

4 RETAIL PAD SITES FOR SALE OR GROUND LEASE



SEDELLA PADS A, B, C & D

GOODYEAR, AZ



FOR SALE & LEASE

KW COMMERCIAL
830 South Higley Rd.
Gilbert, AZ 85296



Each Office Independently Owned and Operated

PRESENTED BY:

BROCK DANIELSON, CRE

Senior Director

O: (602) 881-8852

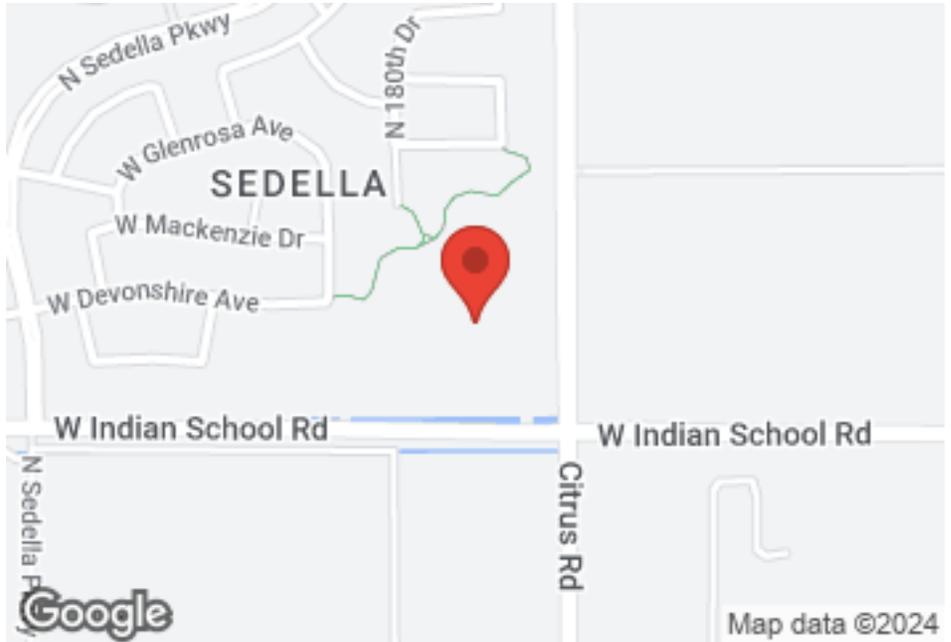
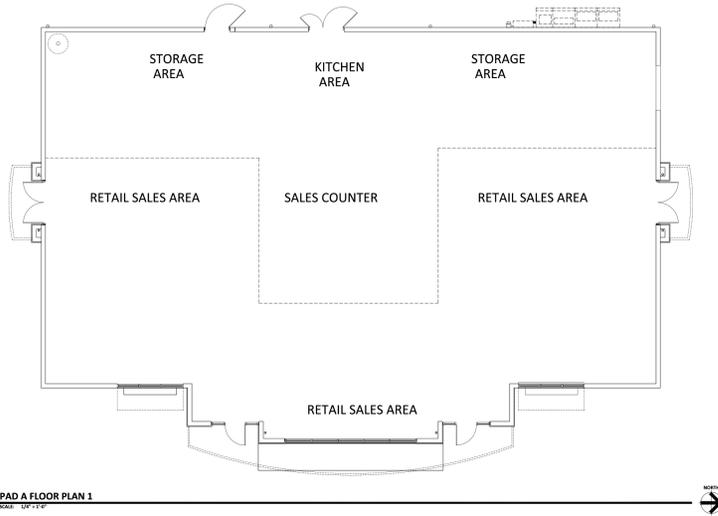
C: 6028818852

brock@brockdanielsonassociates.com

BR514988000, Arizona

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EXECUTIVE SUMMARY



COMMERCIAL/STORAGE SITE
NWC CITRUS & INDIAN SCHOOL
GOODYEAR, ARIZONA
DATE: 5-17-2023 (PRELIMINARY)

FP-5

RKAAP 21355.50

OFFERING SUMMARY

PRICE:	\$\$849,500 - \$5,619,900
LEASE TERM:	50 / 10 year buyout option
LEASE RATE:	6.5%
LOT SIZE:	69,956 SF / 1.61 AC
PRICE / ACRE:	871,302
ACCESS:	Citrus & Indian School
FRONTAGE:	Citrus
ZONING:	PAD
PERMITTED USES:	Retail
APN:	502-30-001P

PROPERTY OVERVIEW

NWC of Indian School Rd and Citrus Rd is currently being entitled for the development of a class A storage facility with four retail PADS with Indian School and Citrus frontage and entrances. These are fully improved PAD Sites with utilities stubbed to each PAD.

4 PADS available:

~~PAD A - For Sale \$849,500~~ In Escrow

PAD B - For Sale 1,427,900

PAD C - For Sale \$1,123,500

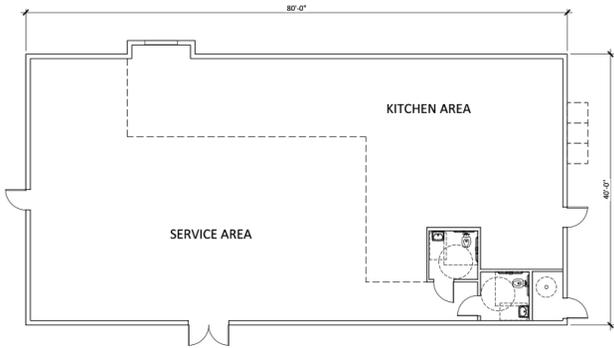
~~PAD D - For Sale \$2,229,000~~ In Escrow

Ground Lease Terms: For Sale Price + 10%, 50 Years, 10 Year buyout option, 6.5%, 3% annual bumps.

PROPERTY PHOTOS

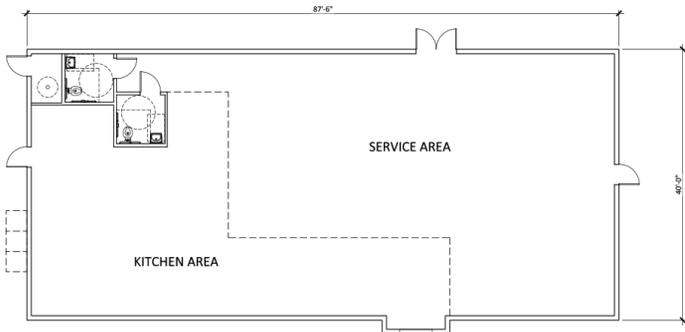


PROPERTY PHOTOS



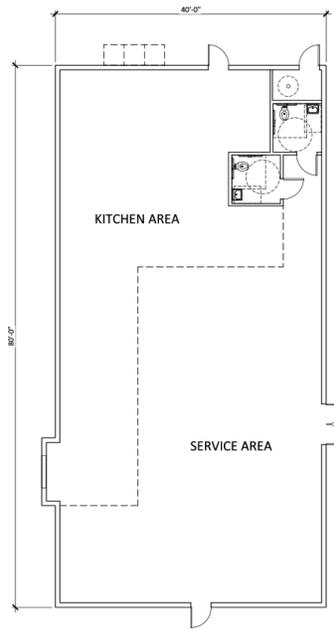
PAD B FLOOR PLAN 1

SCALE: 1/8" = 1'-0"



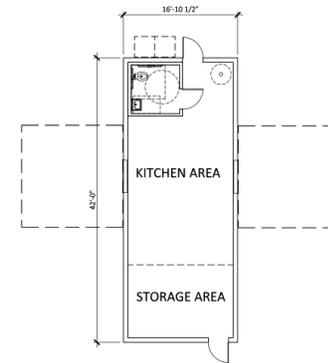
PAD C FLOOR PLAN 1

SCALE: 1/8" = 1'-0"



PAD D FLOOR PLAN 1

SCALE: 1/8" = 1'-0"



PAD E FLOOR PLAN 1

SCALE: 1/8" = 1'-0"

