



COMMERCIAL PAD FOR GROUND LEASE

RAY ROAD PAD

W/NWC 46th Place & Ray Rd | Phoenix, AZ 85044

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LOCATION DESCRIPTION

W/NWC 46th Place & Ray Rd - Phoenix/Ahwatukee

PROPERTY HIGHLIGHTS

- High Profile Pad Fronting Ray Rd for Ground Lease
- Drive-Thru Opportunity on ±0.80 Acres
- Affluent Ahwatukee Neighborhood - One of Metro Phoenix's Strongest Submarkets
- Positioned in front of Foothills Health Center Campus
- Over 1.2M SF of Retail Adjacent to the Site
- 3/4 of a mile from the I-10 Freeway

NEARBY RETAILERS



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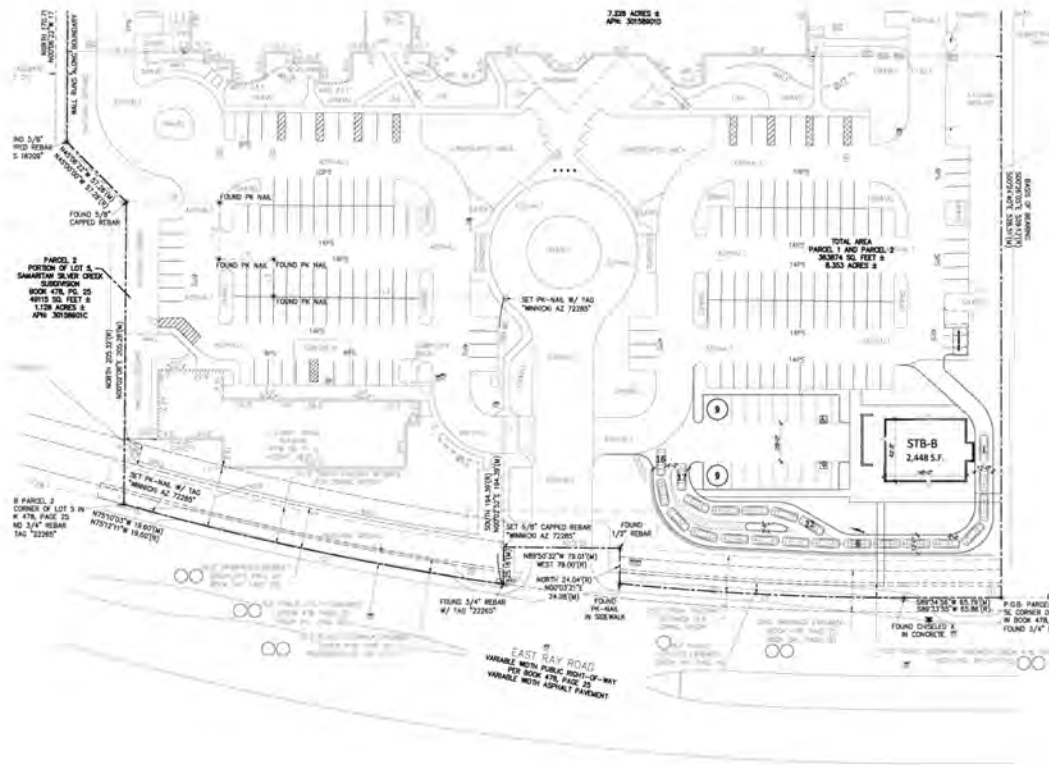
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PROJECT DIRECTORY

ARCHITECT:
 RKAA ARCHITECTS, INC.
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: NEIL FEASER
 PHONE: (602) 955-3900
 FAX: (602) 955-0496
 E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBER: (PART - NEAR SEC)	301-58-9010
EXISTING ZONING:	C-2
SITE AREA:	7.22 ACRES (314,765 S.F.)
PROPOSED USE:	RESTAURANT WITH D/T
TOTAL BUILDING AREA:	2,448 S.F.
SITE COVERAGE:	- 8%
TOTAL PARKING REQUIRED: 1 PER 50 - DINING	15 SPACES
714 S.F. / 50 =	
TOTAL PARKING PROVIDED:	18 SPACES
ACCESSIBLE SPACES REQUIRED:	03 SPACES
ACCESSIBLE SPACES PROVIDED:	03 SPACES

SITE PLAN
 SCALE: 1" = 30'-0"



46 TH AND CHANDLER RETAIL
 4530 E RAY ROAD PHOENIX AZ 85044
 WEST OF NWC OF 46TH STREET AND E RAY ROAD
 DATE: 05-31-2023 (PRELIMINARY)

