

# CAMELBACK CROSSING

NEC CAMELBACK ROAD & DYSART ROAD  
LITCHFIELD PARK, AZ 85340



## FOR LEASE

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# OFFERING DETAILS



## LEASE RATE

Call for Details

## AVAILABLE SPACE

Pad Bldg & Drive Thru ±2,000 - ±4,000 SF

Proposed Inline Shops ±10,000 SF

Shop Space ±1,220 SF

## BUILDING SIZE

±107,248 SF

## LOT SIZE

±8.31 AC

## PARKING

7.01/1,000 SF

## ZONING

C-S

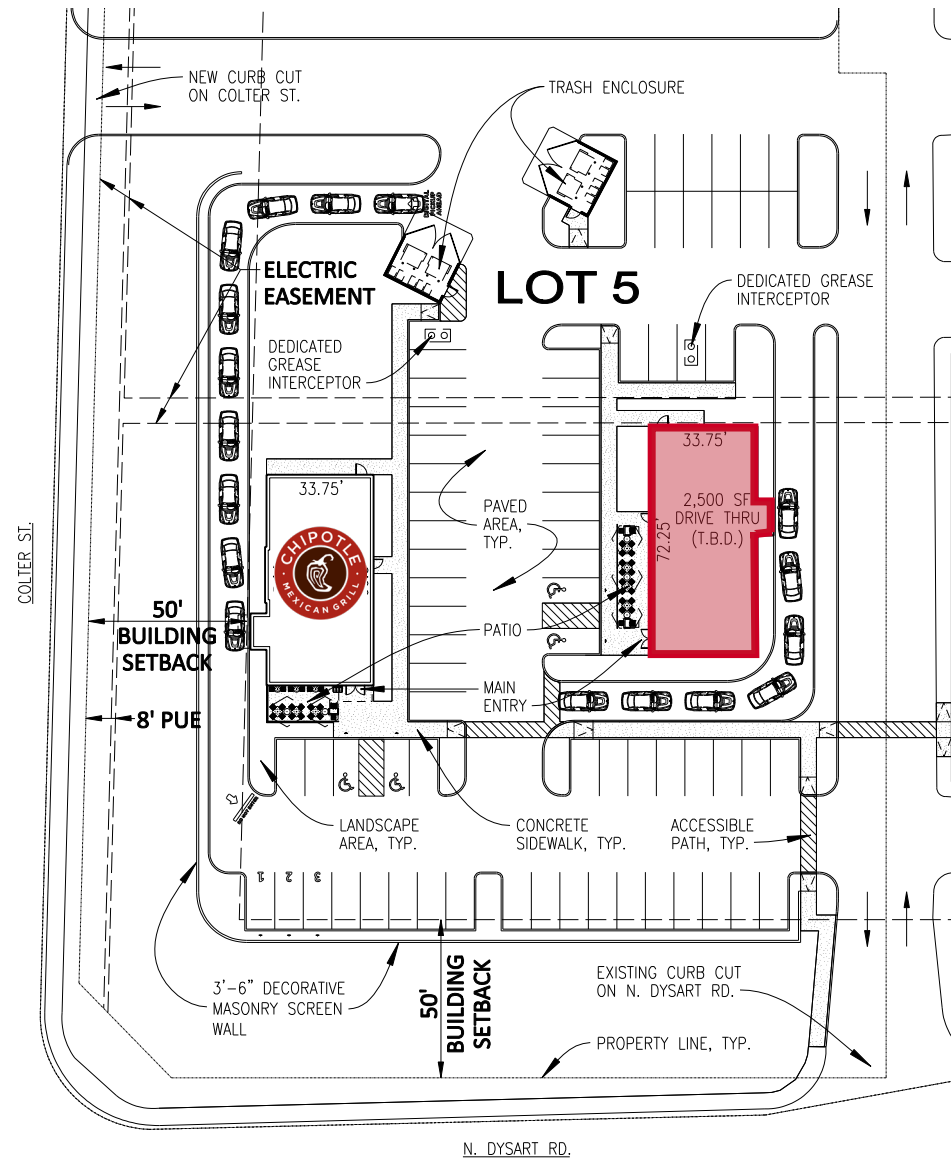


# PROPERTY HIGHLIGHTS

- 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



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



# SITE PLAN



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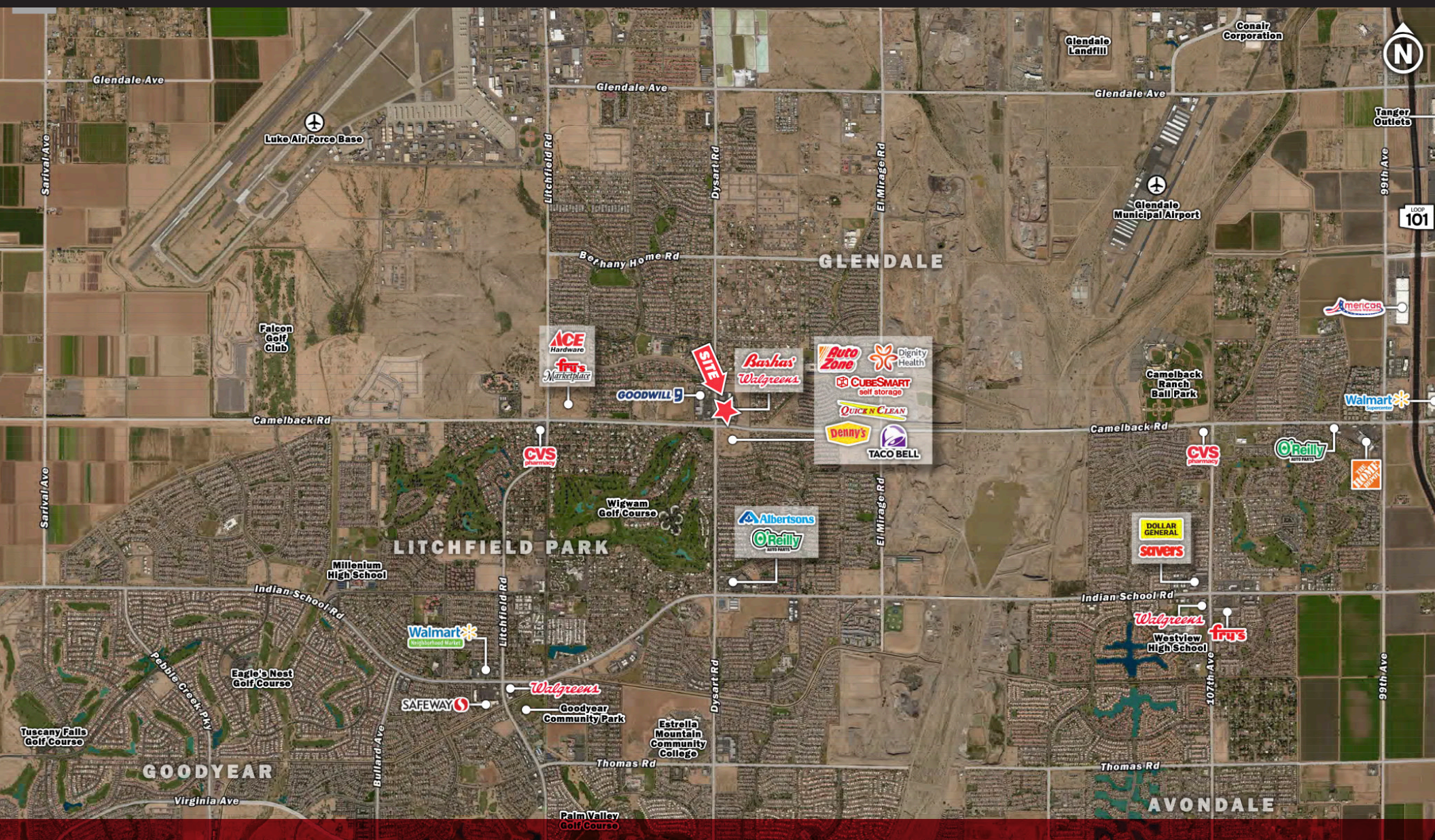
# AERIAL OVERVIEW