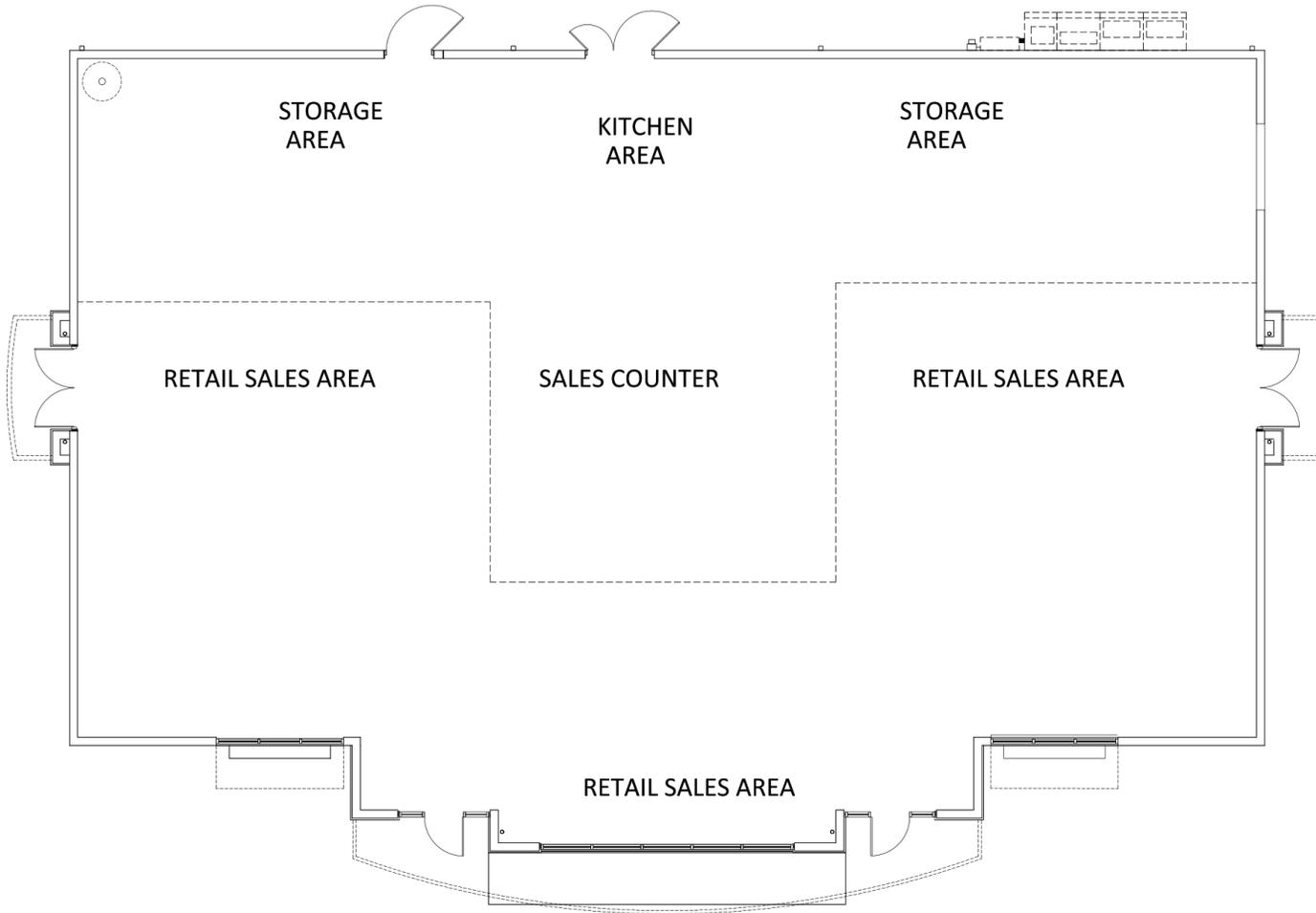


COMMERCIAL/STORAGE SITE
 NWC CITRUS & INDIAN SCHOOL
 GOODYEAR, ARIZONA
 DATE: 5-17-2023 (PRELIMINARY)

FP-7

RKAA# 21355.50

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PAD A FLOOR PLAN 1
SCALE: 1/4" = 1'-0"



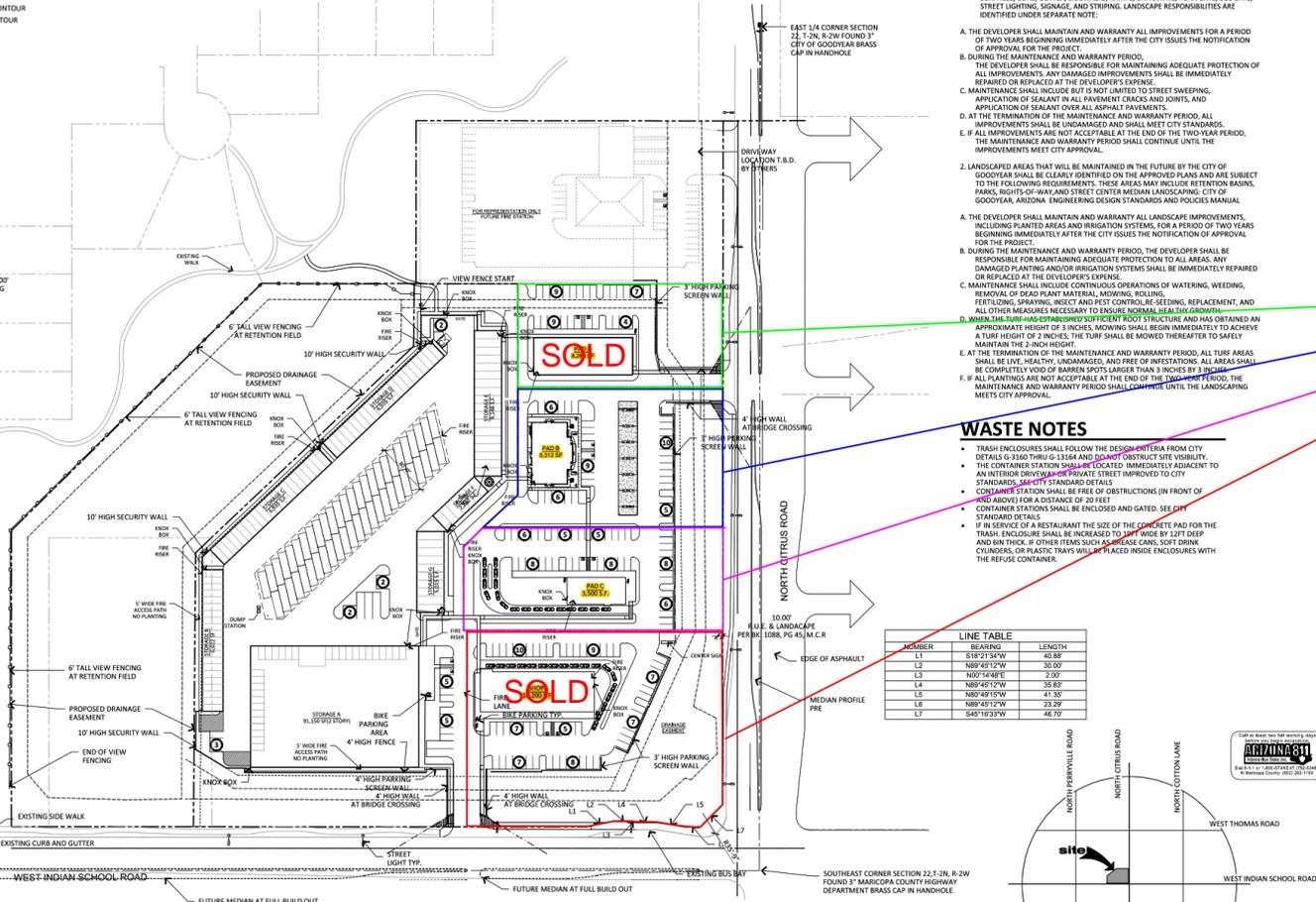
PROPERTY PHOTOS



LEGEND

- PROPERTY LINE
- ROAD CENTER
- DRAINAGE CANAL BOTTOM COURSE
- DRAINAGE CANAL UPPER COURSE
- LANDSCAPE SETBACK
- 5' FIRE ACCESS PATH
- VIEW TRIANGLE
- TURNING RADIUS
- PARKING COUNT
- ENTRY AND CROSS WALK
- STAMPED CONCRETE
- FIRE HYDRANT
- RIGHT TURN LANE
- STREET LIGHT TYP.
- FIRE LANE TYP. NO PARKING
- SINGS TO BE PLACED EVERY
- ALONG ALL STRAIGHT CLOSING
- PER CITY DETAILS

