



±3.94 ACRES OF LAND W/ EL MIRAGE RD FRONTAGE

NEC N EL MIRAGE RD & W JOE R RAMIREZ RD | EL MIRAGE, AZ 85335

AVAILABLE FOR SALE



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

ABOUT THE PROPERTY

Location	NEC N El Mirage Rd & W Joe R Ramirez Rd El Mirage, AZ 85335
Parcel APN	501-45-013N
Total SF	±3.94 Acres
Street Frontage	N El Mirage Rd
Zoning	CP (Commerce park) for Flexible Commercial & Industrial Uses
Utilities	Gas: 2" Gas line in N El Mirage Rd (Southwest Gas) Water: 16" Water Line in N El Mirage Rd & 12" Water Line in W Joe R Ramirez Rd

DETAILS:

- Fully Improved Lot - Curb, Gutter, Sidewalk
- 631 Linear ft of Frontage on N El Mirage Rd
- 6 Miles to SR-303 & 5.8 Miles to Loop-101



\$2,500,000

Sale Price



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For More Information, Please Contact
an Exclusive Listing Agent:

Jeff Hays
D 480.889.2552
M 602.373.8800
jhays@cpiaz.com

Sam Rutledge
D 480.621.3292
M 602.397.6655
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±3.94 ACRES WITH EL MIRAGE ROAD FRONTAGE AND FLEXIBLE CP ZONING



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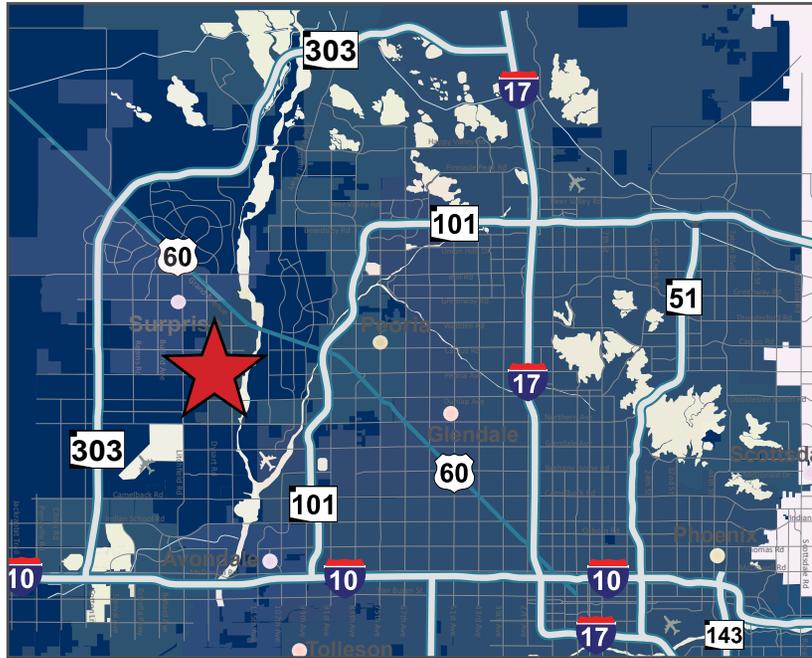


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EL MIRAGE, AZ

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	3,964	68,665	224,226
Median Age	39.1	40.5	39.8
Bachelor's Degree or Higher	19.8%	21.1%	25.6%
2025 Households	1,344	26,446	84,815
Renter Occupied HHs	307	8,455	27,685
Avg Household Income	\$95,874	\$84,658	\$97,055
Median Home Value	\$451,389	\$327,185	\$383,583
Median Year Built	2003	1987	1996
Avg Household Size	2.83	2.57	2.61
Total Consumer Spending	\$27.4M	\$728.8M	\$2.5B
Daytime Employees	1,059	12,845	57,465
Businesses	69	1,017	4,151

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