

# LAND IN EL MIRAGE

## Land Available For Ground Lease

West Thunderbird Road & North 127th Avenue



PARCEL NUMBER: 501-37-947

Thunderbird Rd 20,128 VPD

FOR MORE LEASING INFORMATION:



**LEO PATAQ**

Senior Associate

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**ORION**  
INVESTMENT REAL ESTATE



# PROPERTY SUMMARY

## CALL FOR PRICING

|                |  |
|----------------|--|
| Size (GBA):    | 3.65 Acres                             |
| Parcel Number: | 501-37-947                             |
| Zoning:        | Commercial                             |
| Cross Streets: | 127th Avenue and Thunderbird / Waddell |

## PROPERTY DESCRIPTION:

Land available for ground lease. Ideal for a drive-through coffee or food concept. Excellent location for a car wash or gas station.

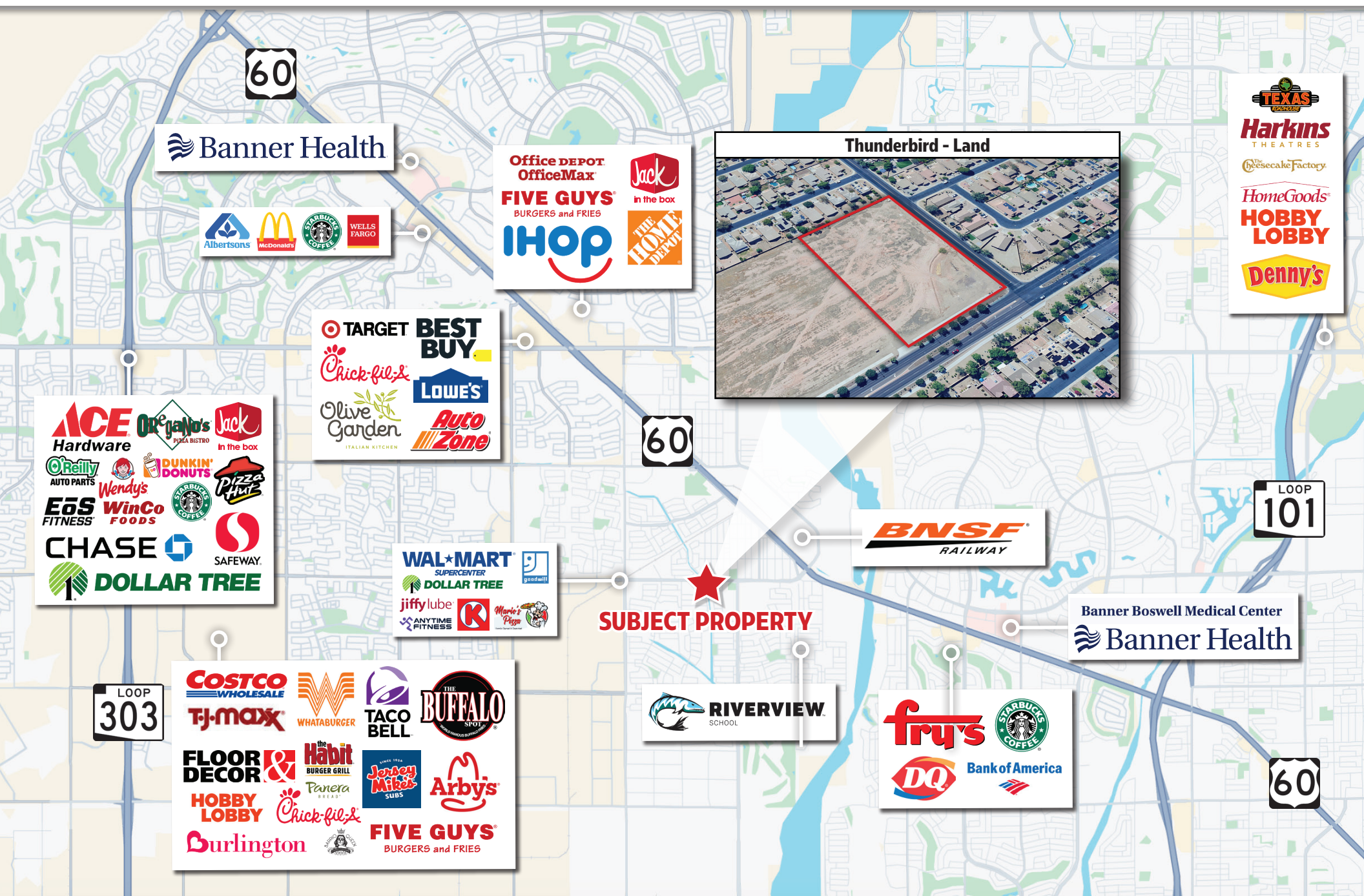
## LEASE HIGHLIGHTS:

El Mirage is a growing West Valley submarket within the Phoenix Metro, supported by strong residential density, affordable housing, and continued population growth. The area around 127th Ave and Thunderbird is surrounded by a substantial base of established single-family neighborhoods, providing thousands of nearby rooftops and a built-in customer base that drives consistent demand for retail and service uses. The market is supported by a solid mix of national and regional retailers, including Walmart Supercenter, Walgreens, AutoZone, and quick-service dining brands, with additional destination retail such as Target and Costco located nearby. Ongoing industrial and commercial development throughout the West Valley continues to bring new jobs and daytime traffic to the area, strengthening long-term retail fundamentals.





# DISTANT AERIAL VIEW





## EL MIRAGE, ARIZONA

El Mirage is a growing city in the northwest Valley of the Phoenix metropolitan area, known for its convenient location, affordable housing, and strong sense of community. The city offers easy access to major roadways, nearby employment centers, shopping, dining, and recreational opportunities, making it an appealing place for both families and professionals. With ongoing development, local parks, and community events, El Mirage continues to attract residents looking for a balance of suburban comfort and proximity to everything the greater Phoenix area has to offer.



### 5 MILE DAYTIME POPULATION

**266,920**

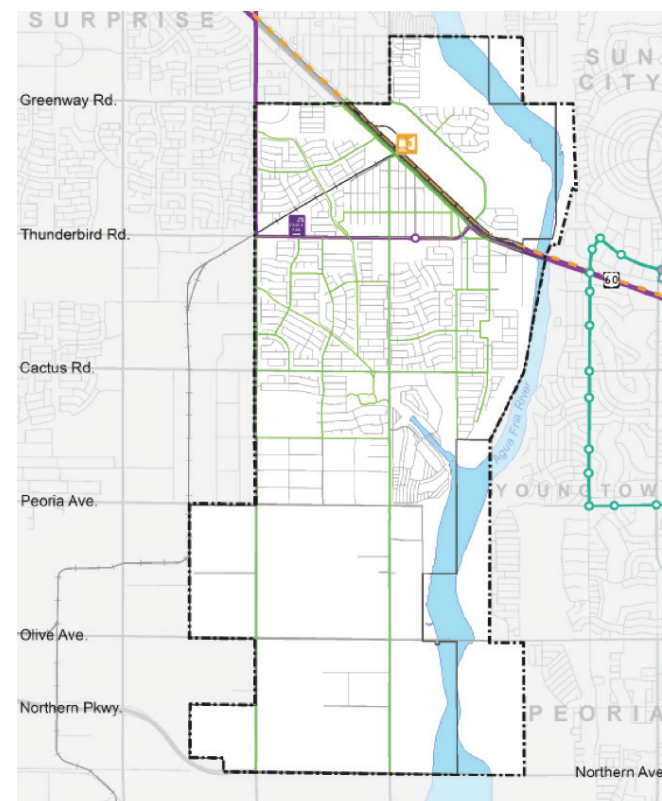


### 5 MILE AVG HOUSEHOLD INCOME

**\$94,780**

### 2026 DEMOGRAPHICS (Sites USA)

| POPULATION:                | 1- MILE           | 3-MILE          | 5-MILE          |
|----------------------------|-------------------|-----------------|-----------------|
| Daytime:                   | <b>22,844</b>     | <b>120,151</b>  | <b>266,920</b>  |
| Employees:                 | <b>1,559</b>      | <b>16,809</b>   | <b>42,209</b>   |
| HOUSEHOLDS:                | 1-MILE            | 3-MILE          | 5-MILE          |
| Total:                     | <b>6,479</b>      | <b>38,353</b>   | <b>96,803</b>   |
| Average Size:              | <b>3.3</b>        | <b>2.7</b>      | <b>2.3</b>      |
| INCOME:                    | 1-MILE            | 3-MILE          | 5-MILE          |
| Average Household Income:  | <b>\$96,822</b>   | <b>\$97,120</b> | <b>\$94,780</b> |
| Annual Retail Expenditure: | <b>\$350.34 M</b> | <b>\$1.97 B</b> | <b>\$4.75 B</b> |







## ORION Investment Real Estate

7150 East Camelback Road, Suite 425  
Scottsdale, Arizona 85251

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

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