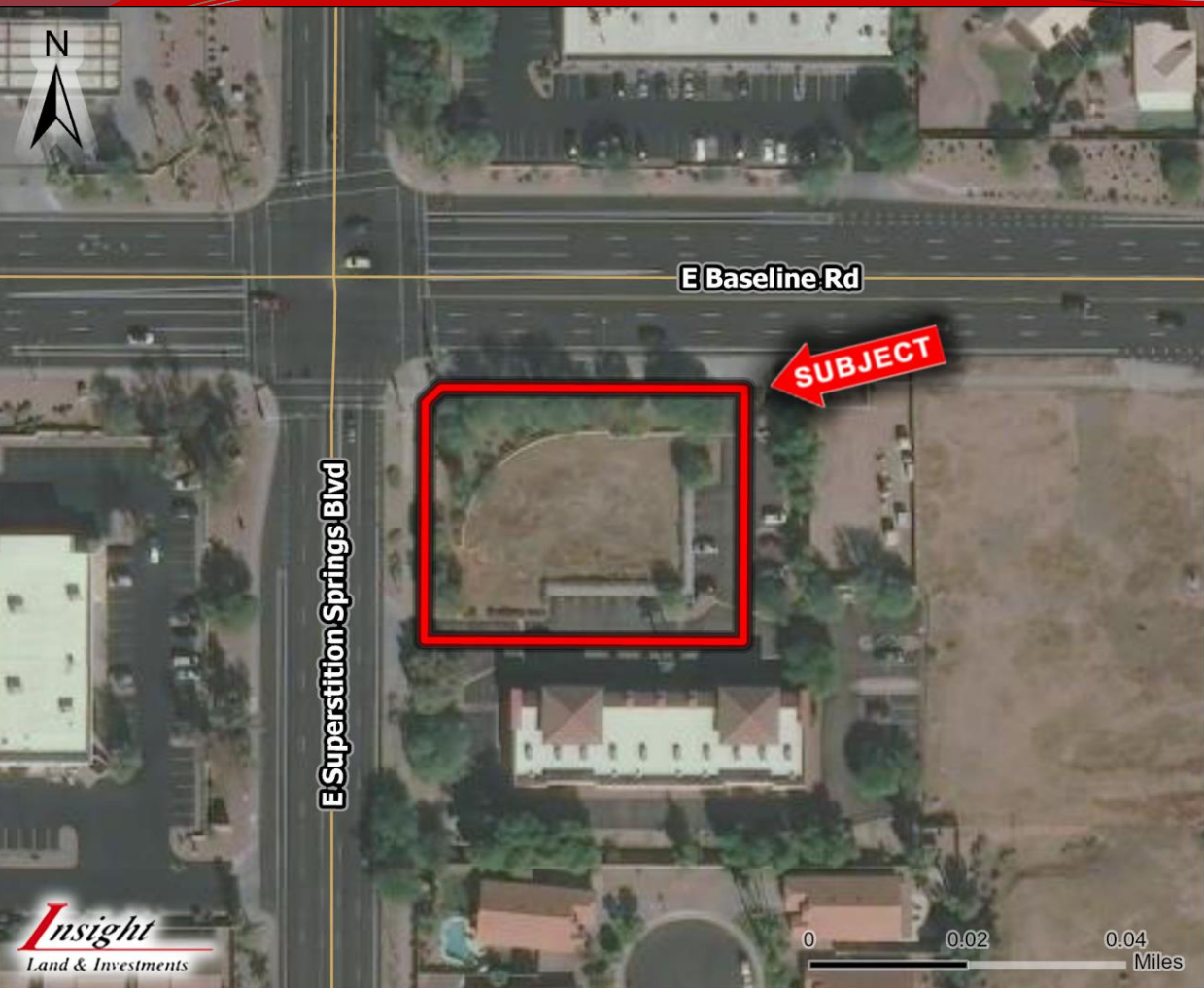


+/- 32,661 Sq Ft – Fully Improved



- ❑ **Location:** SEC Baseline Road & Superstition Springs Blvd, Mesa, AZ
- ❑ **APN:** 304-05-052C
- ❑ **Zoning:** LC - Light Commercial
- ❑ **Size:** +/- 32,661 Sq Ft
- ❑ **Price:** Submit
- ❑ **Traffic Counts:**
 - Baseline: 13,943 VPO
 - Superstition Springs: 11,500 VPO
 - Parking Spaces: 19
 - Building Envelope: 4,978sf

