

**AUGUSTA RANCH MARKETPLACE | FOR SALE, BTS, OR GROUND LEASE**

NWC

# CRISMON RD & GUADALUPE RD

MESA, AZ

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PhoenixCommercialAdvisors.com



# property summary

AVAILABLE	±1.03 AC Parcel ±1.30 AC Parcel	ZONING	LC
PRICING	Call for Pricing	PARCEL	312-01-982 & 312-01-983

## PROPERTY HIGHLIGHTS

- » CVS anchored with ±14,000 cars per day.
- » Neighboring Desert Ridge High School.
- » Located 1-mile from Superstition Gateway Power Center.
- » Directly North of Eastmark and Mesa Technology Corridor.

## AUGUSTA RANCH MARKETPLACE

- » 2,200 Homes.
- » 5 Schools.
- » Augusta Ranch Golf Course.
- » \$83,000 Median Household Income.



## TRAFFIC COUNT

### CRISMON RD

N: ±9,776 VPD (NB/SB)

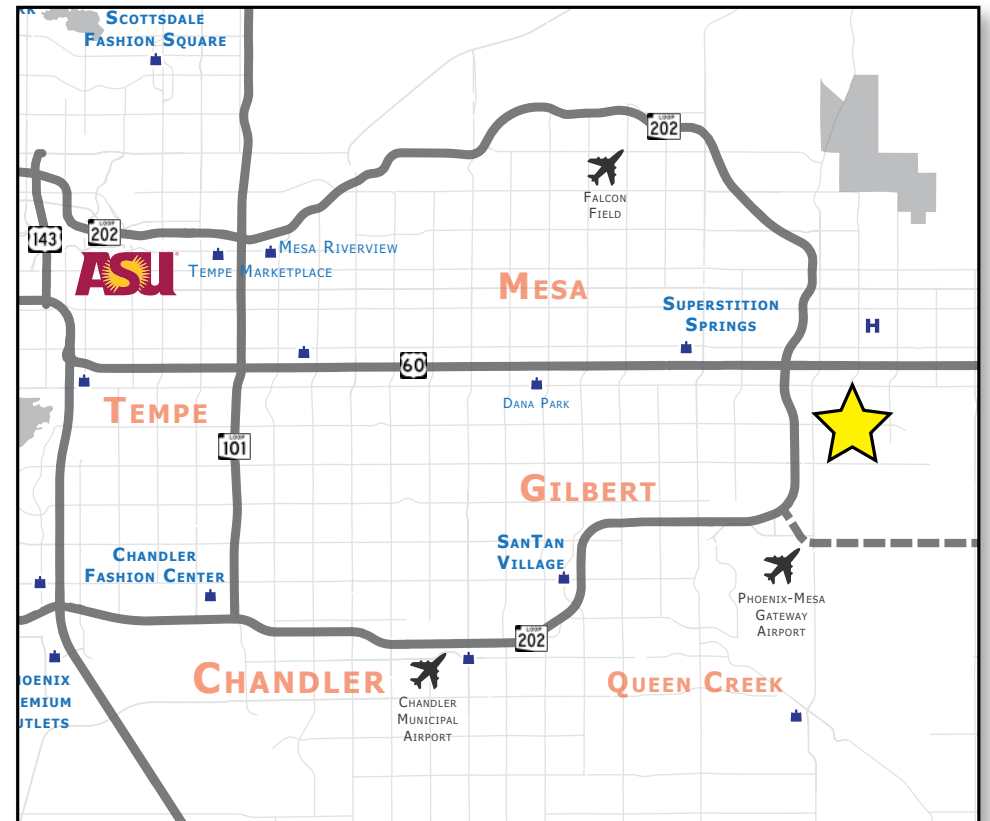
S: ±3,715 VPD (NB/SB)

### GUADALUPE RD

E: ±14,886 VPD (EB/WB)

W: ±14,587 VPD (EB/WB)

