

conceptual site plan



Available for
Sale, GL or BTS!

**THE
RUSH
FUNPLEX**

Available
1.54 Acres

LOT-8
ACRES
1.54
PARKING 61 SPACES

**SHERWIN
WILLIAMS**

Under
Contract

Available
1.22 Acres
(Can be split
into two Pads)

LOT-10
ACRES
0.67
RETAIL
7,400 S.F.
LOT-9
ACRES
0.66

LOT-6
ACRES
1.11
COFFEE
1,230 S.F.
(896+334 PATIO)

Wendy's

HIPPO
Veterinary Group

**EXPRESS
OIL CHANGE**
**TIRE
ENGINEERS**
AUTO SERVICE
5,650 S.F.

**BUBBLE
BATH**
CARWASH
4,000 S.F.

QT
C-STORE
5,000 S.F.

S 59th Ave
(PUBLIC PAVED RD.)

Last
Remaining
Dobbins Rd
PAD

Signed
Lease

Under
Contract

Signed
Lease

Signed
Lease

Signed
Lease

W Dobbins Rd

SHOPS A
8,926 SF





P2
4,000 SF

P3
4,000 SF

P4
4,780 SF

property highlights & demographics

- Shops, PADs and Anchors available for purchase, GL or BTS
- Adjacent to the South Mountain Loop 202 Freeway with a full-diamond interchange on Dobbins Rd and nearly 50,000 VPD
- Major Retail, Medical, Multifamily and Industrial projects slated for the corridor
- Located near strong retail including Sam’s Club (proposed), Walmart (proposed), Sprouts Farmers Market, EoS Fitness, T.J. Maxx, Michael’s, ALDI, Harkins Theater, and numerous shops & restaurants like In N Out, Chick-Fil-A, and Raising Cane’s
- Over 200,000 employees within 10 miles
- Over 600 feet of freeway frontage

		1 Mile	3 Mile	5 Mile			1 Mile	3 Mile	5 Mile
	POPULATION 2024	4,504	52,042	106,524		DAYTIME POPULATION	1,397	17,165	39,458
	POPULATION 2029	6,237	57,654	116,334		DAYTIME EMPLOYEES	402	4,680	14,181
		1 Mile	3 Mile	5 Mile			1 Mile	3 Mile	5 Mile
	HOUSEHOLDS 2024	1,308	14,667	29,741		HH INCOME 2024	\$148,392	\$140,719	\$128,383
	HOUSEHOLDS 2029	1,825	16,426	32,765		HH INCOME 2029	\$155,617	\$149,827	\$136,483

macro aerial



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