

McDowell Rd 24,259 CPD

31st Ave

**Esperanza Elementary School
±493 Students**

Willetta

SUBJECT

27th Ave 19,855 CPD



244,548 CPD

INDUSTRIAL LAND FOR SALE

2811 W. Willetta St.
Phoenix, AZ

Bret Olson
602.682.8135
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FOR SALE - INDUSTRIAL LAND ±16,935 SF



◆ ±16,935 SF | ZONED INDUSTRIAL PARK

Property Highlights

- Lot Size: ±16,935 square feet (Lot 23, Commerce Center West)
- Includes Plans: Sale includes full architectural plans for a ±6,192 SF warehouse
- Zoning: City of Phoenix Industrial Park (IP) APN: 109-08-041A
- Location: Positioned on the south side of Willetta Street, just off 29th Avenue and south of McDowell Road
- Access: Conveniently located north of the I-10 and west of I-17, with close proximity to 27th Ave and 35th Ave
- Surroundings: Situated in an established business park setting, surrounded by industrial, flex, and office developments
- Connectivity: Easy access to Downtown Phoenix and the US60/Grand Avenue corridor
- Development-Ready: Ideal for users or investors looking to develop a modern industrial or flex-use facility in the urban core

Traffic Counts

27th Ave	19,855 CPD
McDowell Rd	24,259 CPD

Total	44,114 CPD
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Demographics

	1 mi	3 mi	5 mi
Estimated Population	11,145	151,372	397,894
Estimated Households	3,085	53,420	139,891
Med Household Income	\$76,235	\$81,964	\$84,925
Daytime Population	8,507	108,081	230,783

Source: SitesUSA

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WAREHOUSE CONCEPTUAL SITE PLAN

PROJECT DIRECTORY

OWNER

CARLOS SANCHEZ
RUMA & ASSOCIATES LLC
14175 W. INDIAN SCHOOL RD.
SUITE 84-291
GOODYEAR, AZ 85395
602-654-6207
GOODYEARPLUMBINGBOOKS@GMAIL.COM

ARCHITECT

MIKE HALL
MICHAEL A. HALL ARCHITECT, LLC
600 N. 4TH STREET, SUITE 404
PHOENIX, AZ 85004
602-258-6048
MH@MICHAELHALLARCHITECTLLC.COM

PROJECT DATA

PROJECT ADDRESS:

2811 W. WILLETTA STREET

APN:

109-08-041A

BUILDING CODES:

2018 IBC, IBC, IBC, IBC, IBC OR IBC
PGC, & 2017 IBC, IBC, IBC OR IBC
AMENDMENTS, 2018 IBC W/ CITY OF
PHOENIX AMENDMENTS, 2010 ADA
STANDARDS FOR ACCESSIBLE DESIGN &
ICCANSI A117.1-2009

ZONED:

BUSINESS PARK

CONSTRUCTION TYPE:

VB

OCCUPANCY:

F1, M, S1

SITE AREA:

16,995 S.F. NET (1.38 AC)

21,073 S.F. GROSS (.48 AC)

LOT COVERAGE:

37%

BUILDING AREA:

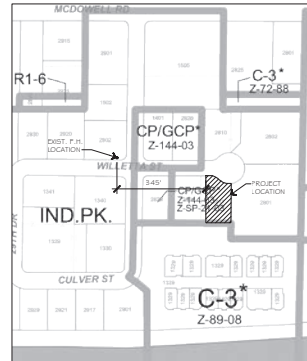
6,192 S.F.

PARKING REQUIRED:

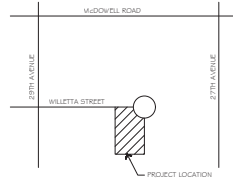
6,192 S.F. / 1,000 = 6.2 SPACES

PARKING PROVIDED:

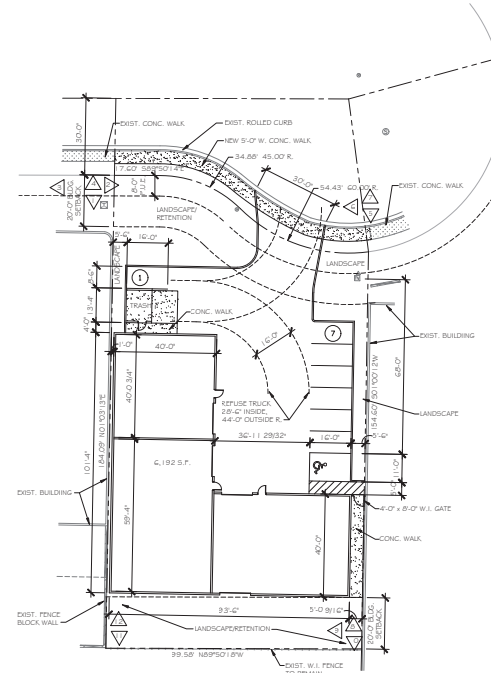
8 SPACES



ZONING MAP



VICINITY MAP



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



MICHAEL A. HALL ARCHITECT, LLC
600 NORTH 4TH STREET, SUITE 404
PHOENIX, ARIZONA 85004
PHONE: 602-258-6048

GOODYEAR PLUMBING
2811 W. WILLETTA STREET
PHOENIX, ARIZONA 85009

SHEET SP1

DATE: 5/25/23

REVISION: 1

DESCRIPTION: F&E APPLICATION

DATE: 5/25/23

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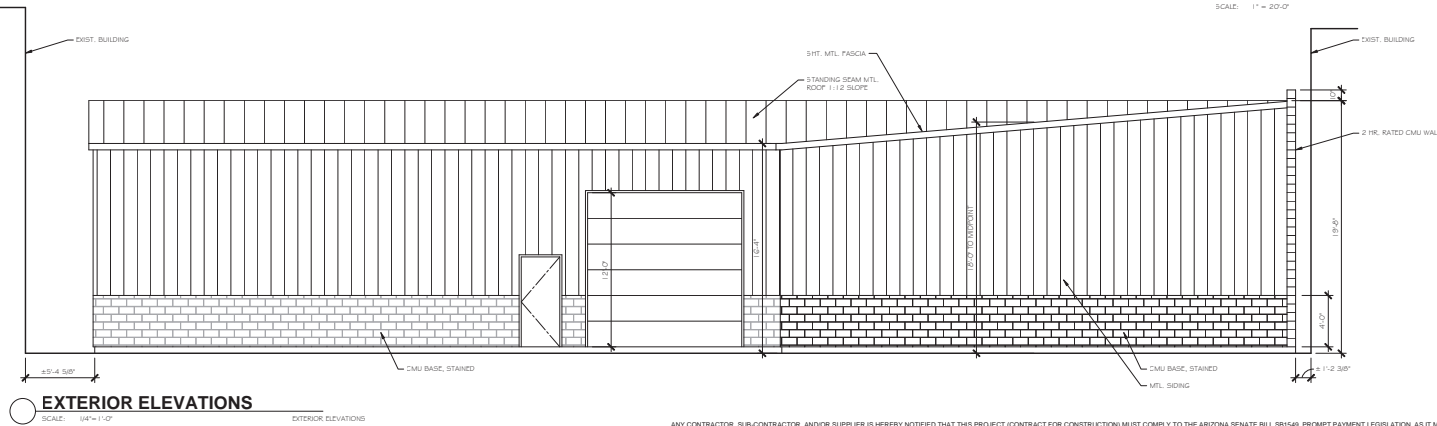
REVISION: 1

DESCRIPTION: F&E APPLICATION

DATE: 5/25/23

REVISION: 1

DESCRIPTION: F&E APPLICATION



EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

ANY CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER IS HEREBY NOTIFIED THAT THIS PROJECT (CONTRACT FOR CONSTRUCTION) MUST COMPLY TO THE ARIZONA SENATE BILL 881548, PROMPT PAYMENT LEGISLATION, AS IT MODIFIES THE ARIZONA REVISED STATUTES.

