

# CAMELBACK CROSSING

NEC CAMELBACK ROAD & DYSART ROAD  
LITCHFIELD PARK, AZ 85340



## FOR LEASE

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# OFFERING DETAILS

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**LEASE RATE** Call for Details

## AVAILABLE SPACE

Pad Bldg & Drive Thru  $\pm$ 2,000 -  $\pm$ 4,000 SF

Proposed Inline Shops  $\pm$ 10,000 SF

Shop Space  $\pm$ 1,220 SF

**BUILDING SIZE**  $\pm$ 107,248 SF

**LOT SIZE**  $\pm$ 8.31 AC

**PARKING** 7.01/1,000 SF

**ZONING** C-S

# PROPERTY HIGHLIGHTS

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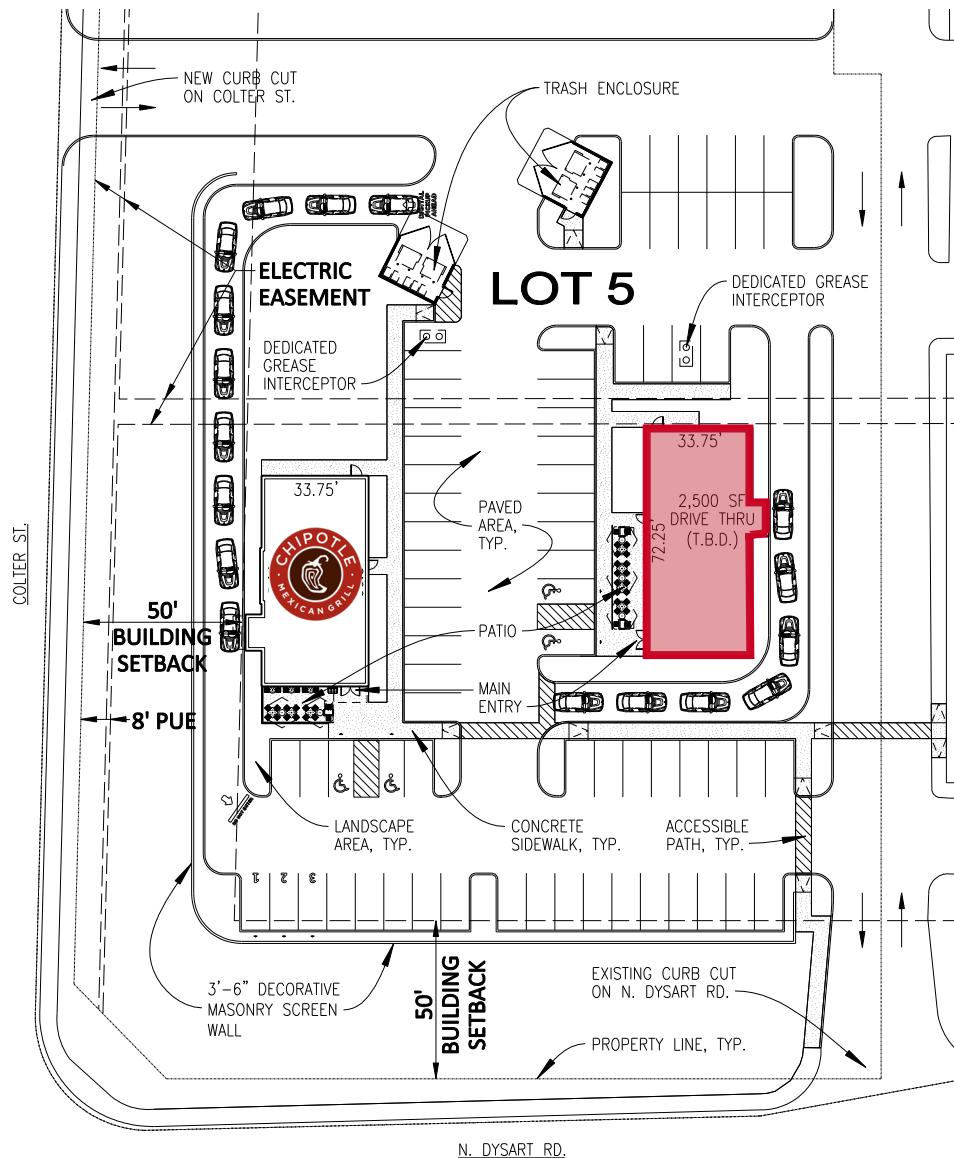
- 1,220 SF Shop Space Coming Available
- 2,000 - 4,000 SF PAD buildings both with drive-thru
- 10,000 SF Building with 52 foot potential elevation
- High performing national tenants include Walgreens, Bank of America, Subway, Farmers Insurance , Barros, Freddy's
- High traffic intersection across from The Wigwam Resort and new Dignity Health, Taco Bell and AutoZone
- Strong income levels within 5 miles
- National & regional tenants surrounding which includes:



# PROPOSED DRIVE THRU SITE PLAN

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# SITE PLAN

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# AERIAL OVERVIEW

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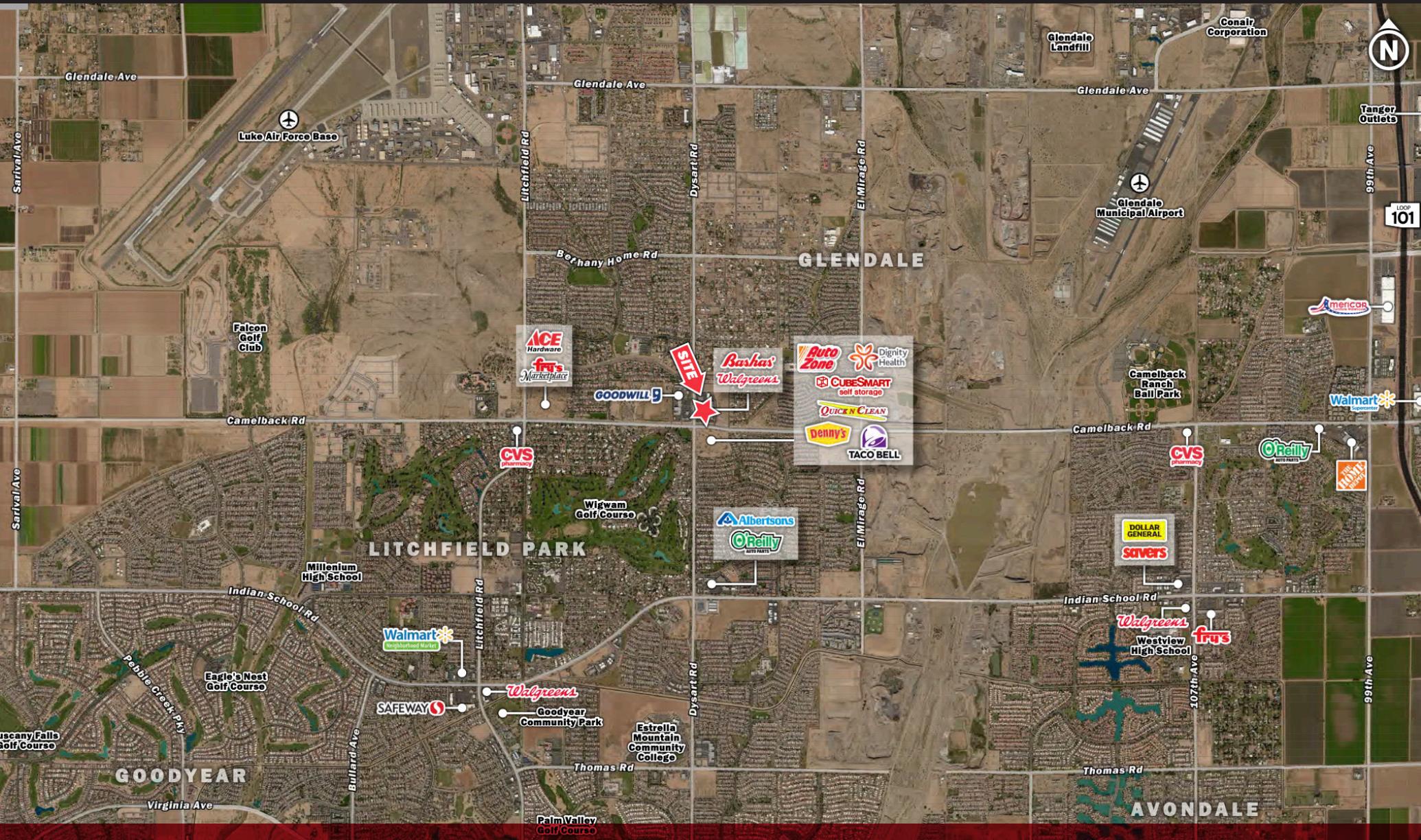