BENCHMARK:
SOUTHWEST CORNER
SECTION 10, T.2N, R.1W FOUND 3" MARICOPA
COUNTY HIGHWAY DEPARTMENT BRASS CAP IN
HANDSHE (0.40' DOWN CITY OF GOODYEAR
BENCHMARK NO. G357 (1016.36)
NORTHEAST CORNER
SECTION 15, T.2N, R.2W FOUND 3" CITY OF PHOENIX
BRASS CAP IN HANDSHE (0.55' DOWN CITY OF
GOODYEAR BENCHMARK NO. G389 (1054.66)



CITY STANDARD NOTES 8.1.1.C

- IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND BE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE.
 - THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
 - DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 - MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
 - IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
- LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND BE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY AND STREET CENTER MEDIAN LANDSCAPING, CITY OF GOODYEAR, ARIZONA ENGINEERING DESIGN STANDARDS AND POLICES MANUAL.
 - THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
 - DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 - MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOVER BURNING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO MAINTAIN TURF GRASS TO ADEQUATE TURF HEIGHT OF 2 INCHES. THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAUNAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 1 INCHES BY 3 INCHES.
 - IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

WASTE NOTES

- TRASH ENCLOSURES SHALL FOLLOW THE DESIGN CRITERIA FROM CITY DETAILS G-3160 THRU G-3164 AND DO NOT OBSTRUCT SITE VISIBILITY.
- THE CONTAINER STATION SHALL BE LOCATED IMMEDIATELY ADJACENT TO AN INTERIOR DRIVEWAY OR PRIVATE STREET IMPROVED TO CITY STANDARDS, SEE CITY STANDARD DETAILS.
- CONTAINER STATION SHALL BE FREE OF OBSTRUCTIONS (IN FRONT OF) AND ABOVE FOR A DISTANCE OF 20 FEET.
- STANDARD DETAILS.
- IF IN SERVICE OF A RESTAURANT THE SIZE OF THE CONCRETE PAD FOR THE TRASH ENCLOSURE SHALL BE INCREASED TO 10' WIDE BY 12' DEEP AND 6" THICK. IF OTHER ITEMS SUCH AS WASTE CANS, SOFT DRINK CYLINDERS, OR PLASTIC TRAYS WILL BE PLACED INSIDE ENCLOSURES WITH THE TRASH CONTAINERS.

NUMBER	BEARING	LENGTH
L1	S182°35'W	48.85'
L2	N89°45'12"W	30.00'
L3	N00°12'48"E	2.00'
L4	N80°48'12"W	30.85'
L5	N80°48'12"W	41.35'
L6	N80°48'12"W	23.25'
L7	S45°18'33"W	48.70'

PROJECT DIRECTORY

ARCHITECT: RKA A ARCHITECTS, INC.
2233 E. THOMAS ROAD
PHOENIX, AZ 85016
CONTACT: ERIC MINAR
PHONE: (602) 955-3000
FAX: (602) 955-0498
E-MAIL: em@rkaa.com

PROJECT DESCRIPTION

NEW PLANNED AREA DEVELOPMENT COMMERCIAL CENTER WITH BOAT/RV SELF STORAGE FACILITIES.
A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, GOODYEAR, ARIZONA

SITE DATA

ASSESSOR PARCEL NO.: 502-00-001P
NET SITE AREA: 37.26 ACRES (162,861.11 SQ. FT.)
PROPERTY TYPE: PLANNED AREA DEVELOPMENT
EXISTING ZONING: PAL
PROPOSED ZONING: (UNCHANGE(D))

PARKING DATA

TOTAL PARKING PROVIDED: 181 SPACES
ACCESSIBLE SPACES REQUIRED: 30 SPACES
ACCESSIBLE SPACES PROVIDED: 30 SPACES

PAD A:
NET SITE AREA: 1.08 ACRES (47,159 SF)
BUILDING AREA: 5,212 SF
PARKING PROVIDED: 29 SPACES

PAD B:
NET SITE AREA: 1.48 ACRES (64,900 SF)
BUILDING AREA: 3,200 SF
PARKING PROVIDED: 36 SPACES

PAD C:
NET SITE AREA: 1.36 ACRES (59,113 SF)
BUILDING AREA: 3,020 SF
PARKING PROVIDED: 43 SPACES

SHOPS:
NET SITE AREA: 2.53 ACRES (110,284 SF)
BUILDING AREA: 10,300 SF
PARKING PROVIDED: 40 SPACES

FIRE SITE:
NET SITE AREA: 2.55 ACRES (110,984 SF)
BUILDING AREA: N/A SF

STORAGE AREA:
NET SITE AREA: 6.28 ACRES (273,641 SF)
BUILDING AREA: 126,845 SF
PARKING REQUIRED: 1/300 SF OFFICE 300SF OFFICE 1 SPACE
1,500 UNITS 200 UNITS 15 SPACES
15 SPACES

PARKING PROVIDED:
BIKE PARKING 1/200 REQUIRED PARKING SPACES WITH A MIN. OF 4 AND MAX. OF 100
BIKE PARKING PROVIDED AT STORAGE 4

RETENTION AREA: 5.36 ACRES (233,539 SF)
NET SITE AREA:

