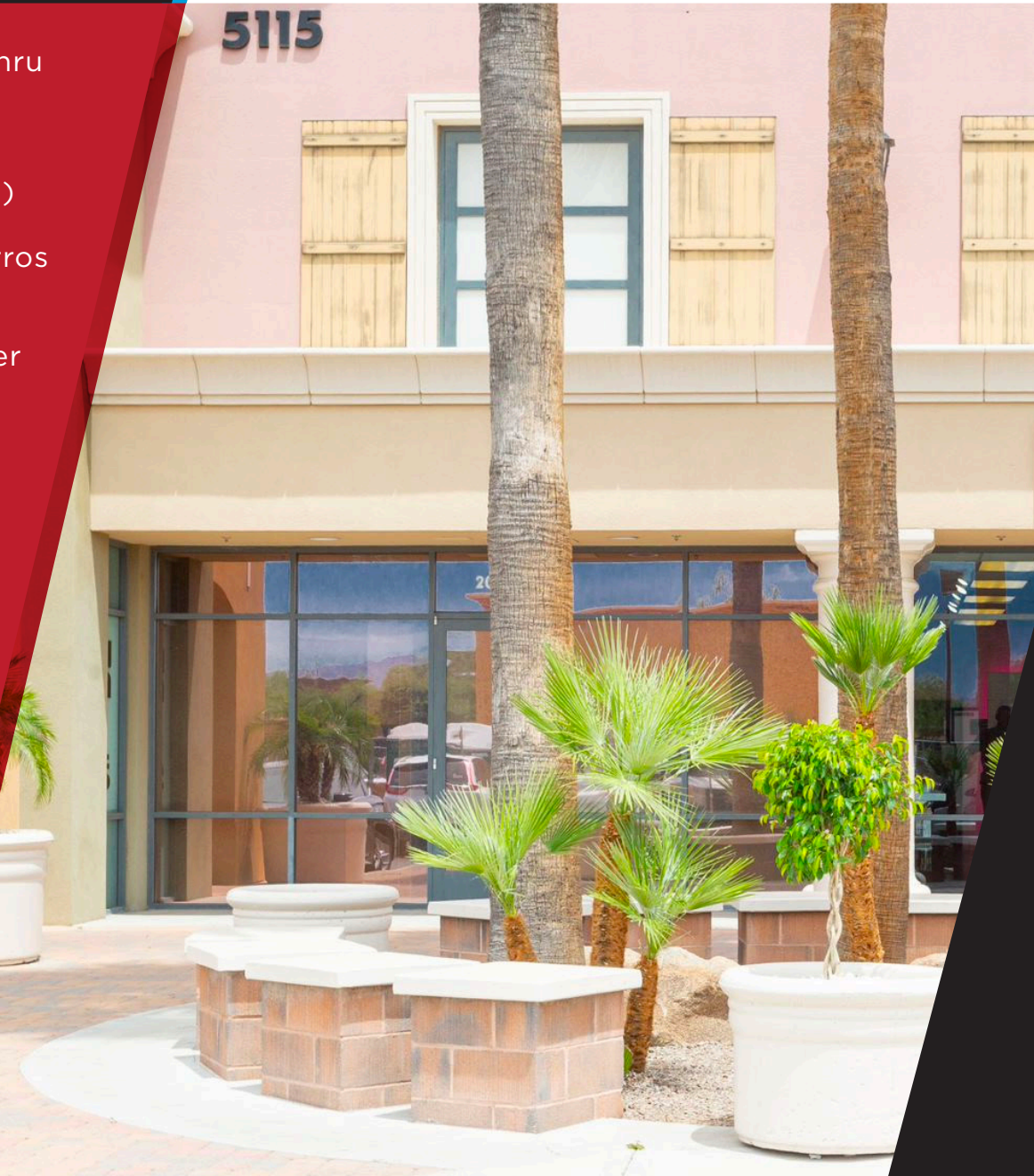
7.01/1,000 SF

ZONING

C-S

PROPERTY HIGHLIGHTS

- 2,000 - 4,000 SF PAD buildings both with drive-thru
- 10,000 SF Building with 52 foot elevation
- 2,200 SF end cap available (Do not disturb tenant)
- Second generation vet space available next to Barros Pizza
- High performing Bashas' anchored shopping center with new Freddy's Frozen Custard
- 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:

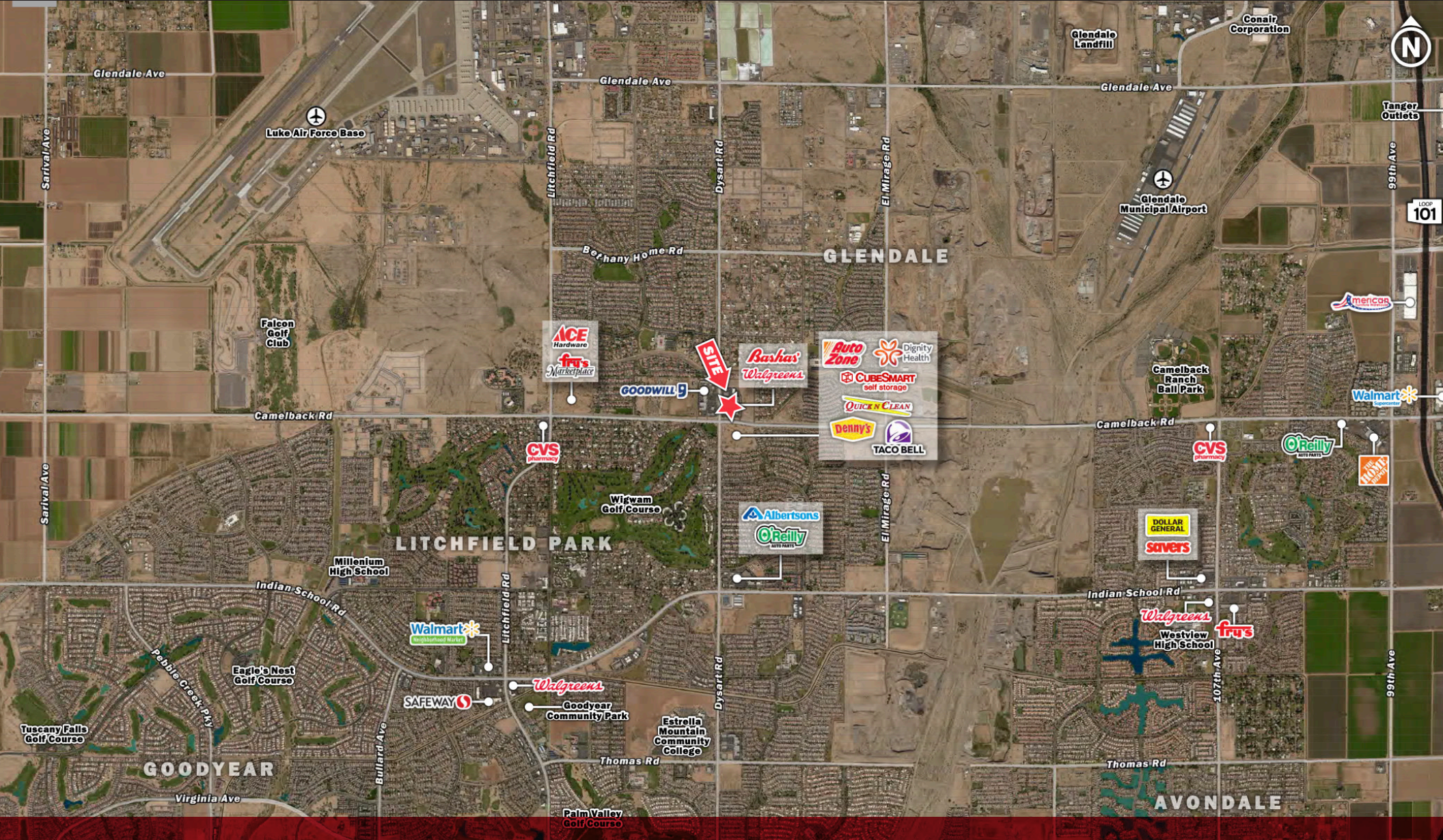


AERIAL OVERVIEW



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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SITE PLAN



