

3 LOTS FOR SALE - LC ZONED, RETAIL, HOSPITALITY, SERVICE



## POWER SQUARE LOT 8 - PARCELS 8A, 8B & 8C

2039 SOUTH ROSLYN, MESA, AZ 85209



**KW COMMERCIAL**  
830 South Higley Rd.  
Gilbert, AZ 85296



Each Office Independently Owned and Operated

*PRESENTED BY:*

**BROCK DANIELSON, CRE**

Senior Director

O: (602) 881-8852

C: 6028818852

brock@brockdanielsonassociates.com

BR514988000, Arizona

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# DISCLAIMER

2039 SOUTH ROSLYN



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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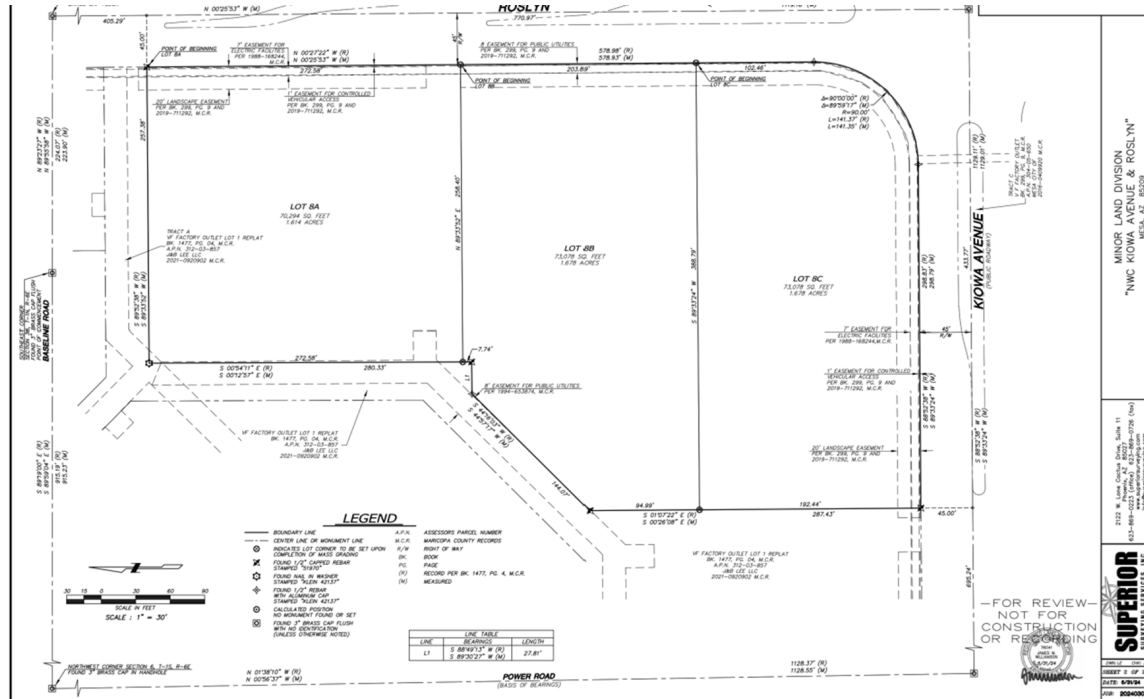
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# EXECUTIVE SUMMARY - COMBINED LOTS

2039 SOUTH ROSLYN



## OFFERING SUMMARY

**PRICE:** \$2,922,655 Combined or Lot 8a - \$1,019,265, Lot 8b - \$1,059,600, Lot 8c - \$1,059,600

**LOT SIZE:** 216,493 SF Combined or Lot 8a = 70,294 SF, Lot 8b = 73,076 SF, Lot 8c = 73,076 SF

**PRICE / ACRE:** \$588,060 combined or \$631,620 separately

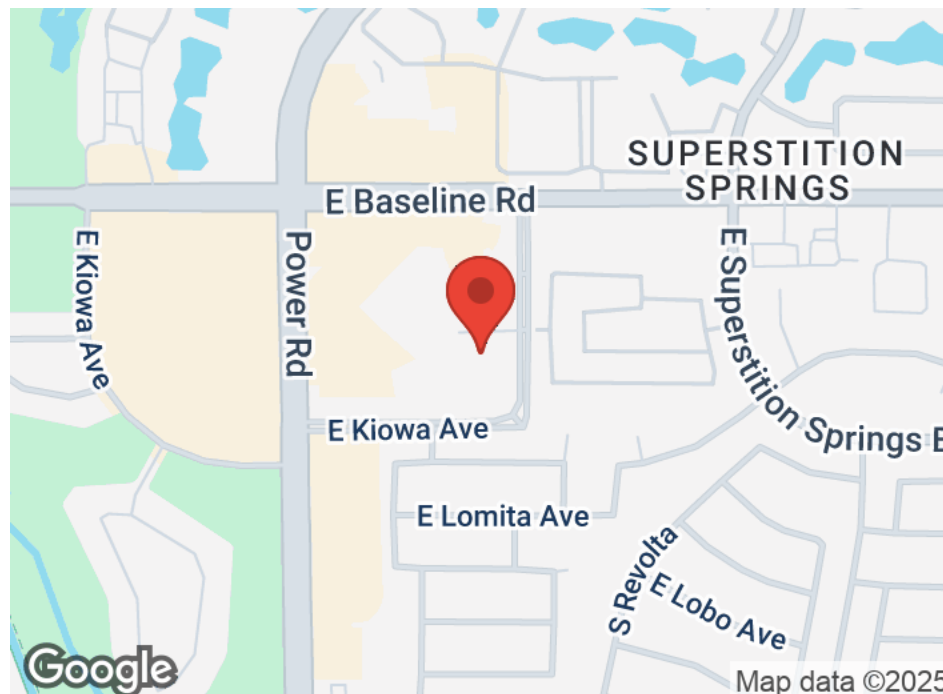
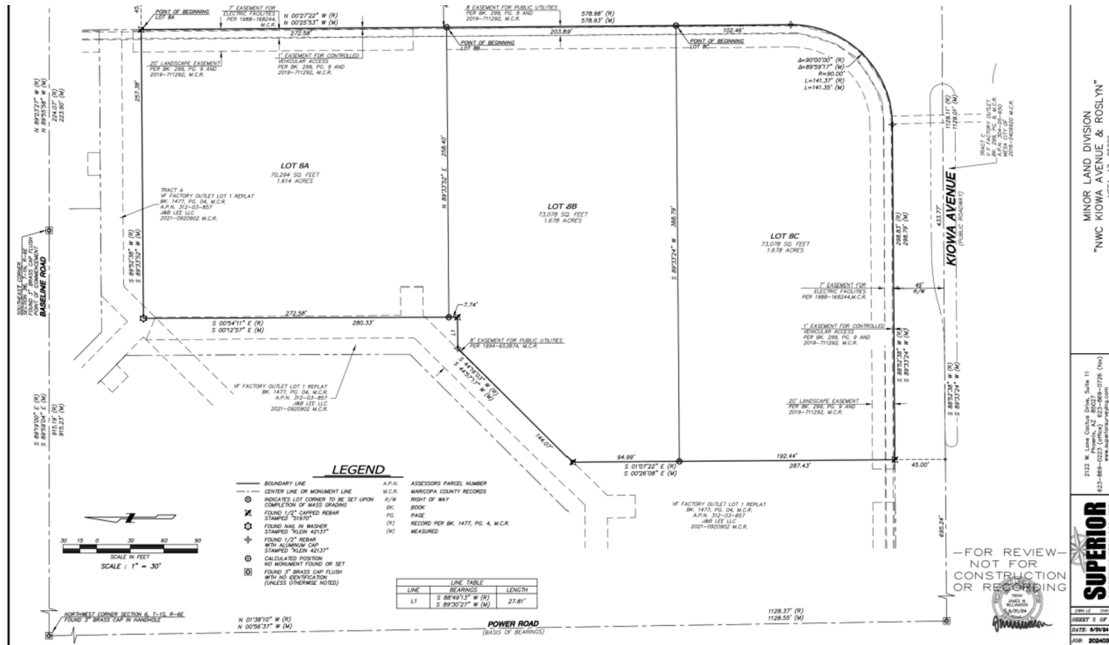
**ZONING:** LC Light Commercial