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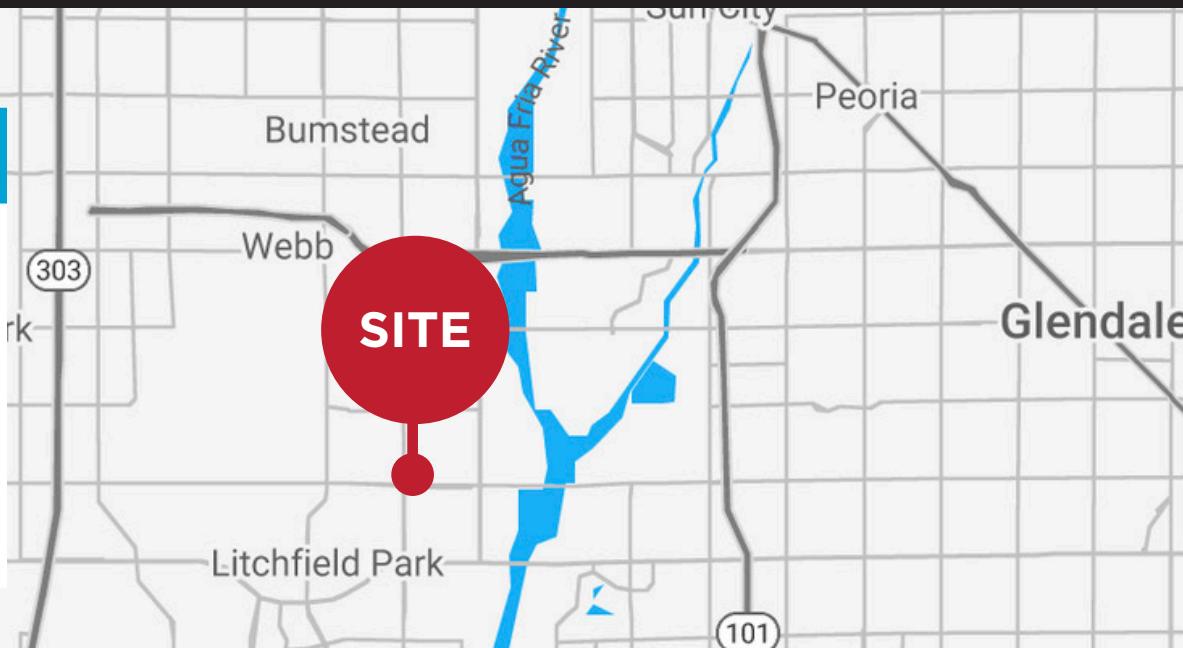
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# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
<b>2022 POPULATION</b>	11,586	78,015	169,858
<b>2027 POPULATION PROJECTION</b>	13,038	88,405	192,179
<b>ANNUAL GROWTH 2010-2022</b>	1.9%	2.6%	2.4%
<b>ANNUAL GROWTH 2022-2027</b>	2.5%	2.7%	2.6%



HOUSEHOLD	1 MILE	3 MILE	5 MILE	INCOME	1 MILE	3 MILE	5 MILE
<b>2022 HOUSEHOLDS</b>	3,411	25,342	59,060	<b>AVG HOUSEHOLD INCOME</b>	\$124,334	\$104,705	\$91,134
<b>2027 HOUSEHOLD PROJECTION</b>	3,831	28,675	66,801	<b>MEDIAN HOUSEHOLD INCOME</b>	\$100,282	\$86,759	\$73,761
<b>ANNUAL GROWTH 2010-2022</b>	1.2%	1.6%	1.4%	<b>MEDIAN HOME VALUE</b>	\$397,227	\$293,664	\$278,450
<b>ANNUAL GROWTH 2022-2027</b>	2.5%	2.6%	2.6%	<b>MEDIAN YEAR BUILT</b>	2005	2002	2002

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# LEV ROSE

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