ADOT 2023

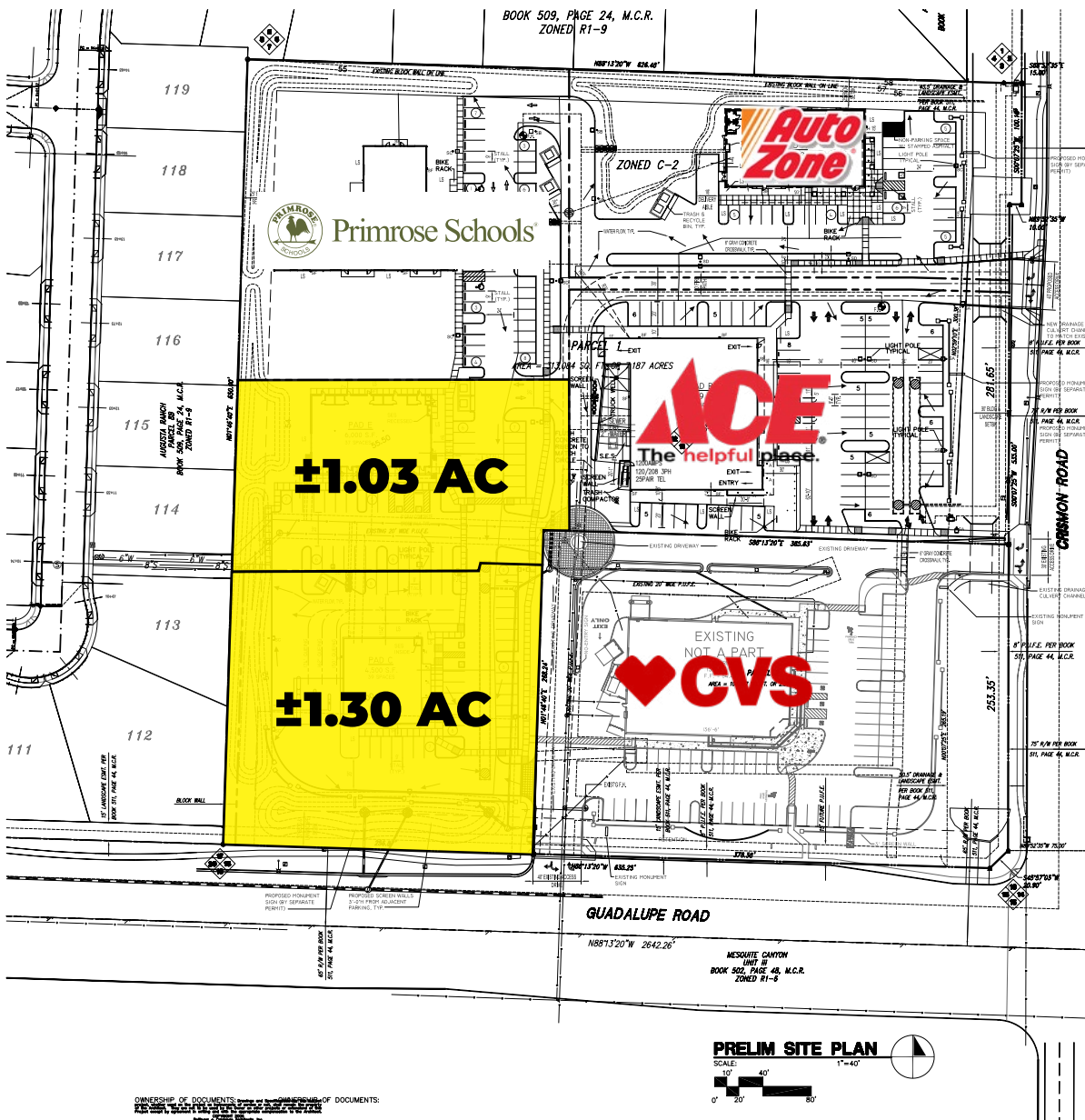


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**±1-2.33 ACRES | FOR SALE**

CRISMON RD & GUADALUPE RD, MESA, AZ





## PROJECT DATA

PARCEL NUMBER : 312-01-005-T

EXISTING ZONING : C-2

GROSS SITE AREA : 14356,830.7 S.F. (±8.19 AC)

NET SITE AREA : 1313,084 S.F. (±7.18 AC)

PAD A : ±61,881 S.F. (±1.42 AC)

PAD B : ±74,722 S.F. (±1.71 AC)

PAD C : ±57,300 S.F. (±1.31 AC)

PAD D : ±47,308 S.F. (±1.70 AC)

PAD E : ±44,923 S.F. (±1.03 AC)

RETAIL

TOTAL BUILDING AREA : 42,401 S.F.

