

2.25 ACRES AVAILABLE FOR GROUND LEASE OR RBTS



FOR LEASING INQUIRIES:

IGNITE

COMMERCIAL
REAL ESTATE

JESSE ROZIO
FOUNDER & CEO
480.603.6892
jesse@ignite-CRE.com
ignite-cre.com

**±2.25 AC
AVAILABLE**

26,988 VPD ('24)

Estates at
Laveen Vistas
548 Lots

BD Trailhead

S 51st Ave

S 51st Ave

W Elliot Rd





LOOP 202 W Elliot Rd

LOOP 202

Estrella Foothills
Global Academy
682 Students

Tierra
Montana
938 Lots

Estates at
Laveen Vistas
548 Lots

±2.25 AC
AVAILABLE

16,023 VPD (24)

S 51st Ave

4,788 VPD (24)

W Elliot Rd

26,988 VPD (24)

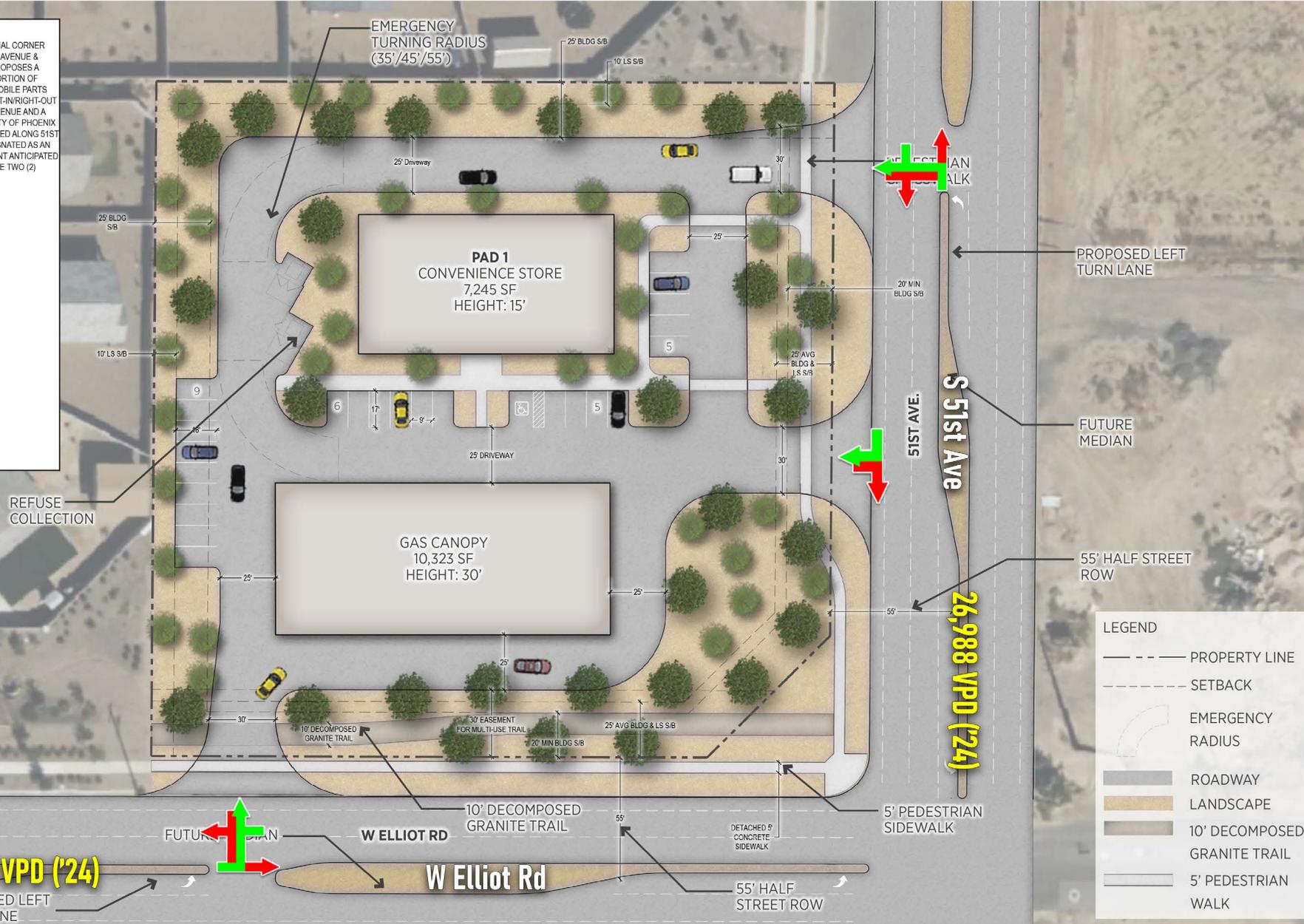
PROJECT DESCRIPTION:
THE PROPOSED DEVELOPMENT PLANS FOR A COMMERCIAL CORNER PARCEL LOCATED AT THE NORTHWEST CORNER OF 51ST AVENUE & ELLIOT ROAD FEATURING TWO (2) RETAIL PADS. PAD 1 PROPOSES A RESTAURANT WITH A DRIVE THRU AT THE SOUTHEAST PORTION OF THE DEVELOPMENT PARCEL. PAD 2 PLANS FOR AN AUTOMOBILE PARTS USER. ACCESS TO THE SITE WILL BE PROVIDED VIA RIGHT-IN/RIGHT-OUT INGRESS AND EGRESS AT ONE LOCATION ALONG 51ST AVENUE AND A SECOND LOCATION ALONG ELLIOT ROAD. AS PER THE CITY OF PHOENIX STREET CLASSIFICATION MAP, A MEDIAN WILL BE PROVIDED ALONG 51ST AVENUE AND ELLIOT ROAD AS BOTH STREETS ARE DESIGNATED AS AN ARTERIAL CM CROSS SECTION. THE RETAIL DEVELOPMENT ANTICIPATED PROVIDING A SHARED PARKING AGREEMENT BETWEEN THE TWO (2) RETAIL USES.