**PERMITTED USES:** Retail, Hospitality, Services

**APN:** 312-03-855 A, B & C

# EXECUTIVE SUMMARY - LOT 8A

2039 SOUTH ROSLYN



## OFFERING SUMMARY

PRICE: \$1,019,265

LEASE RATE:

LEASE TERM:

LOT SIZE: 70,294 SF

PRICE / ACRE: \$631,620

ACCESS:

FRONTAGE:

ZONING: LC Limited Commercial

PERMITTED USES: Hospitality, Retail, Services

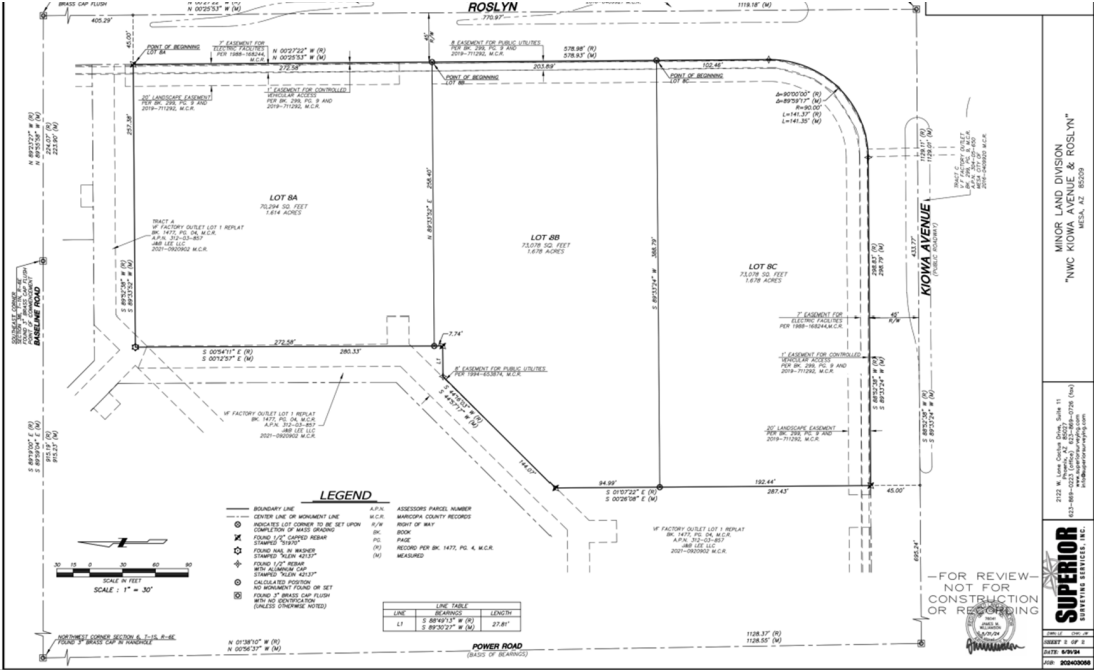
DRAINAGE:

APN: 312-03-855A



EXECUTIVE SUMMARY - LOT 8B

2039 SOUTH ROSLYN



OFFERING SUMMARY

PRICE: \$1,059,600

LEASE RATE:

LEASE TERM:

LOT SIZE: 73,078 SF

PRICE / ACRE: \$631,620

ACCESS:

FRONTAGE:

ZONING: LC Limited Commercial

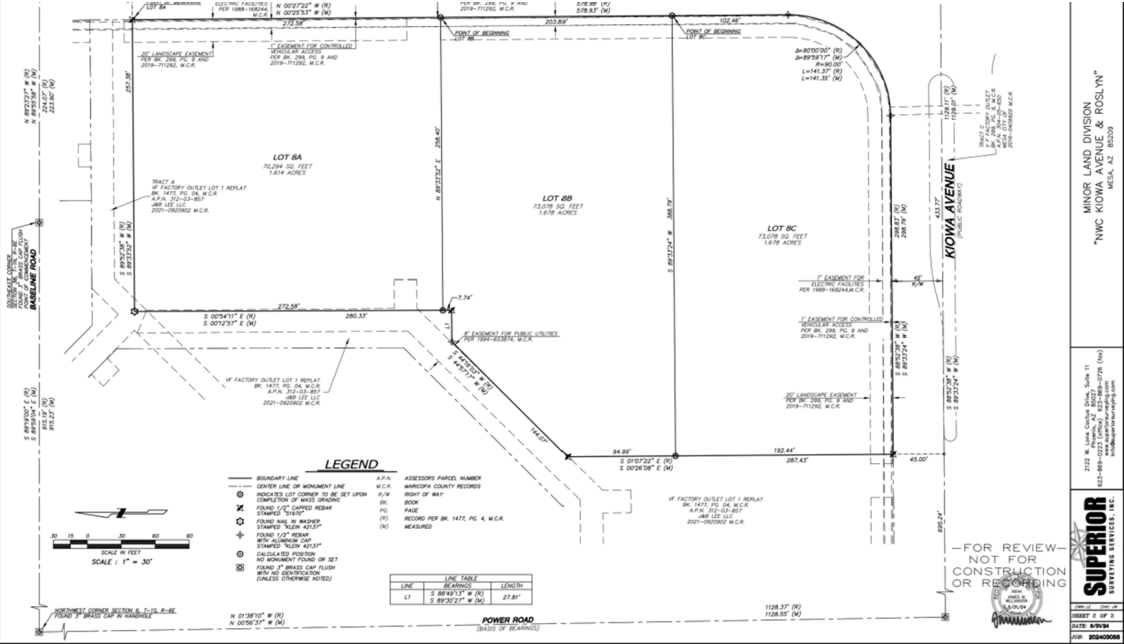
PERMITTED USES: Hospitality, Retail, Services

DRAINAGE:

APN: 312-03-855 B

EXECUTIVE SUMMARY - LOT 8C

2039 SOUTH ROSLYN



OFFERING SUMMARY

PRICE:	\$1,059,600
LEASE RATE:	
LEASE TERM:	
LOT SIZE:	73,078 SF
PRICE / ACRE:	\$631,620
ACCESS:	
FRONTAGE:	
ZONING:	LC Limited Commercial
PERMITTED USES:	Hospitality, Retail, Services
DRAINAGE:	
APN:	312-03-855 C



# MINOR LAND DIVISION

## "NWC KIOWA AVENUE & ROSLYN"

OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

### OWNER APPROVAL

GSA INFINITY MESA, LP, AS OWNER, HAS HERETO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

GSA INFINITY MESA, LP

BY: \_\_\_\_\_ DATED \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY \_\_\_\_\_, IN THEIR AFOREMENTIONED CAPACITY ON BEHALF OF GSA INFINITY MESA, LP.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

### RECORD DESCRIPTION

LOT 8, OF A RE-PLAT OF VF FACTORY OUTLET, LOT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1477 OF MAPS, PAGE 4.

EXCEPT ALL OIL AND GAS RIGHTS, AS RESERVED IN BOOK 304 OF DEEDS, PAGE 118, RECORDS OF MARICOPA COUNTY, ARIZONA.

### GENERAL NOTES

- THE BASIS OF BEARING IS THE MONUMENT LINE OF POWER ROAD, ALSO BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, USING A BEARING OF NORTH 00 DEGREES 56 MINUTES 37 SECONDS WEST, PER THE RECORD OF SURVEY RECORDED IN BOOK 609 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA.
- ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A FIRST AMENDED COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 74205935-042-MML, DATED NOVEMBER 24, 2021, AMENDED DECEMBER 1, 2021.
- THE SURVEYOR HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT OF WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY REQUIRE.
- USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY SUPERIOR SURVEYING SERVICES, INC. SUPERIOR SURVEYING SERVICES, INC. SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.
- CROSS-ACCESS, SHARED-PARKING, AND SHARED DRAINAGE EASEMENTS TO BE DEDICATED BY SEPARATE DOCUMENT.

### RESULTANT DESCRIPTION

LOT 8a:  
THAT PORTION OF LOT 8, OF "A RE-PLAT OF VF FACTORY OUTLET, LOT 1", RECORDED IN BOOK 1477 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

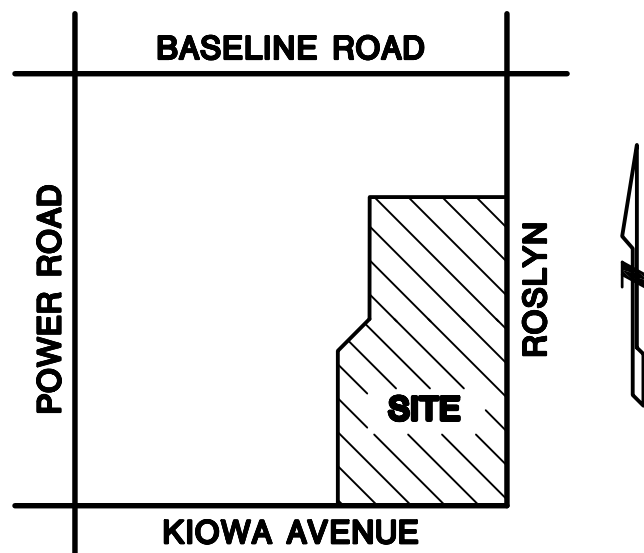
COMMENCING AT A 3-INCH BRASS CAP IN FLUSH MARKING THE SOUTHEAST CORNER OF SECTION 36, FROM WHICH A 3-INCH BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 6 BEARS NORTH 89 DEGREES 59 MINUTES 04 SECONDS WEST 915.23 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 55 MINUTES 58 SECONDS EAST 223.90 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO A 3-INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH ON THE CENTERLINE OF ROSLYN; THENCE SOUTH 00 DEGREES 25 MINUTES 53 SECONDS EAST 405.29 FEET ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 8; THENCE SOUTH 89 DEGREES 33 MINUTES 52 SECONDS WEST 45.00 FEET ALONG SAID EASTERLY EXTENSION TO A HALF INCH REBAR WITH CAP STAMPED "51970" MARKING THE NORTHEAST CORNER OF SAID LOT 8 AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 25 MINUTES 53 SECONDS EAST 272.58 FEET ALONG THE EAST LINE OF SAID LOT 8; THENCE SOUTH 89 DEGREES 33 MINUTES 52 SECONDS WEST 258.40 FEET TO THE WEST LINE OF SAID LOT 8; THENCE NORTH 00 DEGREES 12 MINUTES 57 SECONDS WEST 272.58 FEET TO A NAIL IN WASHER STAMPED "KLEIN 42137" MARKING THE NORTHWEST CORNER OF SAID LOT 8; THENCE NORTH 89 DEGREES 33 MINUTES 52 SECONDS EAST 257.38 FEET ALONG THE NORTH LINE OF SAID LOT 8 TO THE POINT OF BEGINNING.