<u>Demographics:</u>	<u>1 Mile</u>	<u>3 Mile</u>
Population:	10,747	99,494
HH Income:	\$57,927	\$53,268
Daytime Employees:	9,945	36,980

EXCLUSIVELY LISTED

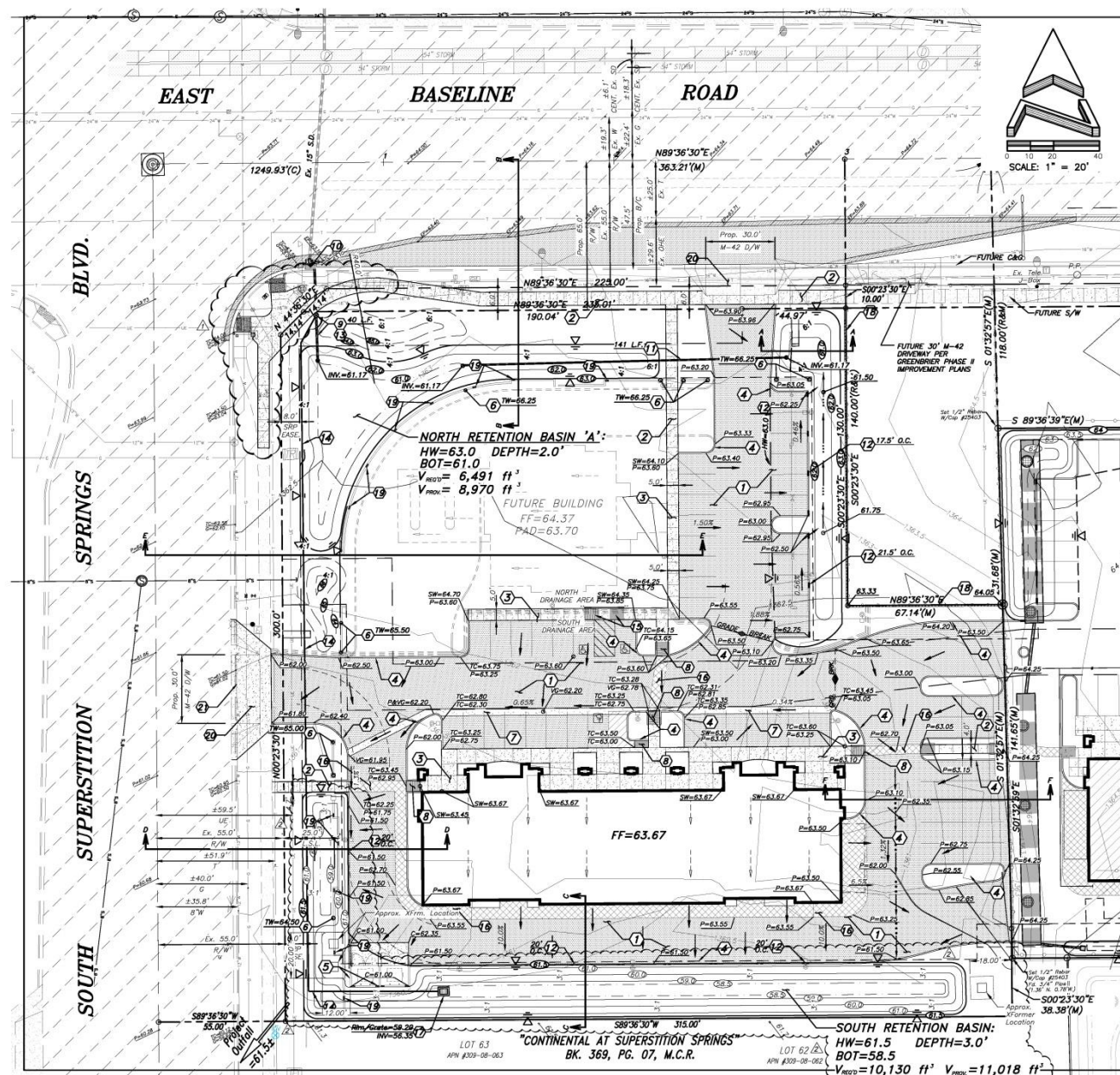
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Kenneth Reycraft