GENERAL NOTES

- ALL GLASS WINDOWS AND DOORS SHALL BE TINTED AND BE DESIGNED TO PREVENT GLARE REFLECTION.
- THE FACILITY'S PUBLIC HOURS OF OPERATION SHALL BE 6:00AM AND 10:00PM FROM MONDAY THRU SUNDAY (OFFICE CLOSING @6:00PM).
- ALL EXTERIOR DOORS INCLUDING THE MAIN DOORS, AND THE LOADING/UNLOADING DOORS EXCLUDING THE DOORS FOR THE OFFICE SHALL BE PAINTED TO MATCH THE BUILDING PORTION WHERE THEY ARE LOCATED.
- ALL FENCES OR WALLS SHALL BE LOCATED ENTIRELY UPON THE PROPERTY OF THE OWNER, FIRMS OR CORPORATIONS CONSTRUCTING, OR CAUSING THE CONSTRUCTION, OF SUCH FENCE/WALL UNLESS THE OWNER OF THE ADJOINING PROPERTY AGREES IN WRITING, THAT SUCH FENCE OR WALL MAY BE ERRECTED ON THE DIVISION LINE OF THE RESPECTIVE PROPERTIES.
- ANY FENCE OR WALL DESIGNED TO ONLY HAVE ONE "FINISHED" SIDE SHALL BE ERRECTED SO THAT THE "FINISHED" SIDE FACES OUTWARD FROM THE PROPERTY.
- OUTDOOR STORAGE AREAS, TRASH, EQUIPMENT, VEHICLES OR SIMILAR ITEMS SHALL BE PROVIDED MASONRY SCREENING WALLS SIX FEET IN HEIGHT.
- ALL PARKING AREAS SHALL BE SCREENED FROM STREET VIEW BY MASONRY WALL OR BERRA TO A MINIMUM HEIGHT OF THREE (3) FEET ABOVE FINISHED GRADE.
- ALL FENCE/TURN FEATURES NEAR THE PROPOSED PROJECT SHALL COMPLY WITH THE LATEST ADA GUIDELINES, THIS INCLUDES SIDEWALKS, RAMPS, S.L.C.
- BUILDINGS EXCEEDING 30 FEET IN HEIGHT, REQUIRE 26 FOOT WIDE FIRE LANES.
- NO SPEED BUMPS OR ANY OBSTRUCTIONS SHALL BE ALLOWED WITHIN FIRE LANES.
- KNOX BOXES ARE REQUIRED AT THE FRONT ENTRANCE OF ALL BUILDINGS AND AT ANY FIRE SPRINKLER RISER ROOM. ADDITIONAL KNOX BOXES ARE REQUIRED AT AND DOOR TO AN INTERIOR ROOM OFFICE, ELECTRICAL ROOM, OR HAZARDOUS AREA.
- AN ALARM SYSTEM MAY BE REQUIRED FOR THE BUILDING. ON-SITE, CERTIFIED TESTING IS REQUIRED WHEN CONSTRUCTION HAS BEEN COMPLETED, BEFORE FINAL APPROVAL FOR CERTIFICATE OF OCCUPANCY CAN BE PROVIDED.
- THE MINIMUM FIRE FLOW REQUIREMENT IS 5.500 GPM FOR 2-HOURS. A FLOW TEST SHALL BE REQUIRED FOR SUBMITTAL WITH THE CONSTRUCTION PLANS. FIRE LINES SHALL BE LOOPED.
- ALL NEW FIRE HYDRANTS SHALL BE PROVIDED WITH A SEVEN FOOT (7') SPACE CLEAR OF ANY LANDSCAPE MATERIALS THAT EXCEED SIX INCHES (6") IN HEIGHT.
- MECHANICAL UNITS MUST BE FULLY SCREENED.
- ALL LIGHTING SHALL BE DIRECTED DOWNWARD. SECURITY LIGHTING ONLY SHALL BE ILLUMINATED AFTER 10:00PM TILL DAWN.
- ALL ELECTRICALLY OPERATED GATES INSTALLED ACROSS A FIRE APPARATUS ACCESS ROAD WILL REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
- AUTOMATIC GATES WILL REQUIRE A TRAFFIC PRE-EMPTION DEVICE (OPTICON) AND A KNOX KEY SWITCH FOR EMERGENCY OPERATION AT EACH LOCATION. THE TRAFFIC PRE-EMPTION DEVICE IS TO BE LOCATED SO IT CAN SEE THE APPROACHING FIRE APPARATUS AND SIGNAL THE GATE TO OPEN. THE KNOX KEY SWITCH IS TO BE MOUNTED ON A PEDESTAL, APPROXIMATELY SIXTY-SIX (66) INCHES ABOVE GRADE, A MINIMUM OF TEN (10) FEET FROM THE GATE ON THE DRIVERSIDE. WHEN EXTING A PRE-EMPTION DEVICE AND KNOX SWITCH WILL BE REQUIRED ON THE INSIDE OF THE GATE IF NOT AUTOMATIC.
- A KNOX BOX IS REQUIRED AT EACH BUILDING ENTRY OR EXIT AND OUTSIDE ANY FIRE RISER ROOM.

SITE PLAN

SCALE: 1" = 80'-0"



COMMERCIAL/STORAGE SITE

NWC CITRUS & INDIAN SCHOOL, GOODYEAR, ARIZONA

A PORTION OF LAND LOCATED IN THE SOUTH EAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DATE: 06-19-2024 (PRELIMINARY)

SP-1

RKAA# 21355.50

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SITE PLAN

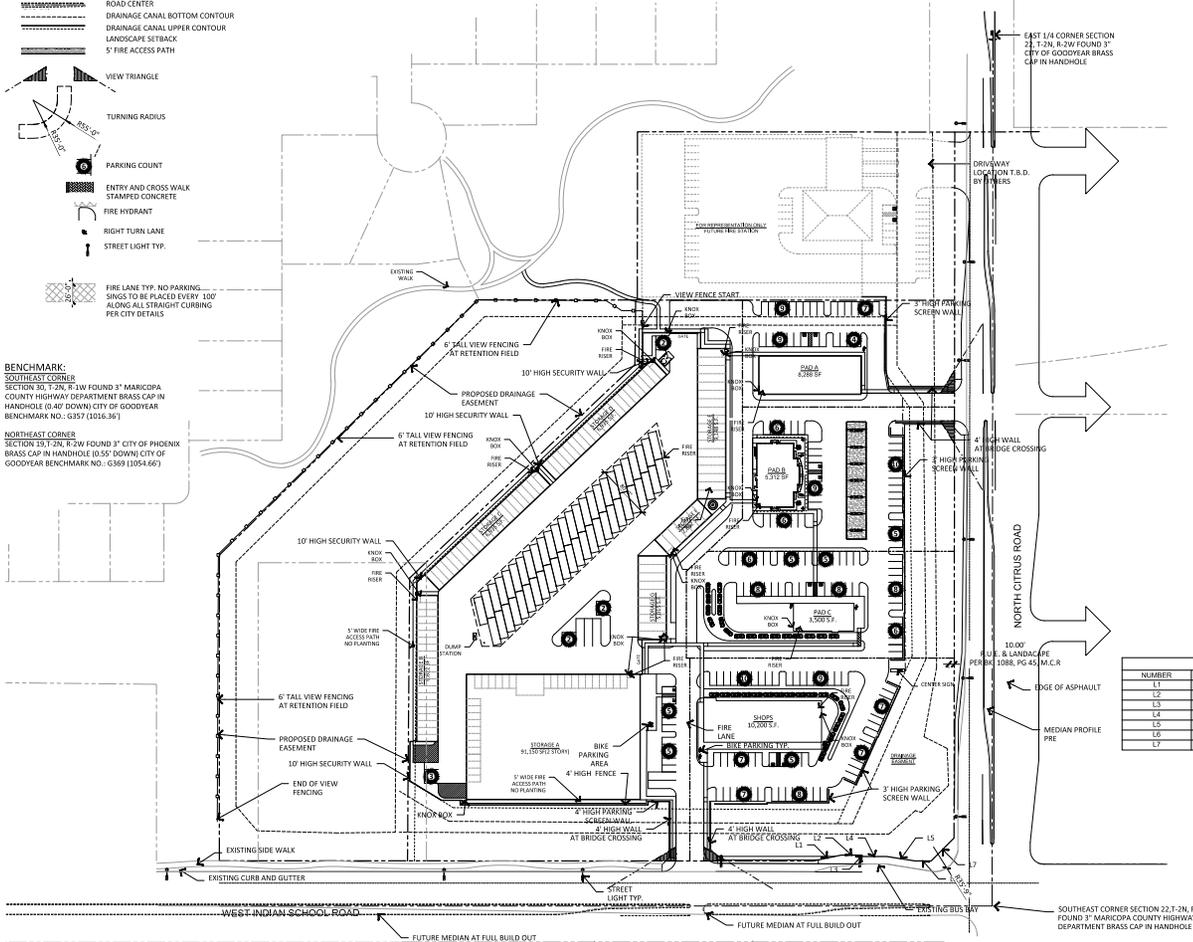


LEGEND

- PROPERTY LINE
- ROAD CENTER
- DRAINAGE CANAL BOTTOM CONTOUR
- DRAINAGE CANAL UPPER CONTOUR
- LANDSCAPE SETBACK
- 5' FIRE ACCESS PATH
- VIEW TRIANGLE
- TURNING RADIUS
- PARKING COUNT
- ENTRY AND CROSS WALK
- STAMPED CONCRETE
- FIRE HYDRANT
- RIGHT TURN LANE
- STREET LIGHT TYP.
- FIRE LANE TYP. NO PARKING. SIGNS TO BE PLACED EVERY 100' ALONG ALL STRAIGHT CURBING PER CITY DETAILS