LOT 8b:  
THAT PORTION OF LOT 8, OF "A RE-PLAT OF VF FACTORY OUTLET, LOT 1", RECORDED IN BOOK 1477 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH BRASS CAP IN FLUSH MARKING THE SOUTHEAST CORNER OF SECTION 36, FROM WHICH A 3-INCH BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 6 BEARS NORTH 89 DEGREES 59 MINUTES 04 SECONDS WEST 915.23 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 55 MINUTES 58 SECONDS EAST 223.90 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO A 3-INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH ON THE CENTERLINE OF ROSLYN; THENCE SOUTH 00 DEGREES 25 MINUTES 53 SECONDS EAST 405.29 FEET ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 8; THENCE SOUTH 89 DEGREES 33 MINUTES 52 SECONDS WEST 45.00 FEET ALONG SAID EASTERLY EXTENSION TO A HALF INCH REBAR WITH CAP STAMPED "51970" MARKING THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 00 DEGREES 25 MINUTES 53 SECONDS EAST 272.58 FEET ALONG THE EAST LINE OF SAID LOT 8 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 25 MINUTES 53 SECONDS EAST 203.89 FEET ALONG SAID EAST LINE; THENCE SOUTH 89 DEGREES 33 MINUTES 24 SECONDS WEST 388.79 FEET TO THE WEST LINE OF SAID LOT 8; THENCE NORTH 00 DEGREES 26 MINUTES 08 SECONDS WEST 94.99 FEET ALONG SAID WEST LINE; THENCE NORTH 44 DEGREES 57 MINUTES 17 SECONDS EAST 144.07 FEET TO A HALF INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137"; THENCE NORTH 89 DEGREES 30 MINUTES 27 SECONDS EAST 27.81 FEET TO A HALF INCH REBAR WITH CAP STAMPED "51970"; THENCE NORTH 00 DEGREES 12 MINUTES 57 SECONDS WEST 7.74 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 52 SECONDS EAST 258.40 FEET TO THE POINT OF BEGINNING.

LOT 8c:  
THAT PORTION OF LOT 8, OF "A RE-PLAT OF VF FACTORY OUTLET, LOT 1", RECORDED IN BOOK 1477 OF MAPS, PAGE 4, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-INCH BRASS CAP IN FLUSH MARKING THE SOUTHEAST CORNER OF SECTION 36, FROM WHICH A 3-INCH BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SAID SECTION 6 BEARS NORTH 89 DEGREES 59 MINUTES 04 SECONDS WEST 915.23 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 55 MINUTES 58 SECONDS EAST 223.90 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO A 3-INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP FLUSH ON THE CENTERLINE OF ROSLYN; THENCE SOUTH 00 DEGREES 25 MINUTES 53 SECONDS EAST 405.29 FEET ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 8; THENCE SOUTH 89 DEGREES 33 MINUTES 52 SECONDS WEST 45.00 FEET ALONG SAID EASTERLY EXTENSION TO A HALF INCH REBAR WITH CAP STAMPED "51970" MARKING THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 00 DEGREES 25 MINUTES 53 SECONDS EAST 476.47 FEET ALONG THE EAST LINE OF SAID LOT 8 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 25 MINUTES 53 SECONDS EAST 102.46 FEET ALONG SAID EAST LINE TO A HALF INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 17 SECONDS AN ARC LENGTH OF 141.35 FEET TO A HALF INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" ON THE SOUTH LINE OF SAID LOT 8; THENCE SOUTH 89 DEGREES 33 MINUTES 24 SECONDS WEST 298.79 FEET ALONG SAID SOUTH LINE TO A HALF INCH REBAR WITH CAP STAMPED "51970" MARKING THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 00 DEGREES 26 MINUTES 08 SECONDS WEST 192.44 FEET ALONG THE WEST LINE OF SAID LOT 8; THENCE NORTH 89 DEGREES 33 MINUTES 24 SECONDS EAST 388.79 FEET TO THE POINT OF BEGINNING.



VICINITY MAP  
NOT TO SCALE

### OWNER

A.P.N.: 312-03-855  
OWNER: GSA INFINITY MESA, LP  
DEED: 2019-0609018 M.C.R.  
ADDRESS: 2042 BUSINESS CENTER DRIVE 100  
IRVINE, CALIFORNIA 92612

### RECORD REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

SUBDIVISION RECORD OF SURVEY "MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY" RECORDED IN BOOK 609 OF MAPS, PAGE 29, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 890 OF MAPS, PAGE 19, MARICOPA COUNTY RECORDS

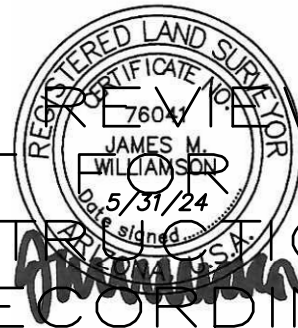
A RE-PLAT OF "VF FACTORY OUTLET, LOT 1" RECORDED IN BOOK 1477 OF MAPS, PAGE 4, MARICOPA COUNTY RECORDS

### CERTIFICATION

I, JAMES M. WILLIAMSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THE SURVEY SHOWN HEREON WAS COMPLETED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MAY, 2024, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE MONUMENTS SHOWN ACTUALLY EXIST.

