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# Property overview

# **Fully entitled drive-thru PAD for ground lease**

SWC 91st Ave & Olive Ave

## Features



## Fully entitled drive-thru PAD for ground lease buildable to 1,945 sf, C-2 zoning



Great visibility from Loop 101 Freeway



Easy access to a full diamond interchange at Loop 101 & Olive Ave



Close proximity to some of the West Valley's premier destinations such as Westgate & State Farm Stadium

## Notable nearby tenant mix

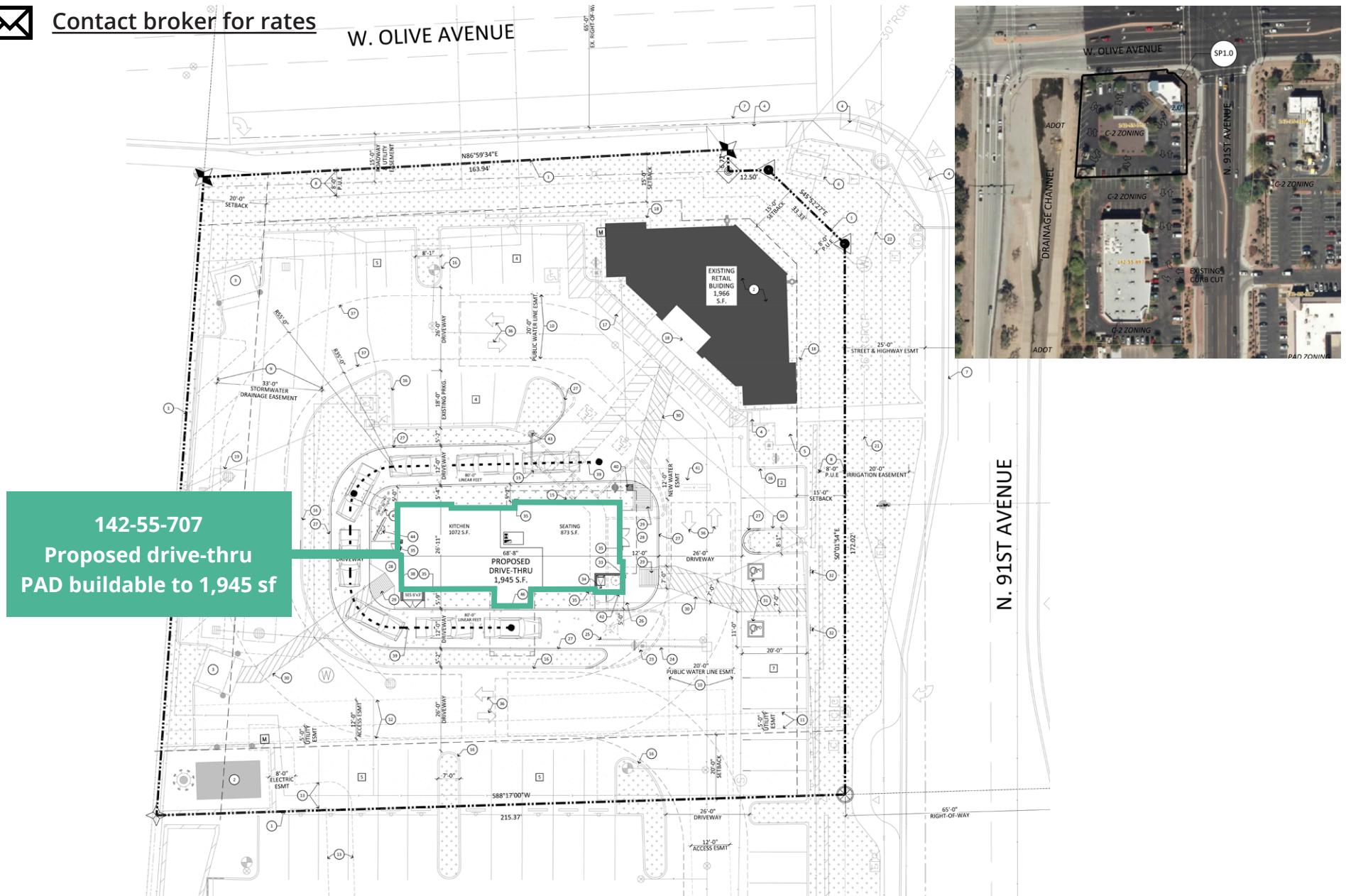


# Site plan & availability

Fully entitled drive-thru PAD for ground lease  
SWC 91st Ave & Olive Ave



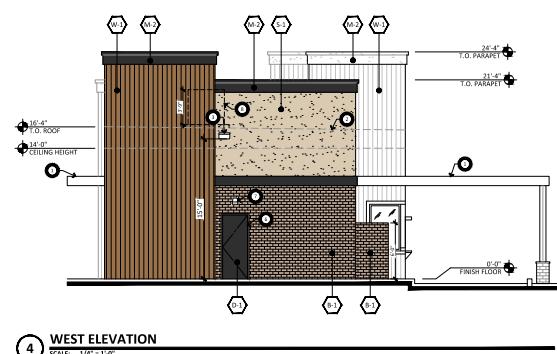
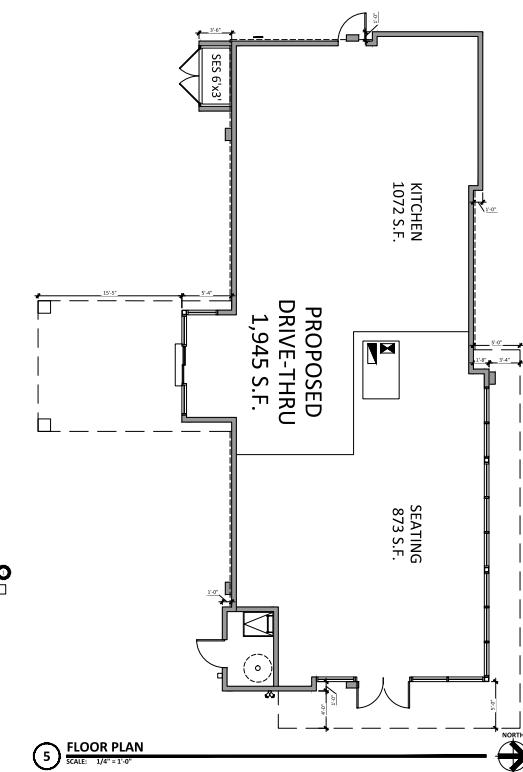
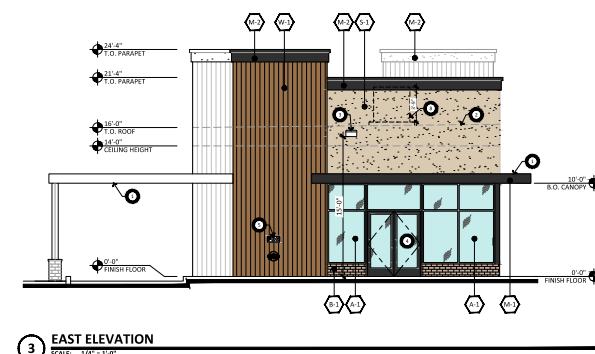