PAD A : 7,380 S.F.

PAD B : 13,969 S.F.

PAD C : 4,500 S.F.

PAD D : 10,552 S.F.

PAD E : 6,000 S.F.

TOTAL LOT COVERAGE : 13.5%

PARKING REQUIRED : 142 (AT 1/300)

\* PARKING PROVIDED : 205 (AT 1/207)

(16 ACCESSIBLE)

\* BASED ON OCCUPANCY, WILL VARY

PROPERTY OWNER  
CVS 5814 AZ, LLC  
CVS CORP. ONE CVS DRIVE  
WOONSOCKET, RI 02895

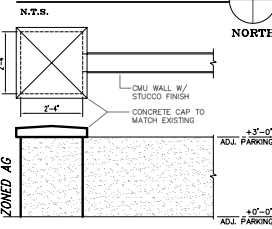
DEVELOPER  
GUADALUPE AND CRISMON LLC  
CONTACT: SETH J. FREEMAN  
5015 NORTH BATH WAY, SUITE 100  
SCOTTSDALE, AZ 85258  
PHONE: (480) 351-4333  
FAX: (480) 355-3028

ARCHITECT  
BOLLINGER + CORDENAS ARCHITECTS  
CONTACT: MISAEL GANA  
3425 E. INDIAN SCHOOL ROAD  
PHOENIX, ARIZONA 85018  
(480) 395-2475  
(480) 951-7121

CIVIL ENGINEER  
BCA ENGINEERING SERVICES LLC  
CONTACT: WATT ZEDD  
7855 E. GELDMING DR., #A-3  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 948-2710  
FAX: (480) 948-2710

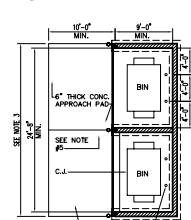
LANDSCAPE ARCHITECT  
SLIGHT LANDSCAPE ARCHITECTS LLC  
CONTACT: SETH J. FREEMAN  
PHOENIX, AZ 85028  
PHONE: (602) 996-2308  
FAX: (602) 996-2303

## VICINITY MAP



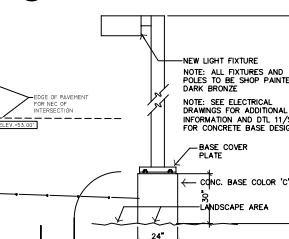
## 1 SCREEN WALL

SCALE: 1/2"=1'-0"



## 2 TRASH ENCLOSURE DTL

SCALE: 1/8"=1'-0"



## 3 LIGHTPOLE DETAIL AT PARKING LOT

SCALE: N.T.S.



## LEGAL DESCRIPTION

BEING PART OF THE 1/4 SECTION 10, T12N, R10E, S12E, of the Salt River and Western Watersheds Counties, Arizona, more particularly described as follows:

PROJECT NAME:  
AUGUSTA MARKETPLACE

NWC OF GUADALUPE & CRISMON  
MESA, AZ



Bollinger + Cordenas Architects, Inc.  
Architecture Planning Interiors Project Management  
3425 E. Indian School Rd  
Phoenix, Arizona 85018  
Tel: (602) 957-9205 Fax: (602) 954-9577

## SITE PLAN

REVISIONS:

SCALE: 1"=40'

