

# C-2 Pad Site Available

Across from Safeway Anchored Center | Adjoins CVS Drug Store  
Ground Lease or Sale

S/SWC 107th Avenue and Olive  
8904 N 107th Avenue  
Peoria, Arizona

## DEVELOPMENT OPPORTUNITY

**Location:** S/SWC 107th Avenue and Olive  
8904 N 107th Avenue  
Peoria, Arizona

**Zoning:** C-2

**Land Size:** 35,000 Sq Ft approximately

**Ground Lease:** \$6,000.00 per month N/N/N

**Sale:** \$850,000.00 Cash

**Area:** Strong activity with both residential and commercial in immediate area. National retailers at the intersection include Safeway, McDonald's, CVS, Starbucks, Subway, IHOP and Safeway Gas. Site is adjacent to high density Sun City market.

**Traffic Counts:** 107th Avenue - 7,052  
Olive Avenue - 29,024  
Total - 36,076 cars/day

### Strong

**Demographics:** 1 Mile Population - 14,476  
3 Mile Population - 107,937  
1 Mile Medium Income - \$74,793

For More Information Please Contact:

**DIAMOND  
PROPERTIES, INC.**  
Commercial real estate brokerage

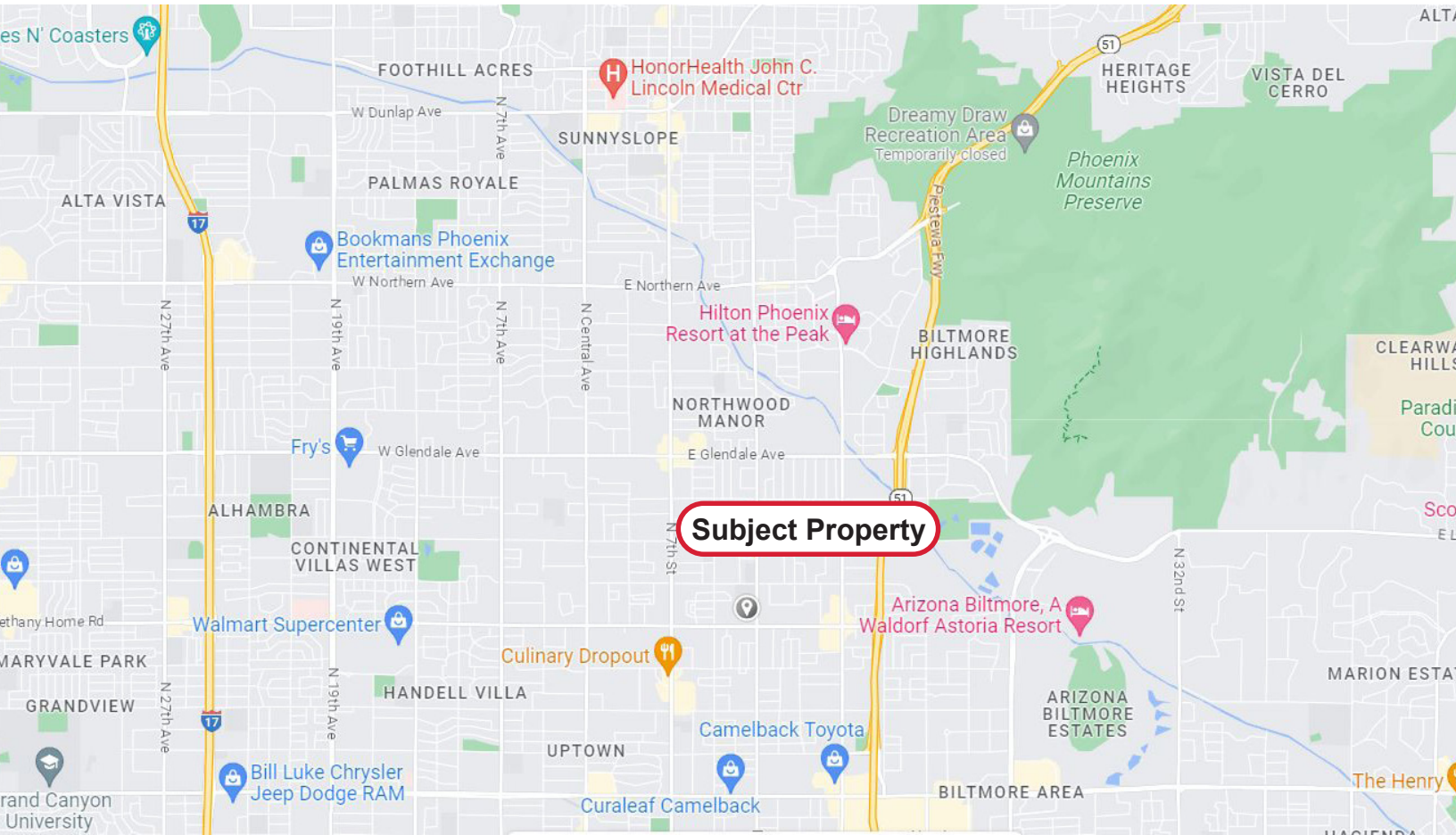
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## Area Map