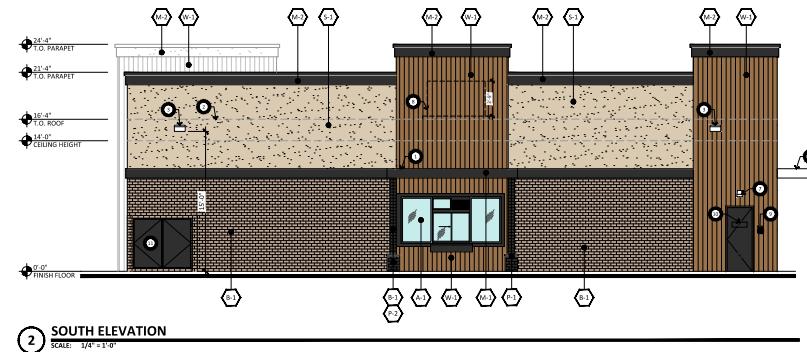
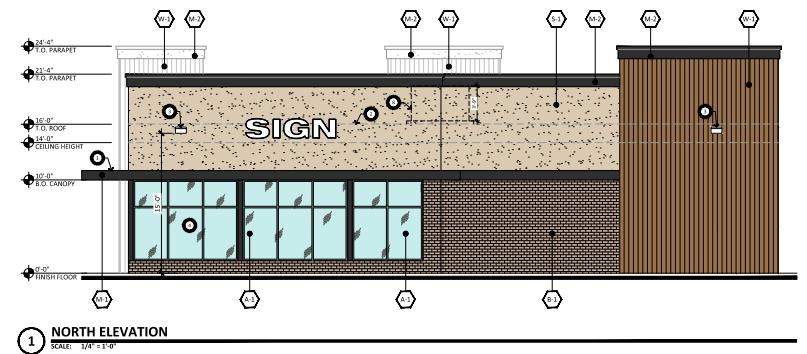
Contact broker for rates



# Site elevations

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## Trade area

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# Demographics

	1-mile	3-miles	5-miles
Population	<b>16,584</b>	<b>115,625</b>	<b>322,667</b>
	1-mile	3-miles	5-miles
Median age	<b>36.4</b>	<b>39.3</b>	<b>37.7</b>
	1-mile	3-miles	5-miles
Daytime employment	<b>3,198</b>	<b>27,077</b>	<b>65,811</b>
	1-mile	3-miles	5-miles
Avg. HH income	<b>\$95,936</b>	<b>\$90,315</b>	<b>\$92,470</b>
	1-mile	3-miles	5-miles
HH units	<b>6,313</b>	<b>49,598</b>	<b>130,521</b>
<b>Traffic counts</b>			
	Olive Avenue	<b>±25,742 cpd</b>	
	Loop-101 Freeway	<b>±169,785 cpd</b>	