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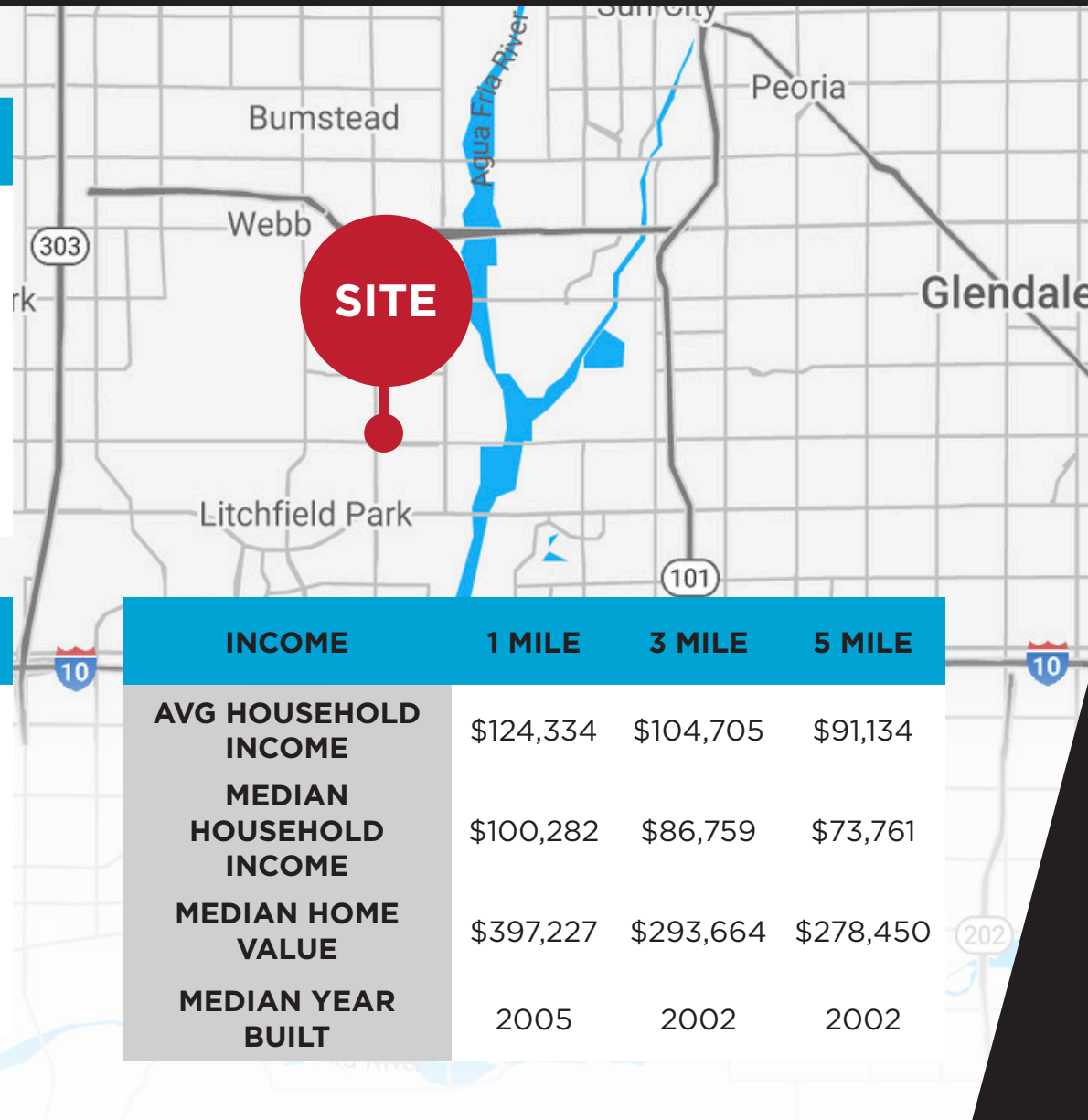


# DEMOGRAPHICS

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
<b>2022 HOUSEHOLDS</b>	3,411	25,342	59,060
<b>2027 HOUSEHOLD PROJECTION</b>	3,831	28,675	66,801
<b>ANNUAL GROWTH 2010-2022</b>	1.2%	1.6%	1.4%
<b>ANNUAL GROWTH 2022-2027</b>	2.5%	2.6%	2.6%

INCOME	1 MILE	3 MILE	5 MILE
<b>AVG HOUSEHOLD INCOME</b>	\$124,334	\$104,705	\$91,134
<b>MEDIAN HOUSEHOLD INCOME</b>	\$100,282	\$86,759	\$73,761
<b>MEDIAN HOME VALUE</b>	\$397,227	\$293,664	\$278,450
<b>MEDIAN YEAR BUILT</b>	2005	2002	2002



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A map of the Phoenix metropolitan area, showing major highways (Interstates 10, 17, 60, 303, 202) and various cities and towns including Surprise, El Mirage, Sun City, Peoria, Glendale, Tolleson, Goodyear, Liberty, and Phoenix. A red circle with a pin is placed on the map, labeled 'SITE', located near the intersection of Webb and Bumstead. The Gila River and Salt River are also depicted.

SITE

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