JAMES M. WILLIAMSON  
R.L.S. #76041

—FOR REVIEW—  
NOT FOR  
CONSTRUCTION  
OR RECORDING



MINOR LAND DIVISION  
"NWC KIOWA AVENUE & ROSLYN"  
MESA, AZ 85209

2122 W. Lone Cactus Drive, Suite 11  
Phoenix, AZ 85027  
623-869-0223 (office) 623-869-0726 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com

**SUPERIOR**  
SURVEYING SERVICES, INC.

DWN: LE CHK: JW

SHEET 1 OF 2

DATE: 6/31/24

JOB: 202403058

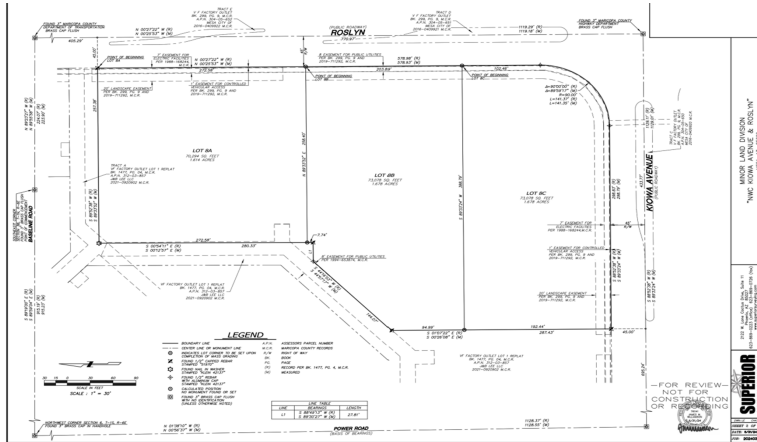






# LOCATION & HIGHLIGHTS

2039 SOUTH ROSLYN



## LOCATION INFORMATION

Building Name:	Power Square Lot 8a, Lot 8b, and Lot 8c
Street Address:	2039 South Roslyn, new addressing to be assigned with lot split
City, State, Zip:	Mesa, Arizona
County:	Maricopa
Market:	Phoenix
Sub-market:	Mesa
Cross Streets:	Baseline Rd. & Power Rd.
Signal Intersection:	Yes

## LOCATION OVERVIEW

Mesa is one of Phoenix's smallest and sought after sub-markets. This location is adjacent to the Superstition Springs Master Plan and is one block south of Hwy 60 with easy access to Hwy 60 and Loop 202.

Conditions in the Phoenix retail market remain near the tightest level on record as the summer kicks off. Strong demographics, continued income growth, and healthy job gains fuel robust underlying tenant demand. These stout demand drivers, coupled with the modest construction pipeline and limited store closures, have kept space availability and rent growth near all-time bests. The Valley recorded 1.5 million SF of net absorption over the past 12 months, ranking Phoenix as one of the nation's top 10 strongest demand markets. Quick service restaurants, beverage shops, discount retailers, and experiential tenants have been the primary sources of new retail leases this year. One of the main factors supporting the steady improvement in property fundamentals during the current expansion cycle has been the lack of new construction. About 1.9 million SF delivered over the past 12 months, down from an average of 2.1 million SF from 2015 to 2019. Supply-side pressure is expected to remain limited over the near term, with 2.2 million SF currently under construction, just 15% of which is available for Lease.

This is an exceptional location for day care, fitness facility, dual branded hotel concept, specialty services.

The minor land division creating three separate parcels is in process and will be completed by the seller. Buy one or all three.

## PROPERTY HIGHLIGHTS

- Great location for hotel use.
- Excellent location for day care facility
- Great Fitness Center location
- Well located for access and services
- Desirable East Mesa Location