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## Aerial Map Sun City



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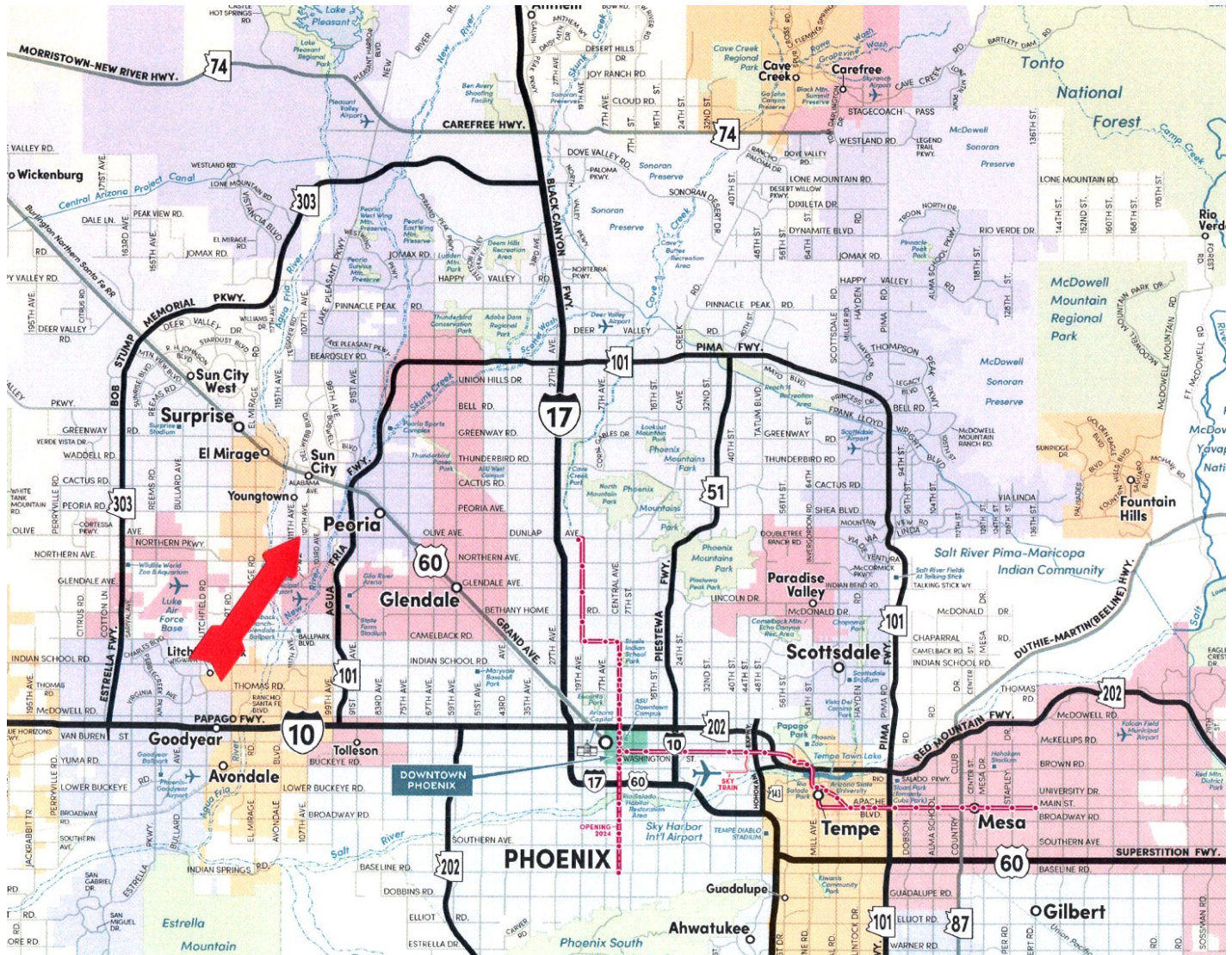
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## Greater Phoenix Map



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