BENCHMARK:
SOUTHWEST CORNER
 SECTION 30, T-2N, R-1W FOUND 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE 0.40' DOWN CITY OF GOODYEAR BENCHMARK NO.: G357 (1016.36)

NORTHEAST CORNER
 SECTION 31, T-2N, R-2W FOUND 3" CITY OF PHOENIX BRASS CAP IN HANDHOLE 0.50' DOWN CITY OF GOODYEAR BENCHMARK NO.: G369 (1054.667)



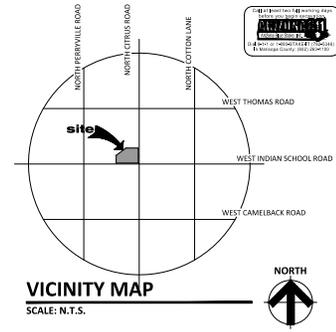
CITY STANDARD NOTES 8.1.1.C

- IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS THAT INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STOPPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED IN A SEPARATE NOTE.
- THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
- DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
- AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
- IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
- LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY AND STREET CENTER MEDIAN LANDSCAPING. CITY OF GOODYEAR, ARIZONA, ENGINEERING DESIGN STANDARDS AND POLICE MANUAL.
- THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
- DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL, HEALTHY GROWTH.
- WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROPRIATE HEIGHT OF 3 INCHES, MOWING SHALL BE LIMITED TO ACHIEVE A TURF HEIGHT OF 2 INCHES. THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.
- AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFECTIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BURNED SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
- ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

WASTE NOTES

- TRASH ENCLOSURES SHALL FOLLOW THE DESIGN CRITERIA FROM CITY DETAILS G-3140 THRU G-3164 AND DO NOT OBSTRUCT SITE VISIBILITY.
- IF THE CONTAINER STATION SHALL BE LOCATED IMMEDIATELY ADJACENT TO AN INTERIOR DRIVEWAY OR PRIVATE STREET IMPROVED TO CITY STANDARDS. SEE CITY STANDARD DETAILS.
- CONTAINER STATION SHALL BE FREE OF OBSTRUCTIONS (IN FRONT AND ABOVE) FOR A DISTANCE OF 20 FEET.
- CONTAINER STATIONS SHALL BE ENCLOSED AND GATED. SEE CITY STANDARD DETAILS.
- IF IN SERVICE OF A RESTAURANT THE SIDE OF THE CONCRETE PAD FOR THE TRASH ENCLOSURE SHALL BE INCREASED TO 3FT WIDE BY 12FT DEEP AND/OR THICK. IF OTHER ITEMS SUCH AS GREASE CANS, SOFT DRINK CUNDERS, OR PLASTIC TRAYS WILL BE PLACED INSIDE ENCLOSURES WITH THE REFUSE CONTAINER.

NUMBER	BEARING	LENGTH
L1	S 18° 13' 39" W	40.88'
L2	N 88° 57' 27" W	30.78'
L3	N 00° 14' 48" E	2.00'
L4	N 88° 45' 12" W	35.80'
L5	N 88° 57' 27" W	41.30'
L6	N 88° 57' 27" W	23.28'
L7	S 45° 16' 33" W	46.70'



VICINITY MAP
SCALE: N.T.S.

SITE PLAN
SCALE: 1" = 80'-0"



COMMERCIAL/STORAGE SITE
 NWC CITRUS & INDIAN SCHOOL, GOODYEAR, ARIZONA
 A PORTION OF LAND LOCATED IN THE SOUTH EAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
 DATE: 06-19-2024 (PRELIMINARY)

SP-1
 RKA# 21355.50

PROJECT DIRECTORY

APPLICANT:
 GUARDIAN 1/STOR AMERICA
 2042 BUSINESS CENTER DRIVE SUITE 100
 IRVINE, CALIFORNIA 92614
 CONTACT: ERIC MINAR
 PHONE: (949) 656-8893
 E-MAIL: eric@guardians.com

ARCHITECT:
 RKAA ARCHITECTS, INC.
 2233 E THOMAS ROAD
 PHOENIX, AZ 85016
 CONTACT: MATTHEW G. SARGENT
 PHONE: (602) 955-1900
 FAX: (602) 955-0496
 E-MAIL: msargent@rkaa.com

PROJECT DESCRIPTION

NEW PLANNED AREA DEVELOPMENT COMMERCIAL CENTER WITH BOAT/RV SELF STORAGE FACILITIES.
 A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, GOODYEAR, ARIZONA.

SITE DATA

ASSessor PARCEL NO.: 502-30-001P
 NET SITE AREA: 12.74 ACRES (554,816 S.F.)
 PROPERTY TYPE: PLANNED AREA DEVELOPMENT
 EXISTING ZONING: P40
 PROPOSED ZONING: (UNCHANGED)

PARKING DATA

TOTAL PARKING PROVIDED: 181 SPACES
 ACCESSIBLE SPACES REQUIRED: 3 SPACES
 ACCESSIBLE SPACES PROVIDED: 10 SPACES

PAD A:
 NET SITE AREA: 1.08 ACRES (47,159 SF)
 BUILDING AREA: 5,332 SF
 PARKING PROVIDED: 29 SPACES

PAD B:
 NET SITE AREA: 1.48 ACRES (64,900 SF)
 BUILDING AREA: 3,200 SF
 PARKING PROVIDED: 30 SPACES

PAD C:
 NET SITE AREA: 1.36 ACRES (59,115 SF)
 BUILDING AREA: 3,500 SF
 PARKING PROVIDED: 43 SPACES

SHOPS:
 NET SITE AREA: 2.53 ACRES (110,284 SF)
 BUILDING AREA: 10,200 SF
 PARKING PROVIDED: 60 SPACES

FIRE SITE:
 NET SITE AREA: 2.55 ACRES (110,984 SF)
 BUILDING AREA: N/A SF

STORAGE AREA:
 NET SITE AREA: 6.28 ACRES (273,461 SF)
 BUILDING AREA: 126,984 SF
 PARKING REQUIRED: 1,700 SF OFFICE 300SF OFFICE
 150 UNITS 701 UNITS