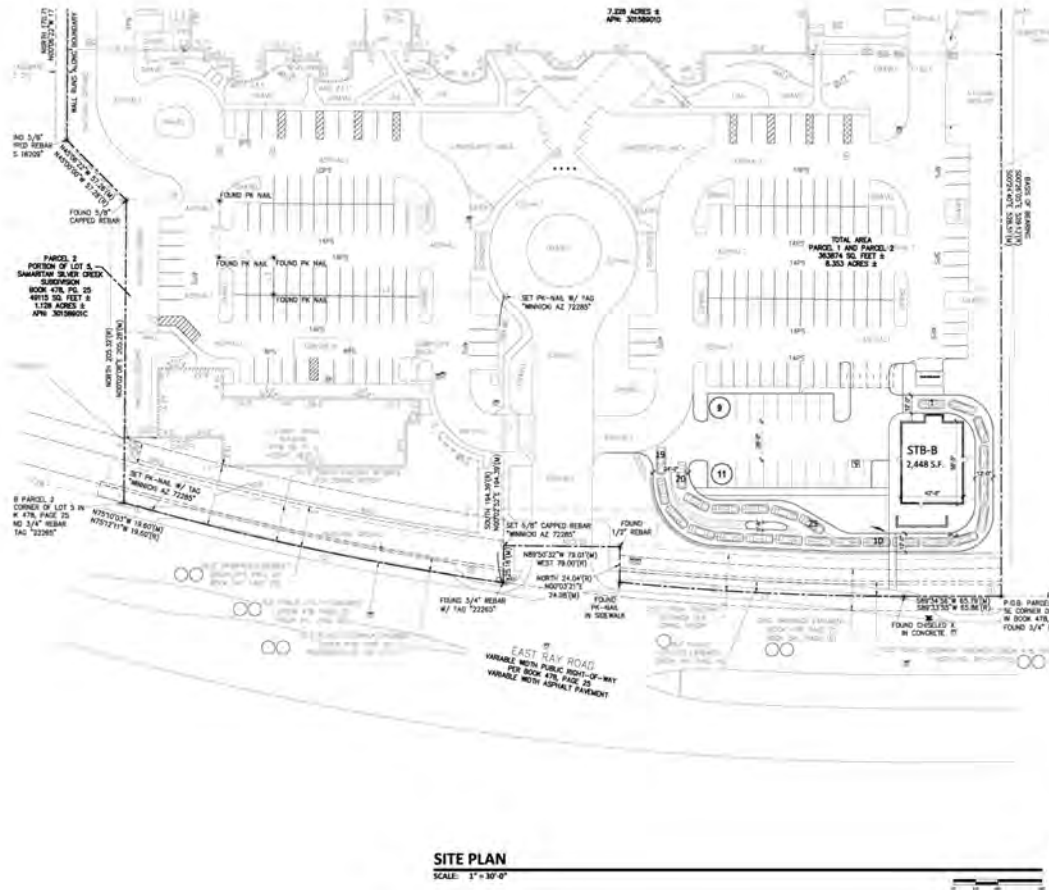
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 OPT-4**
 RKAA# 00000.00



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SITE COVERAGE:	- 8%
TOTAL PARKING REQUIRED: 1 PER 50 - DINING	15 SPACES
714 S.F. / 50'	
TOTAL PARKING PROVIDED:	20 SPACES
ACCESSIBLE SPACES REQUIRED:	03 SPACES
ACCESSIBLE SPACES PROVIDED:	03 SPACES



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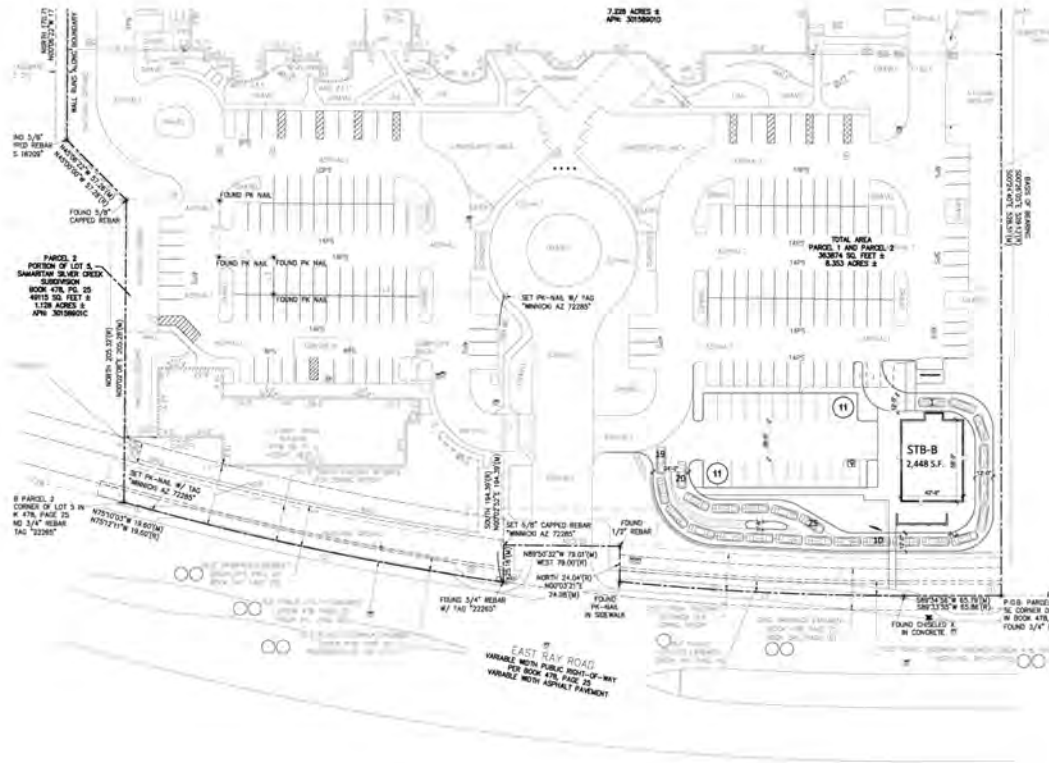
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ACCESSIBLE SPACES REQUIRED:	03 SPACES
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SITE PLAN
 SCALE: 1" = 30'-0"



VICINITY MAP
 SCALE: N.T.S.

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	19,105	78,890	188,479
Median Age	36.8	39.1	37.4



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$88,249	\$98,251	\$90,798
Average	\$116,984	\$130,509	\$123,737



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	490	3,383	6,536
Employees	5,474	57,282	96,117
Daytime Population	15,575	98,945	200,180



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	60%	61%	58%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	76.90%	78.62%	75.32%
Services	10.00%	9.05%	10.24%
Blue Collar	13.12%	12.32%	14.44%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	7,955	32,525	75,400
Median Home Value	\$354,824	\$370,187	\$359,592

* 2022 Demographic data derived from ESRI

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