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DEMOGRAPHICS



POPULATION

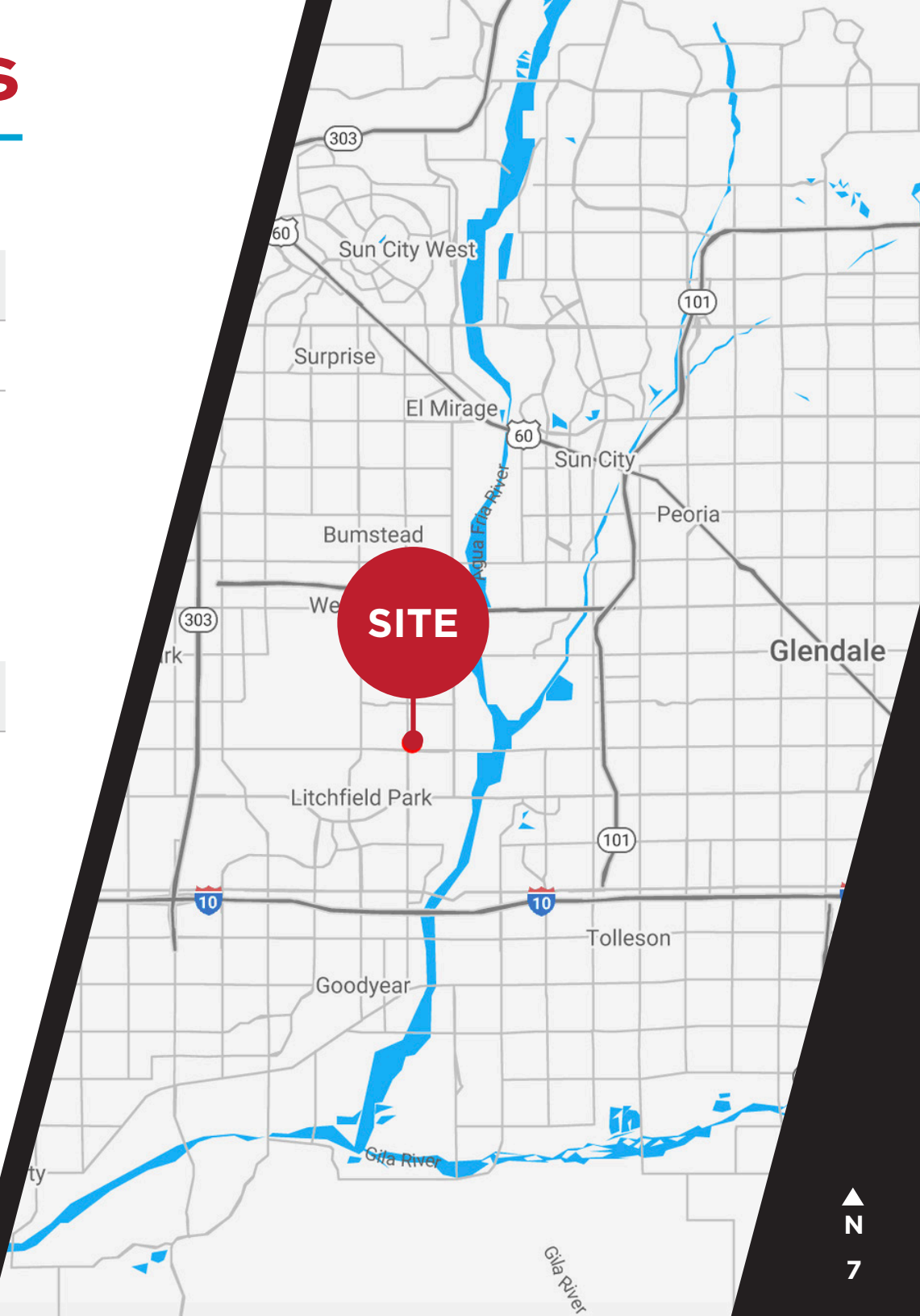
	3 MILE	5 MILES	7 MILES
2021	71,208	158,538	399,311
2026	78,210	175,806	437,602



AVERAGE HOUSEHOLD INCOME

	3 MILE	5 MILES	7 MILES
2021	\$104,544	\$89,650	\$83,270

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