

Property Summary

13640 S Sunland Gin Rd, Arizona City, AZ 85123

FOR SALE



PROPERTY HIGHLIGHTS

- Strategic Commercial Location – Positioned along Sunland Gin Road with approximately 7,000 vehicle traffic per day.
- Rare Dual Frontage – The property offers 244 feet of frontage on Sunland Gin Road and 108 feet on Santa Cruz Boulevard.
- Fully Leased with Flexibility – Currently 100% occupied by multiple tenants on month-to-month leases.
- Owner-User Advantage – Ideal for an owner-user seeking partial or full occupancy.
- Attractive Land Size – Situated on a .87-acre commercially zoned parcel, offering ample space for parking, expansion, outdoor storage, or future redevelopment.
- Revitalizing Trade Area – Surrounding properties are experiencing redevelopment and repurposing.
- Mining Industry Presence – Arizona City benefits from proximity to active and expanding mining operations.
- Regional Employment Driver – Nearby mining and the Lucid manufacturing plant.

OFFERING SUMMARY

| | |
|----------------|----------------|
| Sale Price: | \$1,250,000.00 |
| Lot Size: | 37,897 SF |
| Building Size: | 5,150 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 347 | 824 | 2,329 |
| Total Population | 853 | 2,024 | 5,741 |
| Average HH Income | \$60,198 | \$59,454 | \$62,858 |

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