PROJECT DATA:

APN:	300-02-046R
TOTAL GROSS AREA:	2.96 ACRE (1,28,937 SF)
TOTAL NET AREA:	2.25 ACRE (98,010 SF)
TOTAL BUILDING SF:	17,568 SF
LOT COVERAGE:	17.9%
EXISTING ZONING:	C-1PCD
PROPOSED ZONING:	C-1PCD (NO CHANGE)
PARKING REQUIRED:	19
PROVIDED:	25

PAD 1:

LAND USE:	CONVENIENCE RETAIL
GAS STATION	
BUILDING AREA:	17,568 SF
CONVENIENCE STORE:	7,245 SF
GAS CANOPY:	10,323 SF
PARKING REQUIREMENTS:	1,300 ON NET LEASABLE SF.
PARKING REQUIRED:	19
PROVIDED:	25



4,788 VPD ('24)

26,988 VPD ('24)

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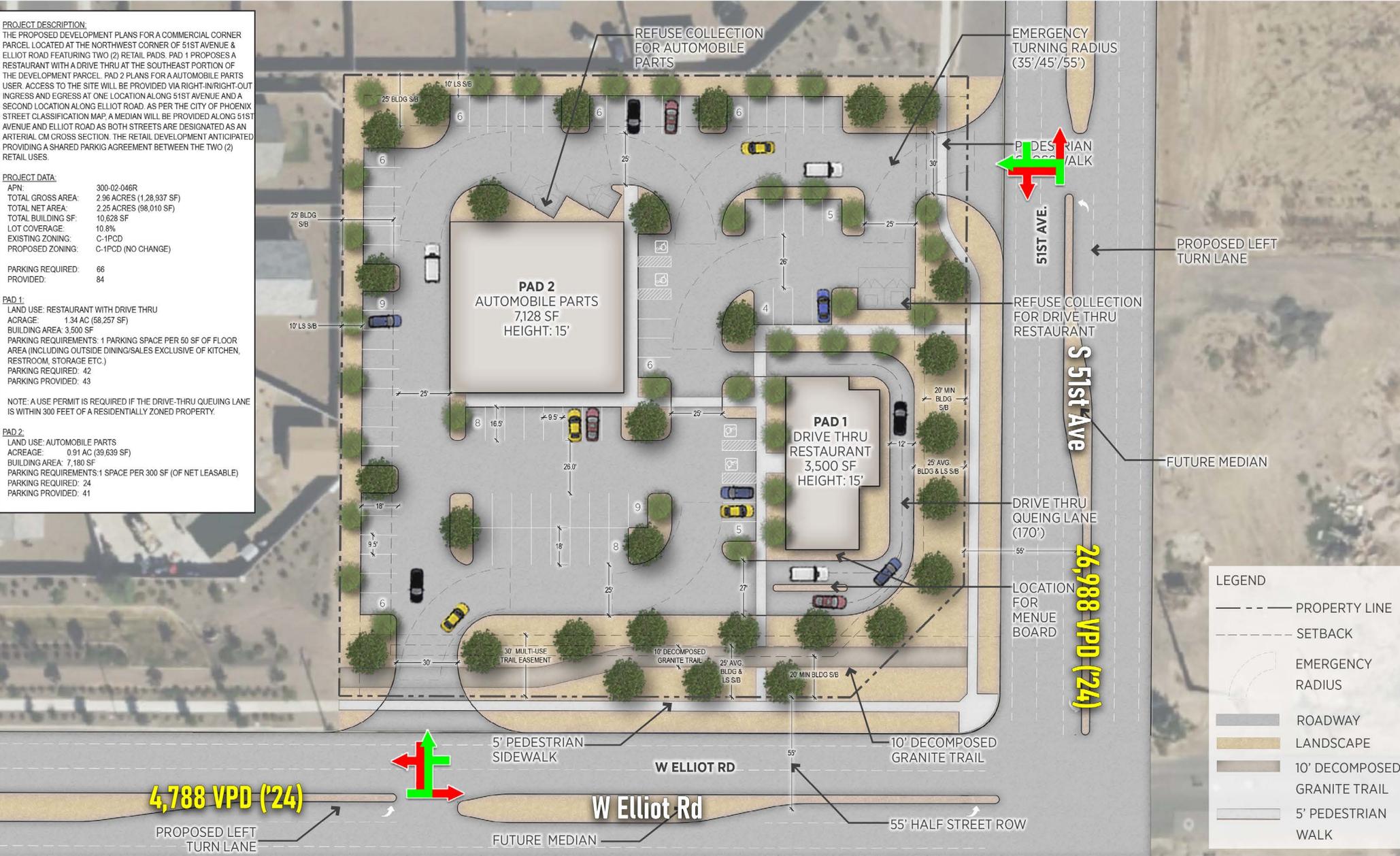
PROJECT DATA:
APN: 300-02-046R
TOTAL GROSS AREA: 2.96 ACRES (1,28,937 SF)
TOTAL NET AREA: 2.25 ACRES (98,010 SF)
TOTAL BUILDING SF: 10,628 SF
LOT COVERAGE: 10.8%
EXISTING ZONING: C-1PCD
PROPOSED ZONING: C-1PCD (NO CHANGE)

PARKING REQUIRED: 66
PROVIDED: 84

PAD 1:
LAND USE: RESTAURANT WITH DRIVE THRU
ACRAGE: 1.34 AC (58,257 SF)
BUILDING AREA: 3,500 SF
PARKING REQUIREMENTS: 1 PARKING SPACE PER 50 SF OF FLOOR AREA (INCLUDING OUTSIDE DINING/SALES EXCLUSIVE OF KITCHEN, RESTROOM, STORAGE ETC.)
PARKING REQUIRED: 42
PARKING PROVIDED: 43

NOTE: A USE PERMIT IS REQUIRED IF THE DRIVE-THRU QUEUING LANE IS WITHIN 300 FEET OF A RESIDENTIALLY ZONED PROPERTY.