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±493 Students**

Willetta

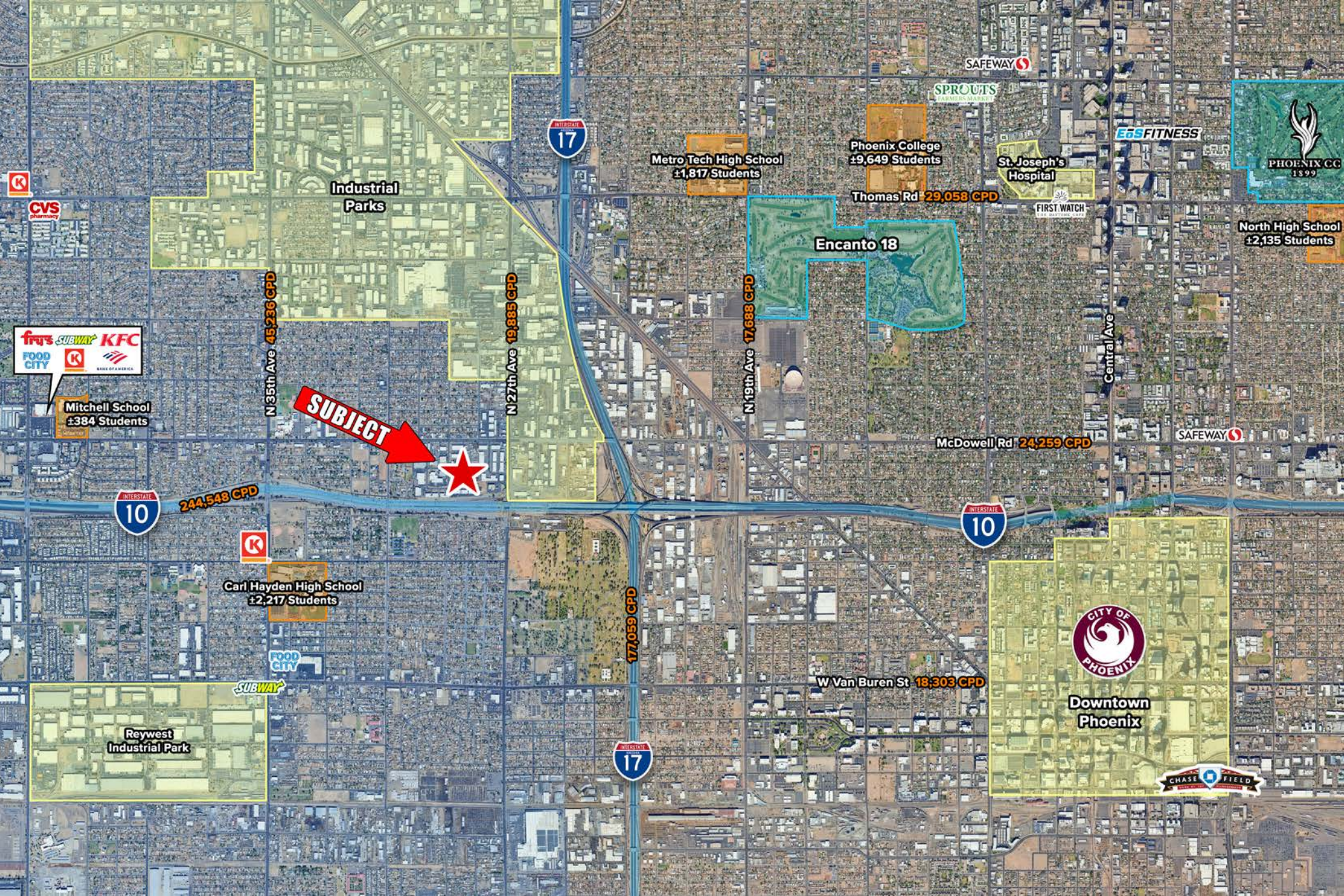
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244,548 CPD





DEMOGRAPHICS



2025 POPULATION

1 MILE: 11,145
3 MILES: 151,372
5 MILES: 397,894



MEDIAN HOUSEHOLD INCOME

1 MILE: \$76,235
3 MILES: \$81,964
5 MILES: \$84,925



POPULATION GROWTH PROJECTION 2025 - 2030

1 MILE: 0.0%
3 MILES: 0.5%
5 MILES: 0.4%



TOTAL BUSINESSES

1 MILE: 830
3 MILES: 8,653
5 MILES: 19,652



2025 TOTAL HOUSEHOLDS

1 MILE: 3,085
3 MILES: 53,420
5 MILES: 139,891



NUMBER OF EMPLOYEES

1 MILE: 8,507
3 MILES: 108,081
5 MILES: 230,783



MEDIAN HOME VALUE

1 MILE: \$380,571
3 MILES: \$404,107
5 MILES: \$400,410

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