Direct: 602-385-1529
kreycraft@insightland.com







Construction Notes:

1. CONSTRUCT MAIN DRIVE WITH 5" A.C. (19 mm) OVER 8" A.B.C. & PARKING AREAS WITH 2" A.C. (19 mm) OVER 4" A.B.C. PER M.A.G. SPEC. 310 & 324.
2. CONSTRUCT CONCRETE SIDEWALK PER M.A.G. STD. DTL. 230. WIDTH AS SHOWN.
3. CONSTRUCT SIDEWALK TURNED DOWN EDGE PER DETAIL, SHEET CS.
4. CONSTRUCT EXTRUDED CONC. CURB ON THICKENED PART EDGE PER M.A.G. STD. DTL. 201. TYPE "A" NOTE: SINGLE CURB PER M.A.G. STD. DTL. 222-A IS ACCEPTABLE OPTION WITH OWNER'S APPROVAL.
5. CONSTRUCT DOUBLE REFUSE ENCLOSURE W/6" HIGH MASONRY SCREEN WALLS AROUND 4" TH. CONCRETE SLAB PER C.O.M. STD. DTL. 621-4. TEXTURE DESIGN PER ARCHITECT'S PLAN, CONSTRUCTION OPENINGS IN BASE OF WALL AS SHOWN AND PER DETAIL, SHEET CS.
6. CONSTRUCT 36" HIGH SCREEN WALL, CONSTRUCTION DETAILS, COLORS & TEXTURES PER ARCHITECT'S PLAN, TOP OF WALL AND BOTTOM OF WALL ELEVATIONS AS SHOWN.
7. CONSTRUCT 3" CONCRETE VALLEY GUTTER PER M.A.G. STD. DTL. 240.
8. CONSTRUCT SIDEWALK RAMP WITH 12:1 MAXIMUM SLOPE PER DETAIL, SHEET CS.
9. INSTALL 8" P.V.C., 40 L.F., TO CONNECT OUTFALL OF NORTH BASIN TO C.O.M. CATCH BASIN.
10. BORE HOLE IN BACK OF CATCH BASIN FOR 8" D.I.P. BLEED-OFF LINE & SEAL.
11. INSTALL 8" P.V.C. (SDR-35) STORM DRAIN EQUALIZER PIPE. LENGTH AS SHOWN. MITER EXPOSED PIPE ENDS TO MATCH RETENTION BASIN SLOPE.
12. CONSTRUCT CURB OPENING PER DETAIL, SHEET CS.
13. INSTALL 8" VALVE, BOX & COVER PER M.A.G. STD. DTL. 391-C TO REGULATE BASIN BLEED OFF SYSTEM. THE VALVE SHALL NORMALLY BE KEPT IN THE CLOSED POSITION AND OPENED AFTER THE STORM PASSES.
14. INSTALL 2 1/2" DIA. P.V.C. (SCH 40) PRESSURE RESERVOIR DRAIN PIPE FROM PUMP TO EXIST. CATCH BASIN. (371 L.F. TOTAL).
15. CONSTRUCT SIDEWALK RAMP @ ACCESSIBLE PARKING STALL PER DETAIL, SHEET CS.
16. STAINED PATTERNED CONCRETE; SEE ARCHITECT'S PLAN FOR DESIGN AND INSTALLATION.
17. INSTALL SUBMERSIBLE PUMP (BARNES #S411A W/5.00" IMP. 0.4HP OR EQUAL) WITH FLOAT ASSEMBLY IN CONC. CATCH BASIN PER M.A.G. STD. DTL. 535. TYPE "T" & DETAIL, SHEET CS.
18. 8" C.M.U. WALL AROUND C.O.M. WELL SITE PER C.O.M. ENGINEERING DETAIL, STANDARDS.
19. DRAINAGE OPENING AT BASE OF C.M.U. WALL PER DETAIL, SHEET CS.
20. CONSTRUCT COMMERCIAL DRIVEWAY PER C.O.M. STD. DTL. M-42; WIDTH AS SHOWN.
21. HORIZONTAL SAWCUT EXISTING CURB AND GUTTER (#62 L.F.)

