

# Available For Sale

3600 W White Mountain Blvd. | Lakeside, AZ

Two Parcels with Hwy 260 Frontage  
\*Both parcels need to be sold together

Colliers



## Parcel 1

- 3600 W White Mountain Blvd.
- 3,752 SF building that is currently EZE Trailer & Boat, A&M Moving
- Zoning: CR
- Parcel #: 212-18-005A
- 23,087 SF of land or 0.53 acres
- Block construction
- Two roll-up doors (14')
- Two-post carlift
- Air compressor lines intact
- Layout: 3 offices downstairs, 2 offices upstairs, and storage

## Parcel 2

- 3560 Mulholland Dr.
- 1,429 SF residence currently occupied, but will vacate at close of escrow
- Zoning: R-3
- Parcel #: 212-18-001A
- 30,056 SF of land or 0.69 acres

## Parcels 1 & 2

- 3,752 SF commercial building
- 1,429 SF single-family residence
- Zoning: Frontage is CR and back parcel is R-3
- 53,143 SF of land or 1.22 acres
- **New lower asking price: \$750,000.00**
- Outside agents are welcome
- Both parcels need to be sold together

Contact us:

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**PARCEL NO.  
212-18-001A**

Mulholland Dr

Sunset Ln

**PARCEL NO.  
212-18-005A**

	1 mi Radius	3 mi Radius	5 mi Radius
<b>Demographics</b>			
2025 Total Population	2,203	7,838	12,014
2025 Total Households	983	3,366	5,220
2025 Average Household Income	\$9,153	\$87,120	\$88,244
2025 Median Age	47.5	50.3	50.3

**Traffic Counts:** 24,795 (E-W) Hwy 260  
1,838 (N-S) Rainbow Lake Drive

**New Lower Asking Sale Price \$750,000.00**



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