



**.42 Acres  
Zoned: C-1  
Adjacent to MF project  
in development**

# For Sale Commercial Land

**SEC Camelback Rd & 41st Dr.  
Phoenix, AZ**

**208 Apt Units  
In Development**

**The Residences At  
Camelback West  
(351 apt units)**

**Alhambra  
High  
School**

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*Fine Properties*





## HIGHLIGHTS

- 2022 Traffic Counts: 32,896 VPD
- APN: 107-01-002A
- Size: .42 Acres (18,136 SF)
- Zoned C-1, City of Phoenix
- Adjacent site is being developed with 208 apartment units.
- Easy access to US-60/Grand Ave

	1 MILE	3 MILES	5 MILES
Population 2023	18,722	216,343	534,574
Daytime Employment	6,269	46,788	164,258
Average HH Income	\$58,914	\$58,914	\$63,550

