

CRIMSON & SOUTHERN

9919 E. Southern Avenue, Mesa, AZ 85209

SITE SOURCE



±1.87 AC FOR SALE OR GROUND LEASE (DIVISIBLE)

PROPERTY HIGHLIGHTS

- Contact Agent for Pricing
- APN: 220-81-971A, 220-81-972A
- ±1.87 AC (±81,534 SF)
- Frontage along Southern Ave
- Good ingress/egress
- Zoning: LC

SURROUNDING TENANTS

Walgreens



SPROUTS
FARMERS MARKET

**HOBBY
LOBBY**

Shelby Tworek

DIR: (602) 491-1030

stworek@camcre.com

Gabe Ortega

DIR: (480) 561-0189

gortega@camcre.com

Chris Gerow

DIR: (602) 491-0189

cgerow@camcre.com

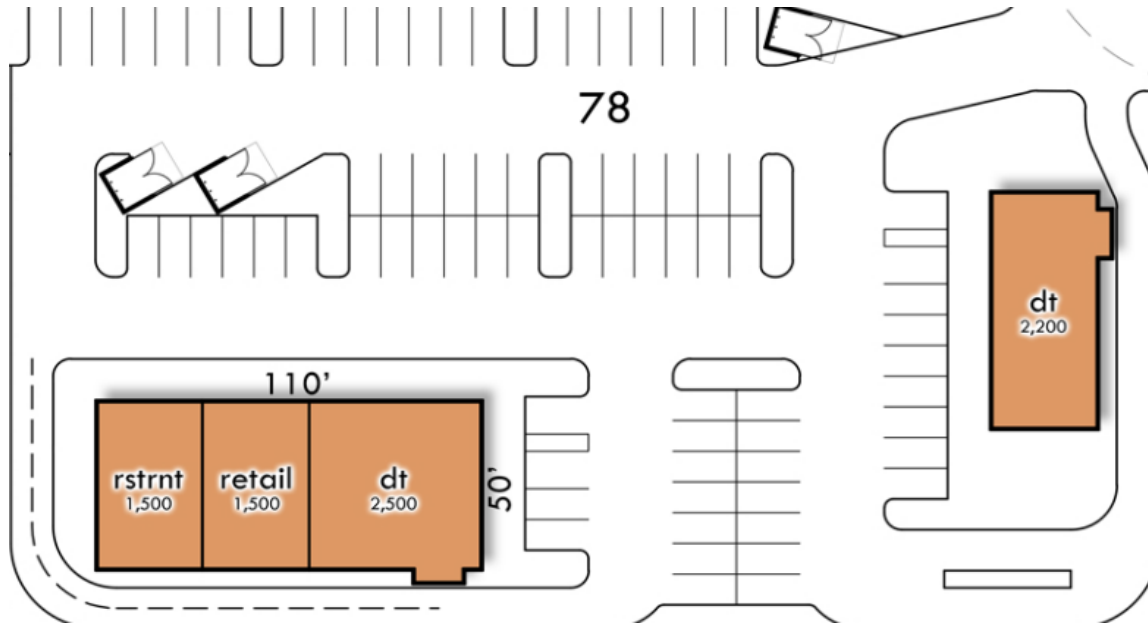


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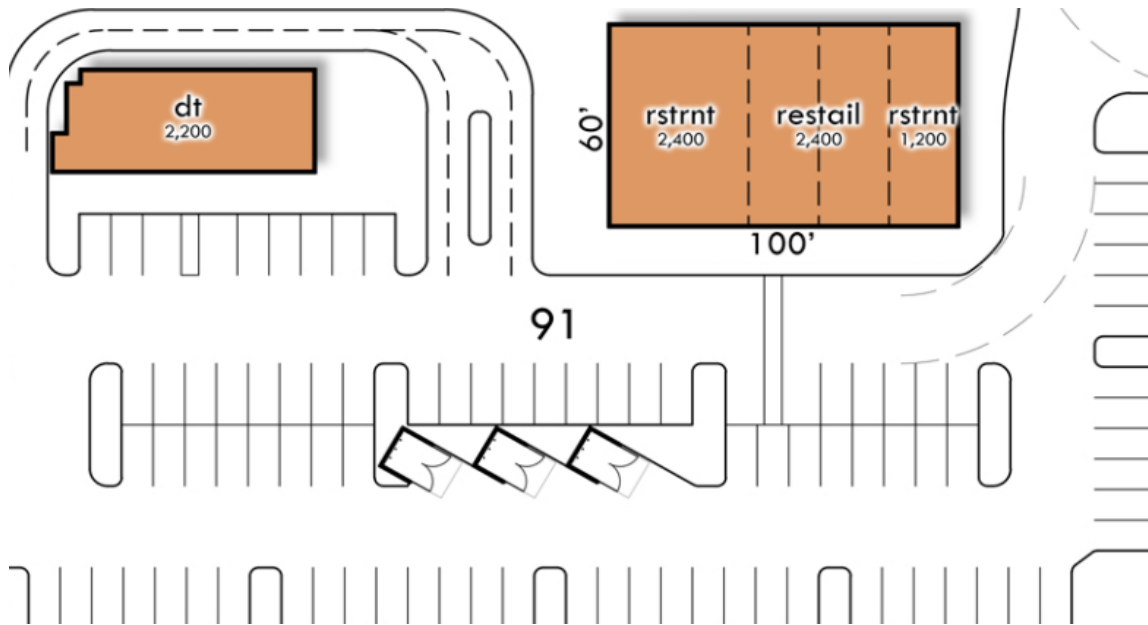
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PROPOSED SITE PLANS

OPTION 1



OPTION 2