DATE: 10/27/06

JOB #: 112106

DESIGN DEVELOPMENT  
CONST. DOCUMENTS  
BID/PRICING PACKAGE  
CONSTRUCTION ISSUE

SHEET  
**DR1**  
OF SHEETS

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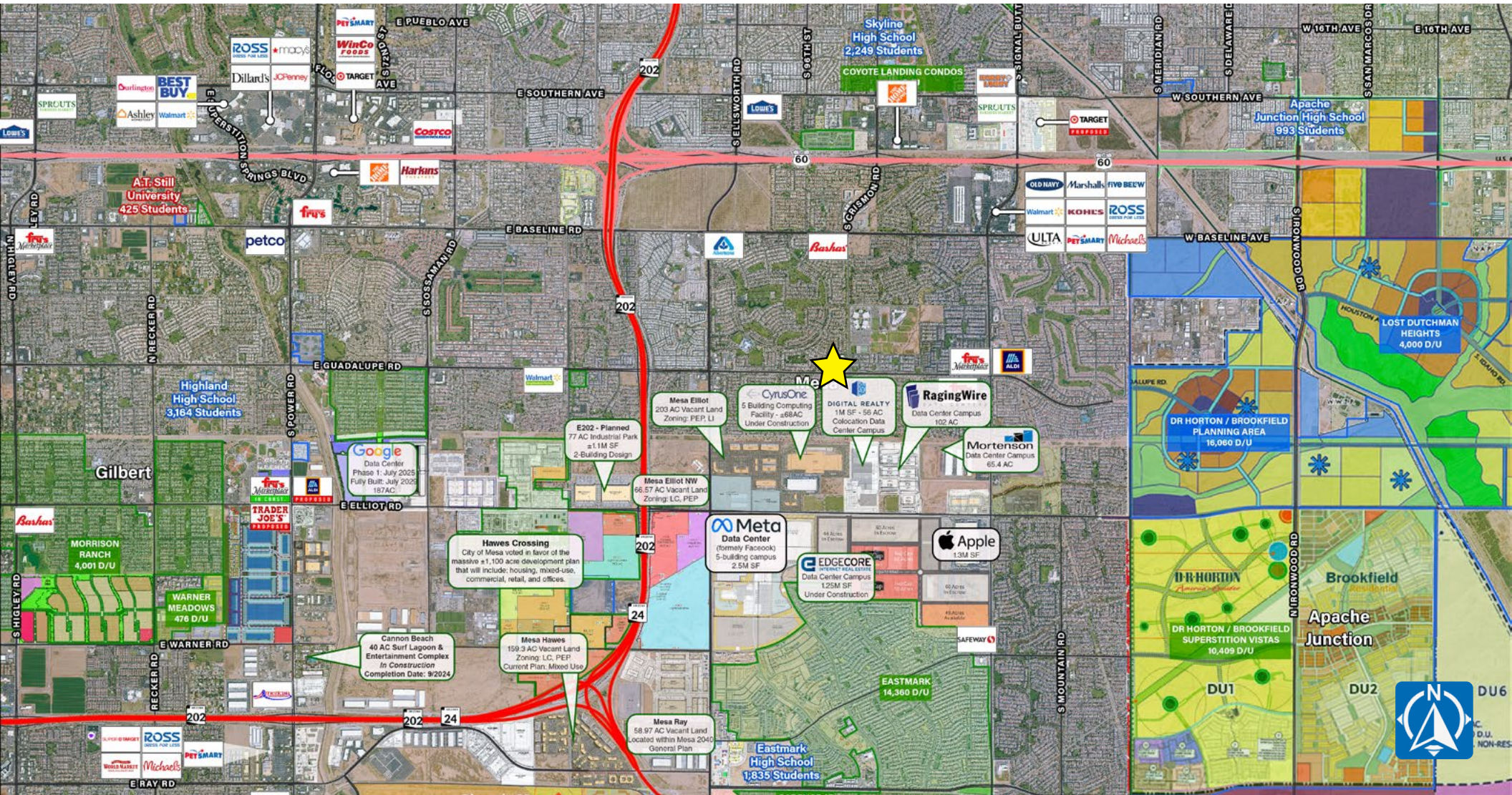
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# wide aerial



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# demos

2023 ESRI ESTIMATES



## DAYTIME POPULATION

	1-Mile	3-Mile	5-Mile
2024 Total Daytime Pop	10,268	71,140	172,689
Workers	4,033	22,578	59,850
Residents	6,235	48,562	112,839



## POPULATION

	1-Mile	3-Mile	5-Mile
2024 Total Population	14,081	92,465	206,738
2029 Total Population	14,108	97,151	214,969



## 2024 INCOMES

	1-Mile	3-Mile	5-Mile
Median HH Income	\$120,155	\$95,776	\$83,430
Average HH Income	\$151,545	\$119,306	\$108,367
Per Capita Income	\$49,182	\$43,696	\$41,645



## HOUSING UNITS

	1-Mile	3-Mile	5-Mile
2024 Housing Units	4,643	39,758	94,867
Owner Occupied	82.7%	68.9%	66.5%
Renter Occupied	14.1%	16.1%	17.2%



## HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2024 Households	4,495	33,786	79,470
2029 Households	4,578	35,965	83,765



## BUSINESSES

	1-Mile	3-Mile	5-Mile
2024 Businesses	179	1,064	3,442

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exclusively listed by

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