Legend

- | | | | |
|-----|-----------------------------|---|----------------------------|
| — | Street Right-of-Way Line | □ | Telephone Pedestal |
| — | Property Line | □ | Electrical Transformer |
| — | Easement Line | □ | Cable Box |
| (R) | Record Bearing & Distance | □ | Telephone Riser |
| (M) | Measured Bearing & Distance | □ | Sanitary Sewer Manhole |
| ▨ | Exist AC Pavement | □ | Storm Drain Manhole |
| ▨ | Exist Concrete | □ | Water Valve |
| — | Water Line | □ | Fire Hydrant |
| — | Sanitary Sewer Line | □ | Water Meter |
| — | Telephone Line | □ | Backflow Prevention Device |
| — | Electric Line | □ | Water Meter |
| — | Power Pole | □ | Fd. Found |
| — | Street Light | □ | B.C. Brass Cap |
| — | Traffic Signal Pole | □ | H.H. Handhole |
| □ | Parking Lot Light | □ | T. Township |
| □ | Traffic Control Box | □ | R. Range |
| □ | Traffic Signal Box | □ | Sec. Section |
| □ | Traffic Sign | □ | Cor. Corner |
| | | □ | R/W Right-of-Way |

Gas General Notes

ALL WORK AND MATERIALS SHALL CONFORM TO THE MOST CURRENT CITY OF MESA GAS DEPARTMENT MAINTENANCE, EMERGENCY RESPONSE AND CONSTRUCTION MANUAL. WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 644-4500 FOR INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.

BEDDING OR SHADING MATERIAL ADJACENT TO THE CITY OF MESA GAS PIPE SHALL BE SELECT SANDY TYPE SOIL FREE OF ROCK AND DEBRIS THAT WILL PASS THROUGH A 3/8" SCREEN AS INSPECTED AND APPROVED BY CITY GAS INSPECTION PERSONNEL.

THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AS INDICATED ON THE CITY OF MESA DETAIL M-58 WHEN TRENCHING FOR THE WATERLINE WHERE A GAS MAIN IS TO BE INSTALLED IN THE SAME TRENCH.

CONTACT THE GAS DIVISION AT 480-644-2753 FOR SCHEDULING AND COORDINATION OF THE INSTALLATION OF NATURAL GAS MAINS AND/OR SERVICES.

CONTACT CITY OF MESA UTILITY SERVICES SUPERVISOR (HARRY JONES) AT 480-644-4496 PRIOR TO ANY INSTALLATION OF THE CUSTOMER'S GAS PIPING AT THE GAS METER LOCATION.

GAS LINE SHALL MAINTAIN A MINIMUM 12" (MINIMUM OF 8") SEPARATION FROM EXISTING WATER, SEWER, ELECTRICAL, CABLE TV AND TELECOM FACILITIES.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EXISTING UTILITIES AND AVOIDING DAMAGE TO SAME. CALL (602) 263-1100 FOR BLUE STAKES, OUTSIDE MARICOPA COUNTY CALL 1-800-STAKEIT.

THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL ABANDONED UTILITIES THAT INTERFERES WITH THIS PROJECT. THE CITY OF MESA UTILITIES DEPARTMENT, LOCATING SECTION WILL ASSIST THE CONTRACTOR AS NEEDED, IN DETERMINING IF THE UTILITY (GAS, WATER AND SEWER ONLY) IS ABANDONED BY CALLING 480-644-4500.

ALL GAS NOTES IN DASHED BOXES ARE TO BE COMPLETED BY C.O.M. CREWS OR C.O.M. GAS LINE CONTRACTOR.

REVISIONS: 9/13/07 - Curb Ramp Redesign 10/18/07 - S. Ref'n Basin Redesign	GRADING, DRAINAGE & PAVING PLAN RETAIL CENTER for GREENBRIER MARIBOROUGH DEVELOPMENT 7115 E. Baseline Road, Mesa, AZ 85209	STANDARD & ASSOCIATES, LTD. Consulting Engineers 409 S. El Dorado Mesa, Arizona 85202 (480) 982-0090	SHEET: 2 C2 OF: 12 DATE: 05/06/25 SCALE: 1" = 20' PREPARED: BNB/WMS
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MARICOPA COUNTY
OFFICIAL PARCEL MAP
STATE OF ARIZONA

PT. SECTION 06 T01S R07E

MAP ID • 856 - 06 - 02 - 01

LOCATOR GRID

18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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ASSESSOR BOOKS & MAPS WITHIN THIS AREA

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