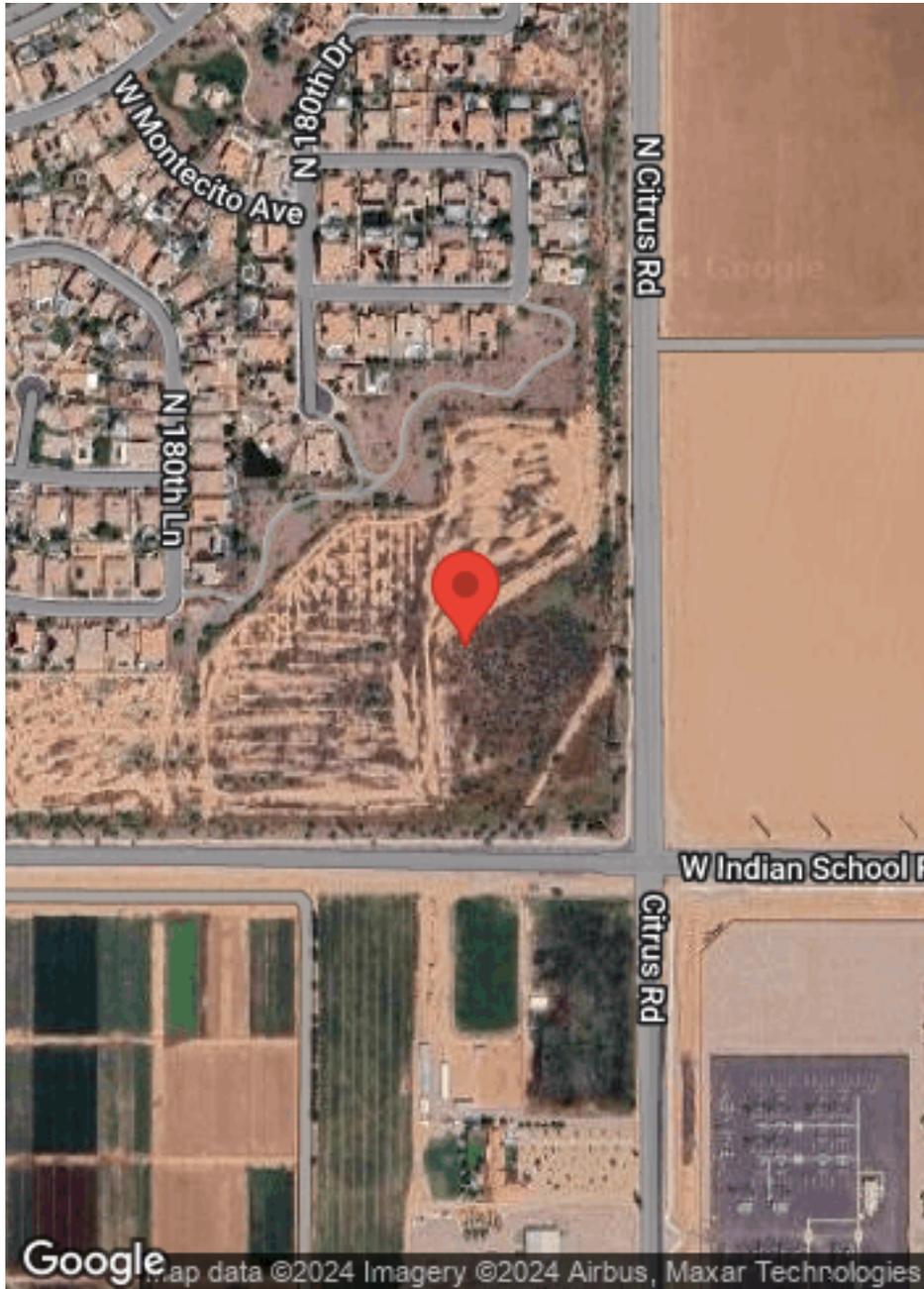
PARKING PROVIDED:
 BIKE PARKING 1,020 REQUIRED PARKING SPACES WITH A MIN. OF 4 AND MAX. OF 100
 BIKE PARKING PROVIDED AT STORAGE 15 (2 ROUNDED)
 4 (2 REQUIRED)

RETENTION AREA:
 NET SITE AREA: 5.36 ACRES (233,359 SF)