# PROPERTY PHOTOS

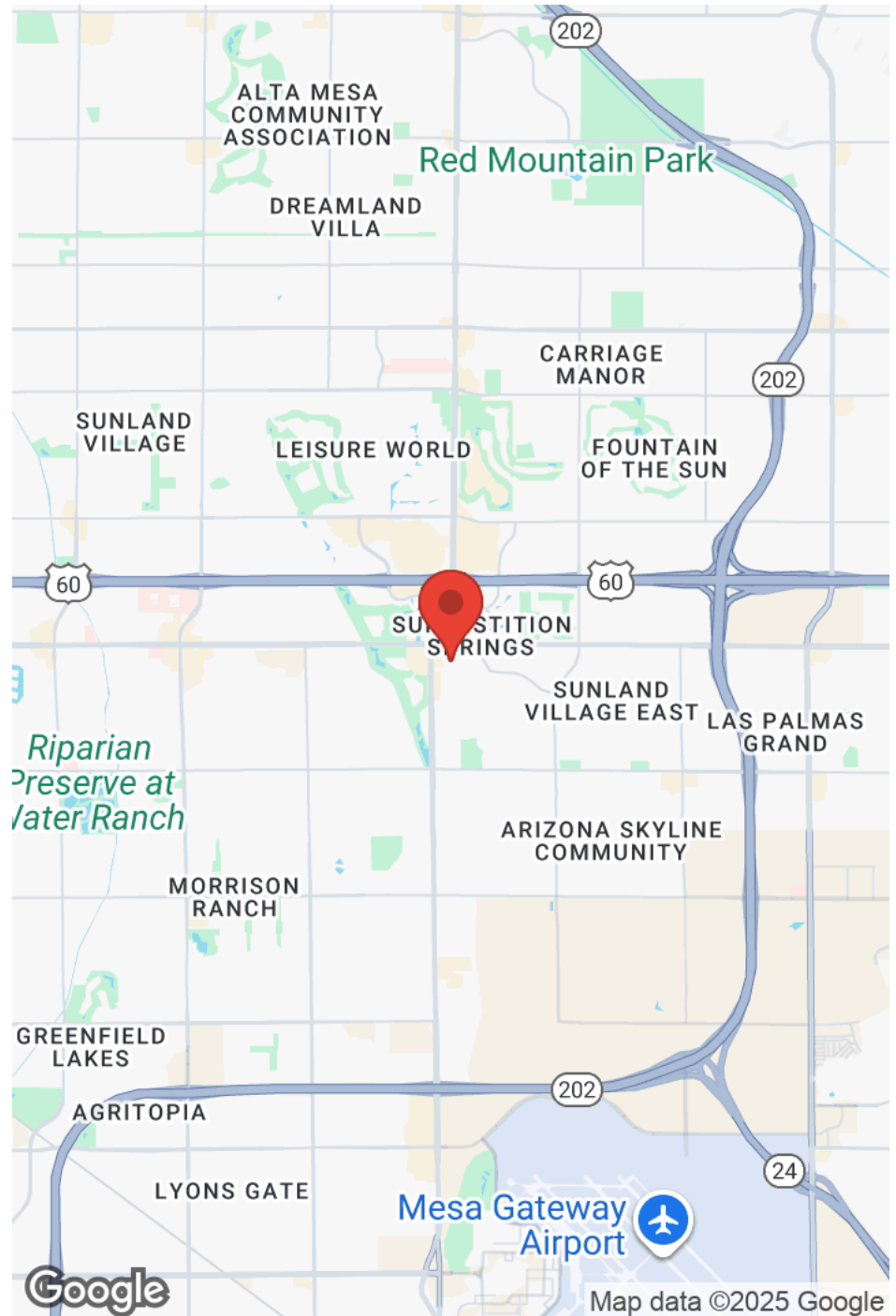
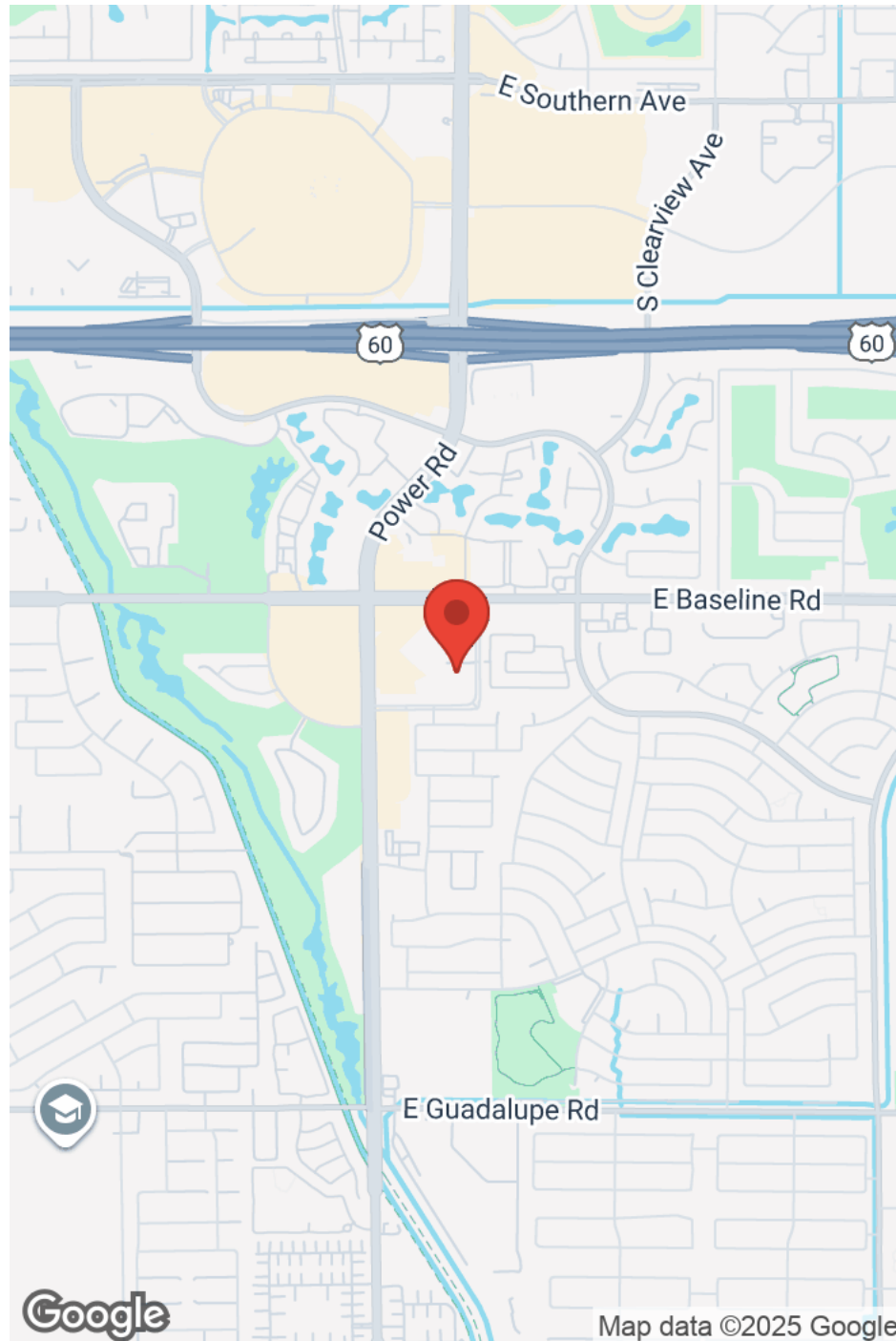
2039 SOUTH ROSLYN