PAD 2:
LAND USE: AUTOMOBILE PARTS
ACRAGE: 0.91 AC (39,639 SF)
BUILDING AREA: 7,128 SF
PARKING REQUIREMENTS: 1 SPACE PER 300 SF (OF NET LEASABLE)
PARKING REQUIRED: 24
PARKING PROVIDED: 41



LEGEND

- PROPERTY LINE
- SETBACK
- EMERGENCY RADIUS
- ROADWAY
- LANDSCAPE
- 10' DECOMPOSED GRANITE TRAIL
- 5' PEDESTRIAN WALK

PROPERTY HIGHLIGHTS

- Located just off the 202 freeway
- Easy access from both Elliot Rd. and Estrella Dr. freeway exits
- 148,000+ residents within the trade area.
- Planned uses for nearby sites include an auto mall and a hospital with a Level 1 trauma center



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 Population	5,284	47,201	106,938
2029 Proj. Pop.	7,787	54,983	116,774
Daytime Pop.	3,480	32,513	77,663
Avg Home Value	\$655,259	\$532,117	\$515,154
Avg HH Income	\$144,342	\$127,710	\$118,543
Median Age	38.4	33.1	32.6

	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	512	4,368	17,007
2010 Total Population	1,342	27,716	69,113
2024 Total Population	5,284	47,201	106,938
2029 Total Population	7,787	54,983	116,774
2019-2024 Annual Rate	8.06%	3.10%	1.78%
2024 Total Daytime Population	3,480	32,513	77,663
Workers	789	8,413	21,847
Residents	2,691	24,100	55,816
HOUSEHOLD SUMMARY			
2000 Households	168	1,379	4,731
2010 Households	440	8,421	20,273
2024 Households	1,447	13,318	30,056
2029 Households	2,149	15,754	33,312
2024 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	86.8%	78.5%	77.5%
Renter Occupied Housing Units	10.3%	18.7%	19.8%
2024 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$144,342	\$127,710	\$118,543
Average Home Value	\$655,259	\$532,117	\$515,154
2024 POPULATION BY RACE/ETHNICITY			
Total	5,284	47,201	106,939
White Alone	37.6%	29.5%	28.1%
Black Alone	16.2%	20.0%	17.7%
American Indian Alone	2.1%	4.0%	5.2%
Asian Alone	4.2%	5.2%	4.6%
Pacific Islander Alone	0.4%	0.4%	0.3%
Some Other Race Alone	20.0%	22.2%	25.4%
Two or More Races	19.5%	18.8%	18.6%
Hispanic Origin	47.4%	48.5%	52.3%
Diversity Index	87.6	89.2	89.3
2024 POPULATION BY AGE			
Total	5,282	47,198	106,938
0 - 4	5.8%	7.0%	7.2%
5 - 9	6.8%	7.5%	7.5%
10 - 14	8.0%	8.6%	8.6%
15 - 24	13.0%	15.5%	15.9%
25 - 34	11.7%	14.3%	14.5%
35 - 44	14.4%	15.0%	14.9%
45 - 54	14.5%	12.8%	12.6%
55 - 64	12.0%	9.5%	9.6%
65 - 74	8.5%	6.2%	6.0%
75 - 84	4.3%	2.9%	2.6%
85 +	1.0%	0.7%	0.7%
18 +	74.8%	71.7%	71.4%
2024 Median Age	38.4	33.1	32.6
2024 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	3,504	29,008	65,000
Some College, No Degree	15.5%	19.2%	19.9%
Associate Degree	11.7%	10.9%	10.4%
Bachelor's Degree	24.4%	20.1%	18.1%
Graduate/Professional Degree	16.4%	12.2%	10.7%

Source: Esri, U.S. Census

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