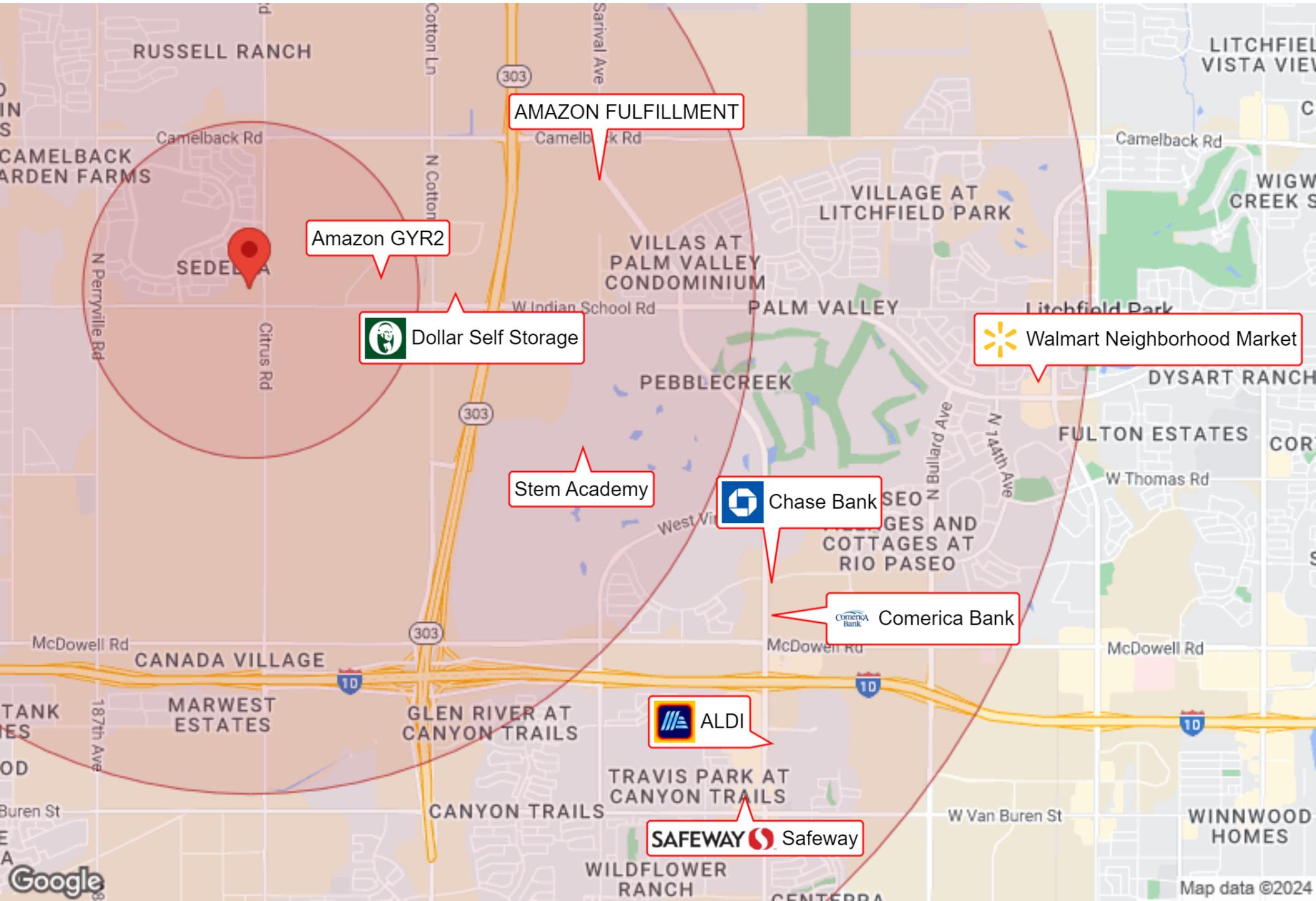
GENERAL NOTES

- ALL GLASS WINDOWS AND DOORS SHALL BE TINTED AND BE DESIGNED TO PREVENT GLARE/REFLECTION.
- THE FACILITY'S PUBLIC HOURS OF OPERATION SHALL BE 6:00AM AND 10:00PM FROM MONDAY THRU SUNDAY (OFFICE CLOSING 06:00PM)
- ALL EXTERIOR DOORS INCLUDING THE MAIN DOORS, AND THE LOADING/UNLOADING DOORS EXCLUDING THE DOORS FOR THE OFFICE SHALL BE PAINTED TO MATCH THE BUILDING PORTION WHERE THEY ARE LOCATED.
- ALL FENCES OR WALLS SHALL BE LOCATED ENTIRELY UPON THE PROPERTY OF THE OWNER, FIRMS OR CORPORATIONS CONSTRUCTING, OR CAUSING THE CONSTRUCTION, OF SUCH FENCE OR WALL UNLESS THE OWNER OF THE ADJOINING PROPERTY AGREES IN WRITING, THAT SUCH FENCE OR WALL MAY BE ERECTED ON THE DIVISION LINE OF THE RESPECTIVE PROPERTIES.
- ANY FENCE OR WALL DESIGNED TO ONLY HAVE ONE "FINISHED" SIDE SHALL BE ERECTED SO THAT THE "FINISHED" SIDE FACES OUTWARD FROM THE PROPERTY.
- OUTDOOR STORAGE AREAS, TRASH, EQUIPMENT, VEHICLES OR SIMILAR ITEMS SHALL BE PROVIDED MASONRY SCREENING WALLS SIX FEET IN HEIGHT.
- ALL PARKING AREAS SHALL BE SCREENED FROM STREET VIEW BY MASONRY WALL OR BERM TO A MINIMUM HEIGHT OF THREE (3) FEET ABOVE FINISHED GRADE.
- ALL ELECTRICAL FEATURES NEAR THE PROPOSED PROJECT SHALL COMPLY WITH THE LATEST ADA GUIDELINES, THIS INCLUDES SIDEWALKS, RAMPS, ETC.
- BUILDINGS EXCEEDING 30 FEET IN HEIGHT, REQUIRE 26 FOOT WIDE FIRE LANES.
- NO SPEED BUMPS OR ANY OBSTRUCTIONS SHALL BE ALLOWED WITHIN FIRE LANES.
- KNOX BOXES ARE REQUIRED AT THE FRONT ENTRANCE OF ALL BUILDINGS AND AT ANY FIRE SPRINKLER ROOM. ADDITIONAL KNOX BOXES ARE REQUIRED AT ANY DOOR TO AN INTERIOR ROAD ACCESS, ELECTRICAL ROOM, OR HAZARDOUS AREA.
- AN ELEC. SYSTEM MAY BE REQUIRED FOR THE BUILDING. ON-SITE CERTIFIED TESTING IS REQUIRED WHEN CONSTRUCTION HAS BEEN COMPLETED, BEFORE FINAL APPROVAL FOR CERTIFICATE OF OCCUPANCY CAN BE PROVIDED.
- THE MINIMUM FIRE FLOW REQUIREMENT IS 1,500 GPM FOR 2-HOURS. A FLOW TEST SHALL BE REQUIRED FOR SUBMITTAL WITH THE CONSTRUCTION PLANS. FIRE LINES SHALL BE LOGGED.
- ALL NEW FIRE HYDRANTS SHALL BE PROVIDED WITH A SEVEN FOOT (7') SPACE CLEAR OF ANY LANDSCAPE MATERIALS THAT EXCEED SIX INCHES (6") IN HEIGHT.
- MECHANICAL UNITS MUST BE FULLY SCREENED.
- ALL LIGHTING SHALL BE DIRECTED DOWNWARD; SECURITY LIGHTING ONLY SHALL BE ILLUMINATED AFTER 10:00PM TILL DAWN.
- ALL ELECTRICALLY OPERATED GATES INSTALLED ACROSS A FIRE APPARATUS ACCESS ROAD WILL REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
- AUTOMATIC GATES WILL REQUIRE A TRAFFIC PRE-EMPTION DEVICE (OPTIC) AND A KNOX KEY SWITCH FOR EMERGENCY OPERATION AT EACH LOCATION. THE TRAFFIC PRE-EMPTION DEVICE IS TO BE LOCATED SO IT CAN SEE THE APPROACHING FIRE APPARATUS AND SIGNAL THE GATE TO OPEN. THE KNOX KEY SWITCH IS TO BE LOCATED ON A PEDESTAL, APPROXIMATELY SIXTY-SIX (66) INCHES ABOVE GRADE, A MINIMUM OF TEN (10) FEET FROM THE GATE ON THE DRIVERS SIDE. WHEN EXISTING A PRE-EMPTION DEVICE AND KNOX SWITCH WILL BE REQUIRED ON THE INSIDE OF THE GATE IS NOT AUTOMATED.
- A KNOX BOX IS REQUIRED AT EACH BUILDING ENTRY OR EXIT AND OUTSIDE ANY FIRE RISER ROOM.