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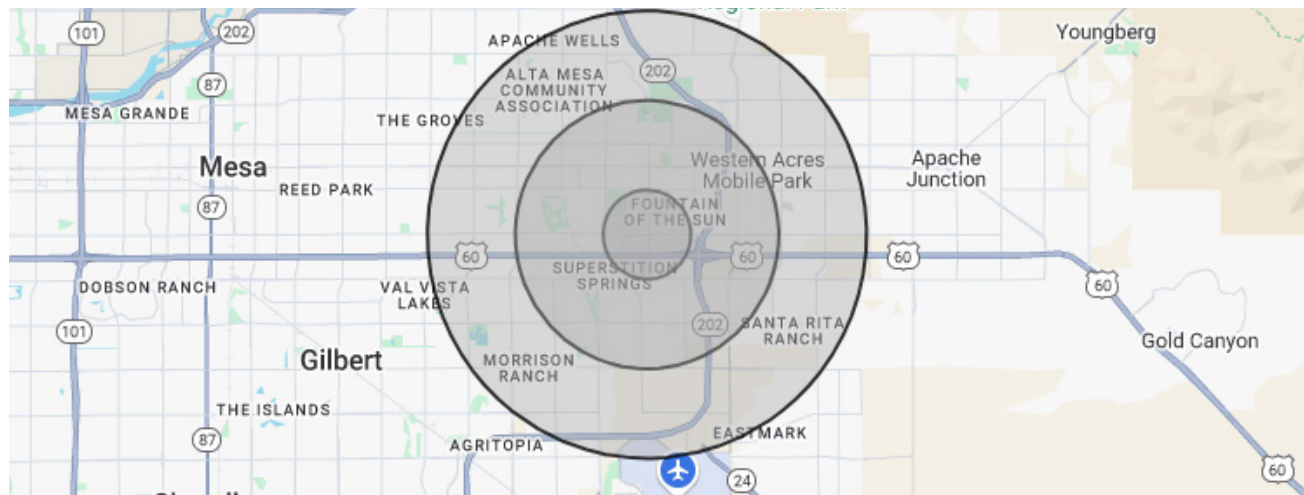
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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	13,210	119,697	245,975
Current Year	12,160	107,571	218,847
2020 Population	11,606	101,218	200,505
Growth Current Year - 2029	1.7%	2.3%	2.5%
Growth 2020 - Current Year	1.2%	1.6%	2.3%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	4,869	48,005	96,843
Current Year	4,468	42,936	85,819
2020 Population	4,238	40,122	78,644
Growth Current Year - 2029	1.8%	2.4%	2.6%
Growth 2020 - Current Year	1.1%	0.4%	1.0%

INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$85,629	\$80,514	\$88,147
Median Household Income	\$71,605	\$63,492	\$69,817

CONFIDENTIALITY STATEMENT

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