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PROPERTY SUMMARY

Property Information

- Join Black Rock Coffee and Salad & Go
- C-2 zoned PAD available for Ground Lease or B.T.S
- ±Half a mile from Cesar Chavez High School (±2,615 students)
- Strong fully signalized intersection with ±51,700 VPD (ESRI)
- High household incomes
- Multiple national retailers at intersection

Property Size

- Total available: ±1.23 Acres (±53,597 SF)
 - APN: 300-14-202
- Zoning: C-2; perfect for Fast Food, Car Wash, Gas/C-store, Dental, etc.

Neighboring Tenants

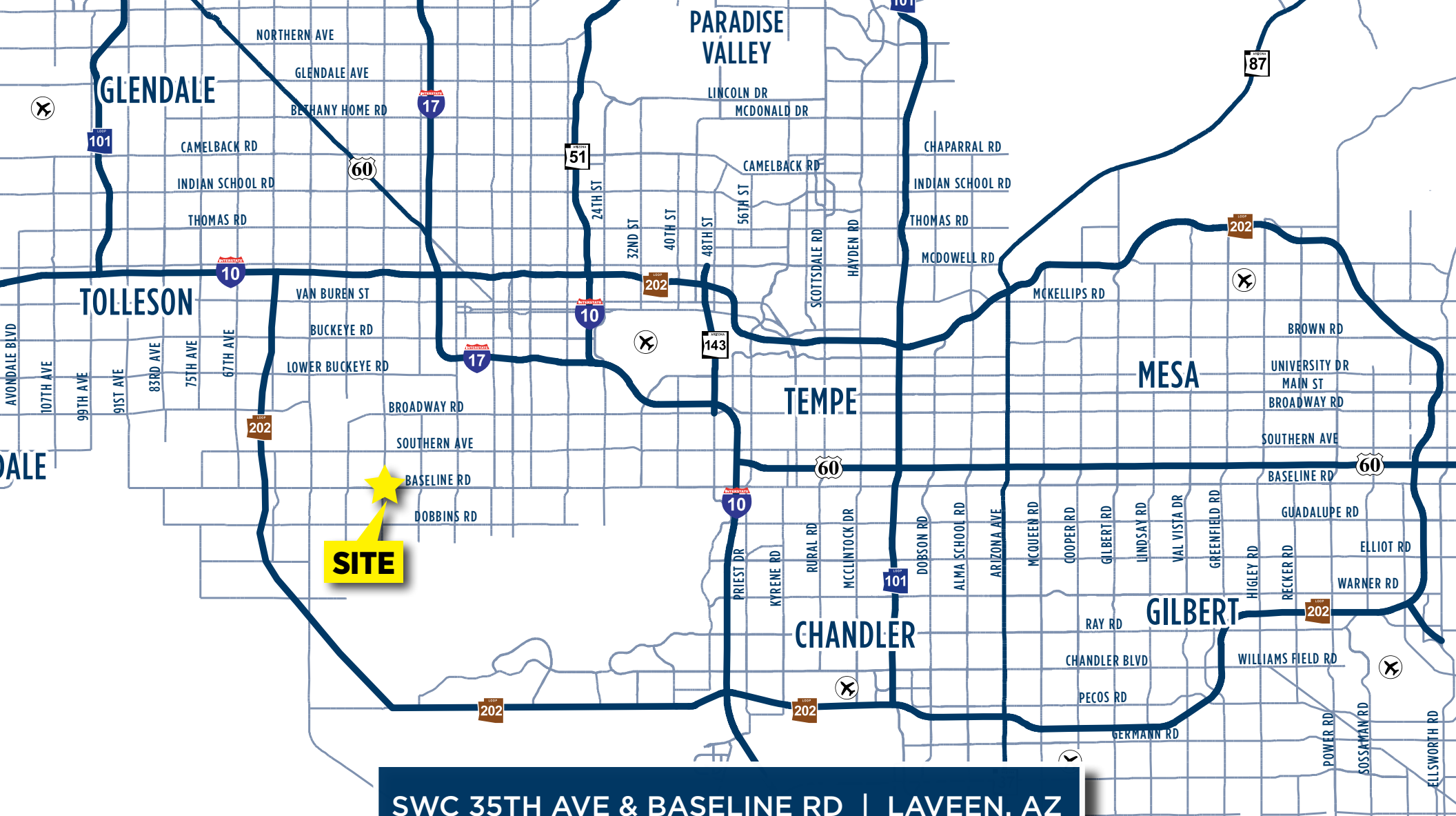


AREA HIGHLIGHTS

	1 MILE	3 MILES	5 MILES
Population 	10,485	74,720	164,351
Average Household Income 	\$87,254	\$85,111	\$73,563
Daytime Population 	8,685	61,773	147,142



SINGLE FAMILY HOUSING								
	50 - 100 Lots	100 - 200 Lots	200 - 300 Lots	300 - 400 Lots	400 - 500 Lots	500 - 600 Lots	600 - 700 Lots	700 - Above Lots
Total Number of Lots	2,664	6,549	2,987	2,089	3,364	2,739	3,178	3,868



SWC 35TH AVE & BASELINE RD | LAVEEN, AZ
LAST PAD AVAILABLE

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