LOCATION MAPS



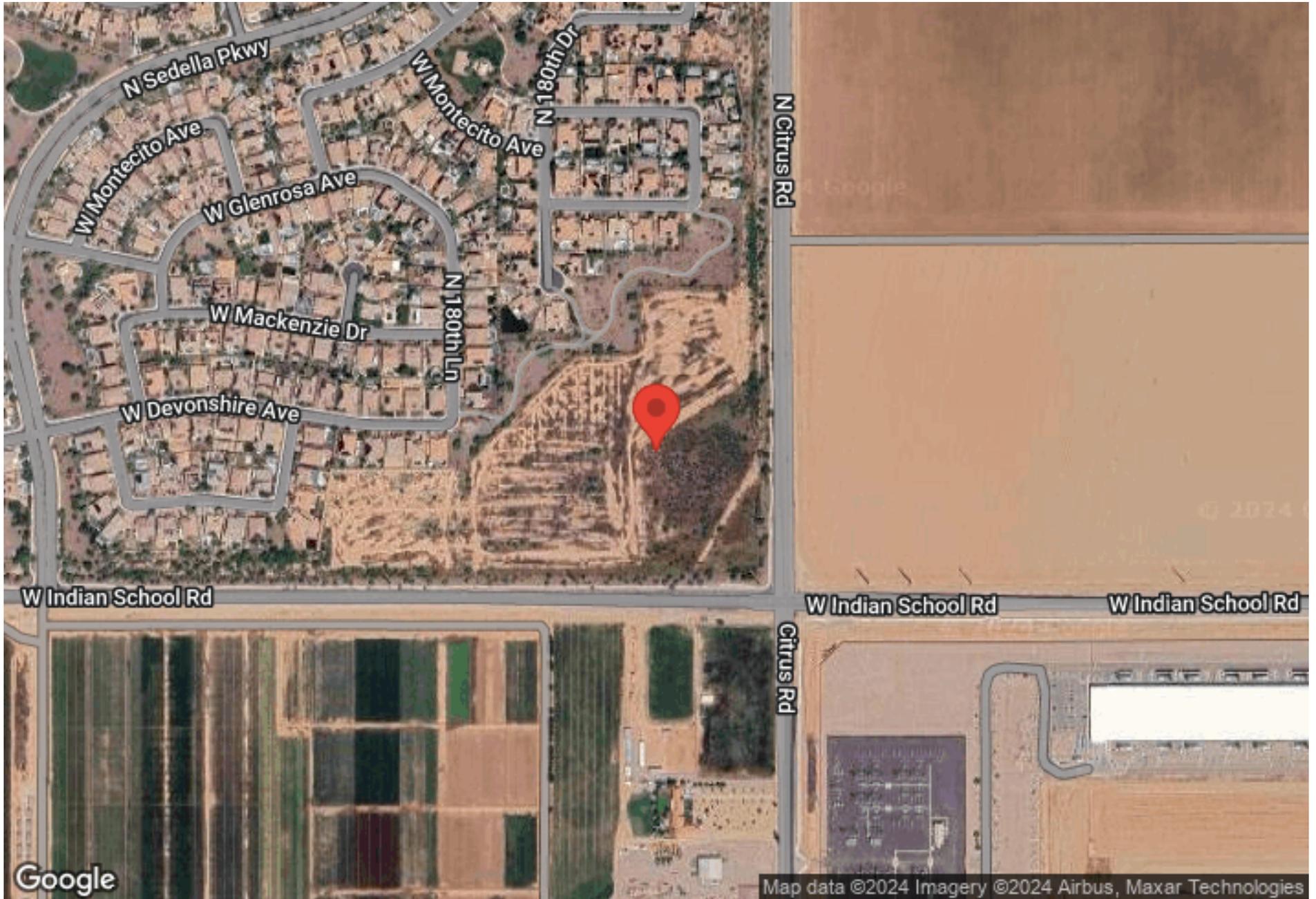
BUSINESS MAP



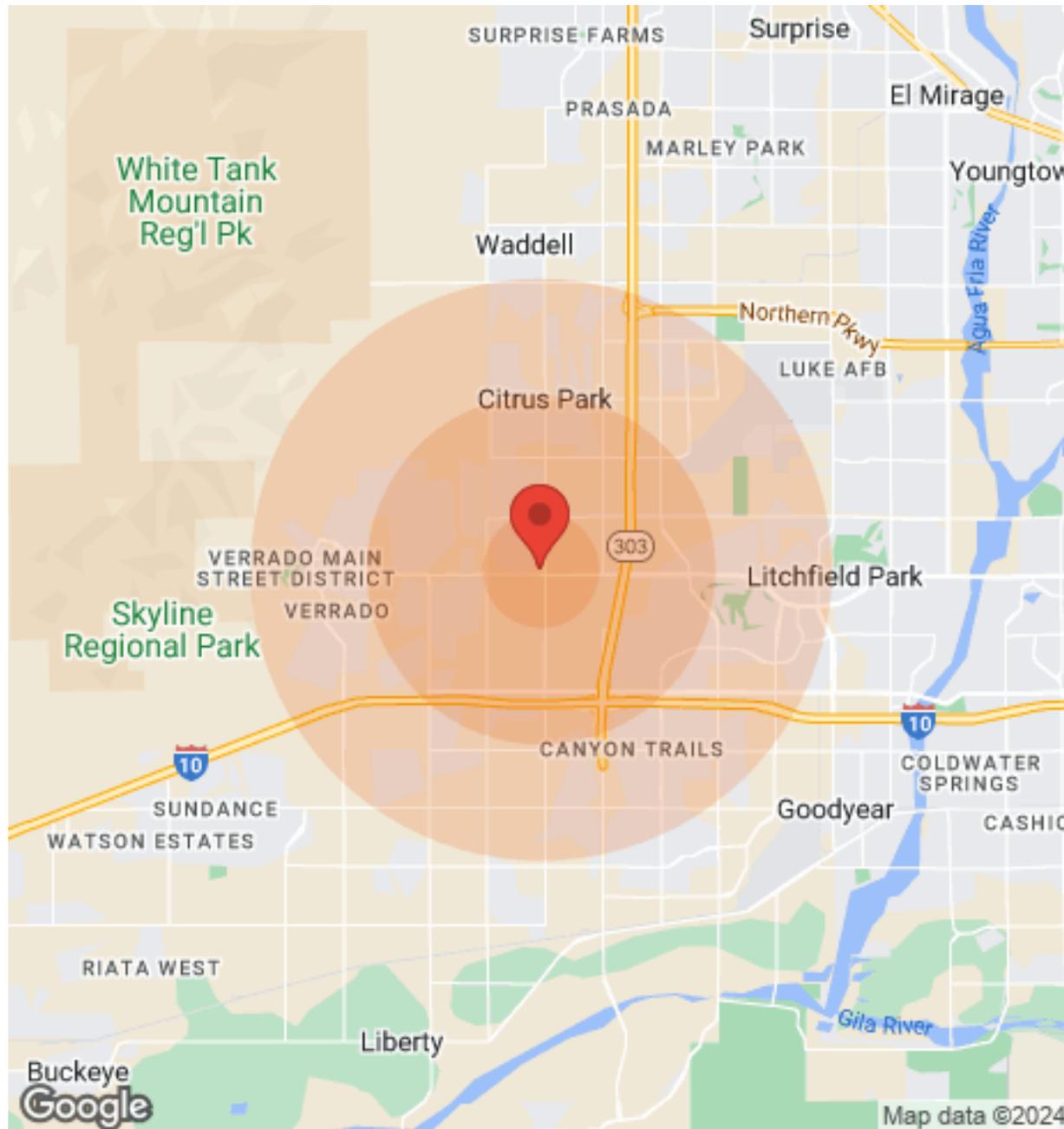
REGIONAL MAP



AERIAL MAP



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	2,669	9,882	33,620
Female	2,846	10,622	34,255
Total Population	5,515	20,504	67,875

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,609	3,832	14,898
Ages 15-24	957	2,620	9,286
Ages 25-54	1,353	7,126	21,172
Ages 55-64	402	2,216	7,256
Ages 65+	1,194	4,710	15,263

Race	1 Mile	3 Miles	5 Miles
White	3,809	16,091	52,076
Black	398	892	3,214
Am In/AK Nat	N/A	328	497
Hawaiian	N/A	N/A	1
Hispanic	1,123	4,148	16,653
Multi-Racial	1,182	4,780	19,812

Income	1 Mile	3 Miles	5 Miles
Median	\$112,458	\$84,239	\$86,478
< \$15,000	N/A	200	704
\$15,000-\$24,999	54	174	1,004
\$25,000-\$34,999	103	536	1,494
\$35,000-\$49,999	131	469	3,082
\$50,000-\$74,999	387	1,040	4,120
\$75,000-\$99,999	103	751	3,997
\$100,000-\$149,999	501	1,620	5,262
\$150,000-\$199,999	101	507	1,308
> \$200,000	214	396	1,071

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,658	6,433	25,757
Occupied	1,470	5,485	21,303
Owner Occupied	1,305	5,034	16,707
Renter Occupied	165	451	4,596
Vacant	188	948	4,454



BROCK DANIELSON, CRE

Senior Director



KW Commercial
830 South Higley Rd.
Gilbert, AZ 85296
O: (602) 881-8852
C: 6028818852
brock@brockdanielsonassociates.com
BR514988000, Arizona

Brock Danielson: Senior Director / Owner / Broker

Brock Danielson is the founder of Brock Danielson & Associates and founder of Industrialized Development Partners. He has over forty years of extensive experience in Commercial and Residential Real Estate sales and development; specializing in creative real estate marketing techniques, targeted advertising, investment analysis, acquisitions, development management, disposition management, detail oriented due-diligence processes and comprehensive research capabilities.

Throughout his career, Danielson has been known as an innovator in the real estate marketplace, including his comprehensive approach to the marketing of real property, development innovation practices and asset analysis. Brock is well known in his field as one of the top expert Real Estate financial analysts active in the marketplace. His favorite quote and guiding light of his daily activities is: "If you haven't got time to do it right, when you will find time to do it over? – "Jeffery L Mayer".

Danielson has provided Real Estate advertising and marketing, development management, acquisition and disposition services to institutional buyers and sellers, private owners, and lenders. His experience has included the acquisition, lease up, disposition, rehabilitation and development management of, multifamily, storage, office, industrial, land, subdivisions, residential, entertainment venues, retail and specialty properties, via a variety of sales initiative methods, including auctions and sealed bids, portfolio sales, as well as conventional real estate marketing methodologies. Danielson's talents and experience include the re-positioning and marketing of troubled assets. Danielson has developed a reputation as a real estate problem solver and visionary who is consistently able to generate high disposition values and rates of return for his clientele. Also known as a savvy negotiator, Danielson has personally successfully negotiated the sale of a wide variety of asset types, including multifamily, industrial, office, residential, land, retail, entertainment venues, development sites, specialty properties, distressed properties and businesses.

Danielson is President and CEO of Brock Danielson & Associates, a commercial investment real estate firm operating within KW Commercial and he is the owner of Industrialized Development Partners, a firm specializing in development and development management utilizing industrialized development means and methods. Danielson's brokerage activities primarily focus on asset disposition, investment acquisition and development management services. Investment activities primarily focus on acquiring income properties and development opportunities. Development activities primarily focus on Multifamily, Storage, Office, Luxury Assisted Living Communities, and Residential subdivisions. Site selection representation has included residential subdivisions, multifamily development, Storage facilities, assisted living developments, office development, RV Resorts and professional organizations.

Danielson is an accredited Certified Land Sales Specialist, Certified Negotiation Expert, Certified Luxury Home Marketing Specialist and a licensed Real Estate Broker who has managed offices with as many as 300+ agents. He is known by his clientele as a visionary able to identify the type of finished product that compliments a developer's land parcel and neighborhood and city plan. When built, the products he recommends draw strong consumer demand.

Danielson's passions beyond Real Estate are children, people, family, golf and other outdoor activities. Brock is a major contributor of time and money to several children's organizations, including The Pediatric Brain Tumor Foundation of the US, Local Child Crisis Centers, and The Miracle League of Arizona.

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KW COMMERCIAL

830 South Higley Rd.
Gilbert, AZ 85296



Each Office Independently Owned and Operated

PRESENTED BY:

BROCK DANIELSON, CRE

Senior Director
O: (602) 881-8852
C: 6028818852
brock@brockdanielsonassociates.com
BR514988000, Arizona

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