

FUTURE PAD FOR SALE / LEASE / BTS

John Wayne Pkwy & Honeycutt Ave

Maricopa, AZ 85139 • USA



PROPERTY SUMMARY

LOCATION:	JOHN WAYNE PKWY & HONEYCUTT RD MARICOPA, AZ
LOT SIZE:	+/- 35,306 SF PAD C
ZONING:	PAD

TRAFFIC COUNTS

JOHN WAYNE PKWY (N/S):	22,400 VPD
HONEYCUTT AVE (E/W):	19,900 VPD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Estimated Population (2024)	13,861	54,017	62,262
Projected Population (2029)	15,980	64,401	75,880
Estimated Avg. HH Income (2024)	\$114,068	\$116,620	\$115,748
Projected Avg. HH Income (2029)	\$117,428	\$120,163	\$119,191
Average Household Size	3.7	3.3	3.3
Total Daytime Employees	863	5,019	6,329
Median Age	34.5	37.2	36.7

DE RITO PARTNERS, INC

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PROJECT DATA

APPROX. SITE AREA:	133,262.16 S.F.	NET ACRES	3.06
TOTAL BUILDING AREA:	13,874 S.F.		
APPROX. % OF COVERAGE:	10.38 %		

PARKING

TOTAL REQUIRED SPACES	62 SPACES		
TOTAL PROVIDED SPACES	71 SPACES		
PARKING RATIO:	1 SPACE PER 150A	S.F.	
PARKING RATIO	5.19 / 1,000		

HANDICAPPED

REQUIRED	5 SPACES	8.11%
PROVIDED	5 SPACES	8.11%

PARCEL DATA

PAD A (C-STORE & FUELING CANOPIES)

PARCEL AREA (APPROX.)	74,766.56 S.F.	1.72 AC.
BUILDING AREA	4,000 S.F. <td></td>	
COVERAGE	5.35 % <td></td>	
OPEN SPACE 10% REQD	7,476.66 S.F. <td></td>	
OPEN SPACE PROVIDED	16,426.50 S.F. <td></td>	
OPEN SPACE %	21.97%	
TOTAL PARKING REQUIRED:	1 SPACE PER 100 SF CONVENIENCE RETAIL SALES	2,721 SF
TOTAL PARKING PROVIDED:	26 SPACES	
HANDICAP SPACES REQUIRED	3 SPACES	
HANDICAP SPACES PROVIDED	2 SPACES	5.56%
PARKING RATIO:	1 SPACE PER 129.2	S.F.
PARKING RATIO	7.74 / 1,000	S.F.
BICYCLE PARKING REQUIRED	4 SPACES MIN	
BICYCLE PARKING PROVIDED	4 SPACES	

FUTURE PAD B (AUTO SERVICE)

PARCEL AREA (APPROX.)	23,168.08 S.F.	0.53 AC.
BUILDING AREA <td>1,024 S.F. <td></td> </td>	1,024 S.F. <td></td>	
COVERAGE <td>4.42 %</td> <td></td>	4.42 %	
OPEN SPACE 10% REQD <td>2,316.81 S.F. <td></td> </td>	2,316.81 S.F. <td></td>	
OPEN SPACE PROVIDED <td>2,405.00 S.F. <td></td> </td>	2,405.00 S.F. <td></td>	
OPEN SPACE % <td>10.37%</td> <td></td>	10.37%	
TOTAL PARKING REQUIRED:	3 SPACES PER BAY PLUS 1 PER 100 SF OFFICE	
TOTAL PARKING PROVIDED:	7 SPACES	
HANDICAP SPACES REQUIRED <td>1 SPACES</td> <td></td>	1 SPACES	
HANDICAP SPACES PROVIDED <td>1 SPACES</td> <td>12.50%</td>	1 SPACES	12.50%
PARKING RATIO:	1 SPACE PER 138.0	S.F.
PARKING RATIO <td>7.81 / 1,000</td> <td>S.F.</td>	7.81 / 1,000	S.F.
BICYCLE PARKING REQUIRED <td>3 SPACES MIN</td> <td></td>	3 SPACES MIN	
BICYCLE PARKING PROVIDED <td>3 SPACES</td> <td></td>	3 SPACES	

FUTURE PAD C (RETAIL)

PARCEL AREA (APPROX.)	35,305.52 S.F.	0.81
BUILDING AREA <td>8,000 S.F. <td></td> </td>	8,000 S.F. <td></td>	
COVERAGE <td>22.66 %</td> <td></td>	22.66 %	
OPEN SPACE 10% REQD <td>3,530.55 S.F. <td></td> </td>	3,530.55 S.F. <td></td>	
OPEN SPACE PROVIDED <td>6,277.00 S.F. <td></td> </td>	6,277.00 S.F. <td></td>	
OPEN SPACE % <td>17.78%</td> <td></td>	17.78%	
TOTAL PARKING REQUIRED:	1 SPACE PER 300 SF	
TOTAL PARKING PROVIDED:	27 SPACES	
HANDICAP SPACES REQUIRED <td>2 SPACES</td> <td></td>	2 SPACES	
HANDICAP SPACES PROVIDED <td>2 SPACES</td> <td>7.41%</td>	2 SPACES	7.41%
PARKING RATIO:	1 SPACE PER 296.3	S.F.
PARKING RATIO <td>3.58 / 1,000</td> <td>S.F.</td>	3.58 / 1,000	S.F.
BICYCLE PARKING REQUIRED <td>3 SPACES MIN</td> <td></td>	3 SPACES MIN	
BICYCLE PARKING PROVIDED <td>3 SPACES</td> <td></td>	3 SPACES	

RETAIL DEVELOPMENT
S.W.C. JOHN WAYNE PKWY (SR347) & W HONEYCUTT AVE
MARICOPA, ARIZONA 85139

PROJECT NUMBER: 232215-03
PROJECT MANAGER: JEFF K
DRAWN BY: JEFF K
CHECKED BY: JEFF K

NO.	REVISION	DATE

SHEET DESCRIPTION
DEVELOPMENT PLAN

SHEET NO.
DR-01

ISSUE DATE: 31 OCT 2024

PRELIMINARY
DRAWING

① SITE PLAN

SCALE: 1" = 40'-0"



SITE PLAN

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