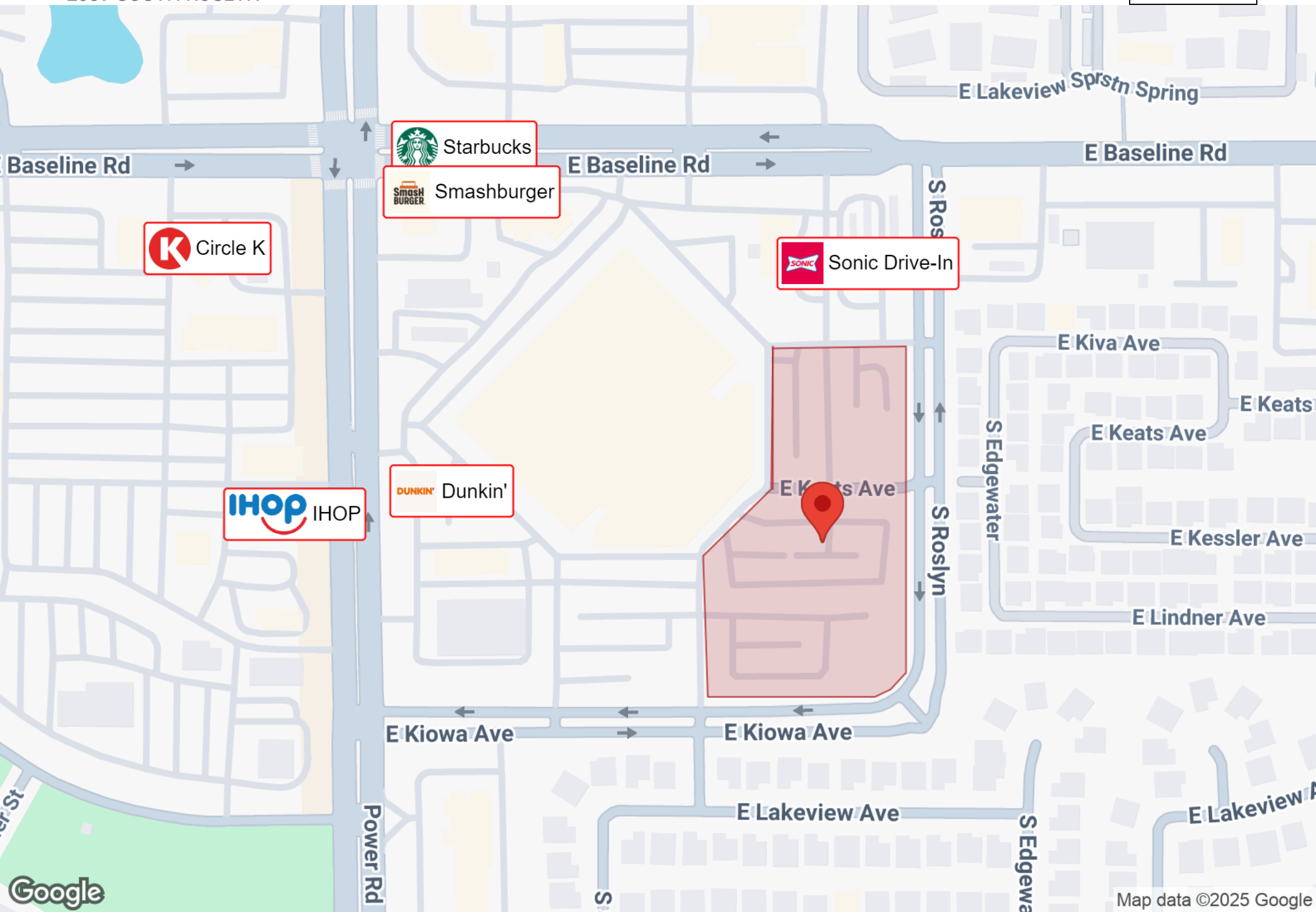
# LOCATION MAPS

2039 SOUTH ROSLYN



# BUSINESS MAP

2039 SOUTH ROSLYN





# REGIONAL MAP

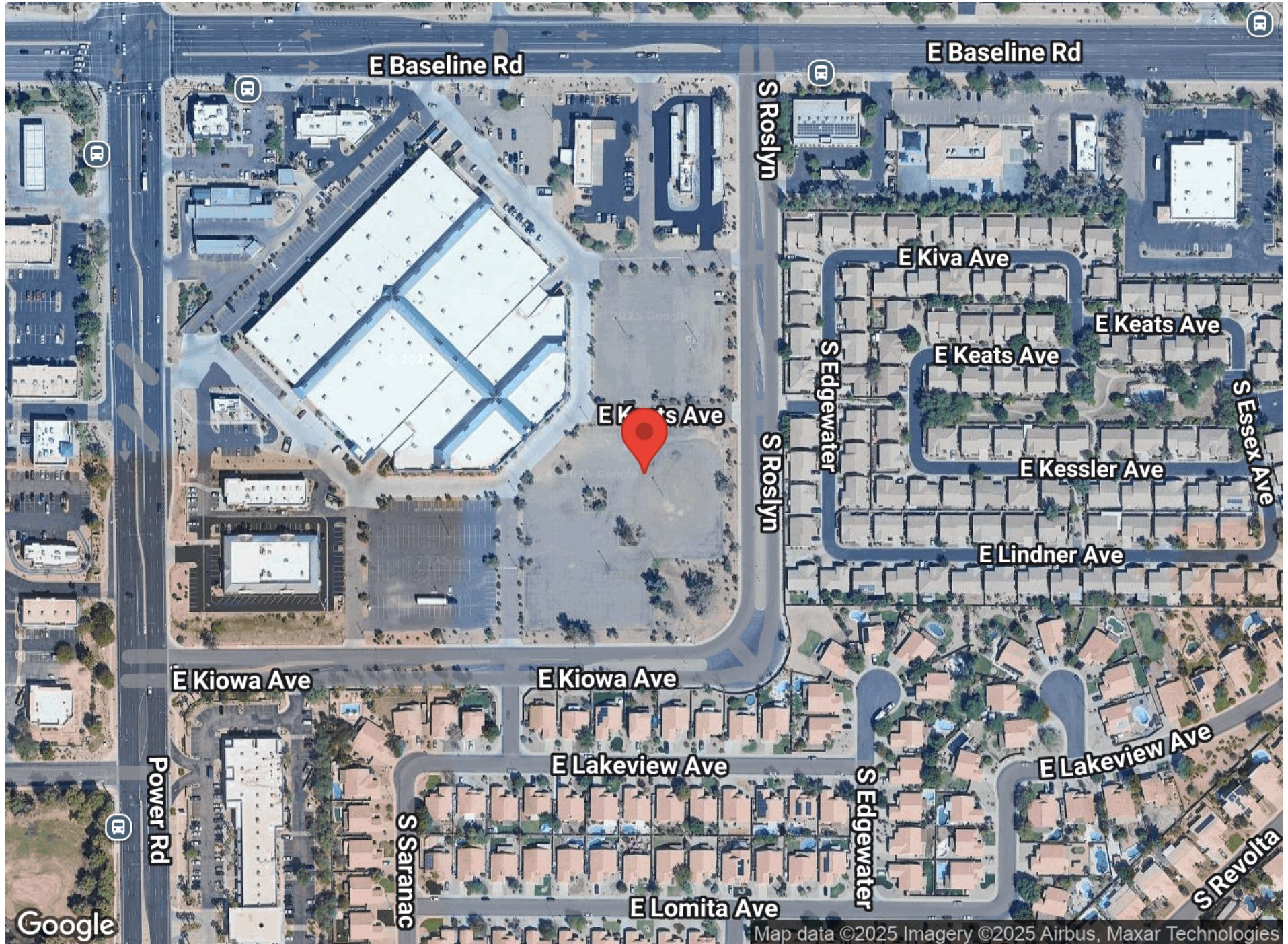
2039 SOUTH ROSLYN





# AERIAL MAP

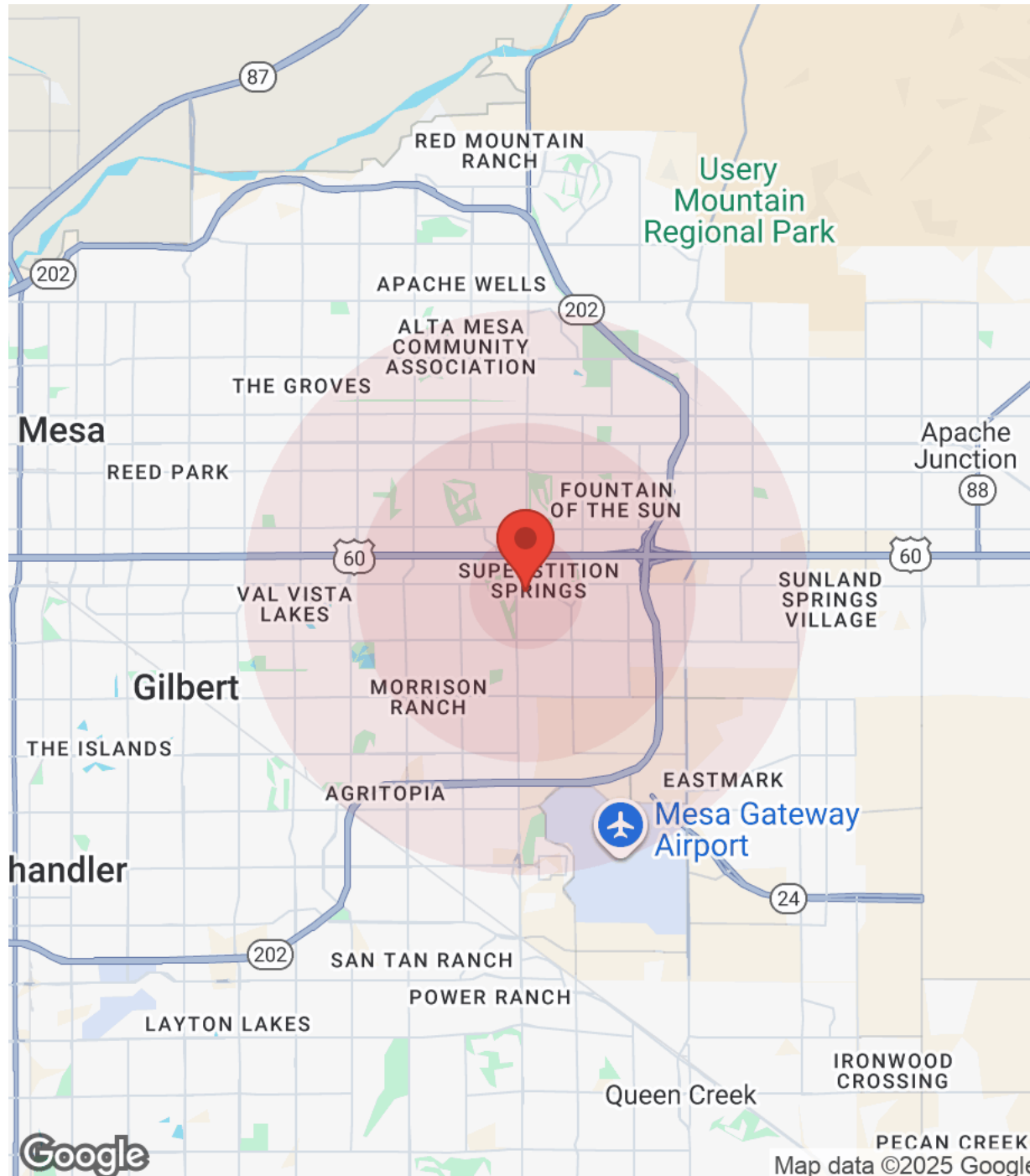
2039 SOUTH ROSLYN





# DEMOGRAPHICS

2039 SOUTH ROSLYN



Population	1 Mile	3 Miles	5 Miles
Male	6,315	54,823	150,527
Female	6,126	57,131	156,952
Total Population	12,441	111,954	307,479

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,238	18,995	53,585
Ages 15-24	1,732	12,313	34,959
Ages 25-54	4,940	39,369	113,782
Ages 55-64	1,562	12,750	37,491
Ages 65+	1,969	28,527	67,661

Race	1 Mile	3 Miles	5 Miles
White	7,797	74,170	199,861
Black	590	4,590	13,498
Am In/AK Nat	107	694	2,060
Hawaiian	41	257	584
Hispanic	2,879	23,857	68,014
Asian	590	4,613	12,853
Multi-Racial	417	3,403	9,716
Other	22	358	892

Income	1 Mile	3 Miles	5 Miles
Median	\$99,151	\$86,383	\$87,716
< \$15,000	200	2,966	8,204
\$15,000-\$24,999	156	1,978	5,632
\$25,000-\$34,999	169	2,680	6,892
\$35,000-\$49,999	332	4,408	12,023
\$50,000-\$74,999	757	7,535	20,085
\$75,000-\$99,999	697	6,611	17,232
\$100,000-\$149,999	1,061	8,732	25,459
\$150,000-\$199,999	672	5,140	13,387
> \$200,000	530	5,105	14,288

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,939	50,448	136,845
Occupied	4,575	45,156	123,202
Owner Occupied	2,884	30,940	86,473
Renter Occupied	1,691	14,216	36,729
Vacant	364	5,292	13,644



# PROFESSIONAL BIO

2039 SOUTH ROSLYN



## **BROCK DANIELSON, CRE**

Senior Director



---

KW Commercial  
830 South Higley Rd.  
Gilbert, AZ 85296  
O: (602) 881-8852  
C: 6028818852  
brock@brockdanielsonassociates.com  
BR514988000, Arizona

Brock Danielson: Senior Director / Owner / Broker

Brock Danielson is the founder of Brock Danielson & Associates and founder of Industrialized Development Partners. He has over forty years of extensive experience in Commercial and Residential Real Estate sales and development; specializing in creative real estate marketing techniques, targeted advertising, investment analysis, acquisitions, development management, disposition management, detail oriented due-diligence processes and comprehensive research capabilities.

Throughout his career, Danielson has been known as an innovator in the real estate marketplace, including his comprehensive approach to the marketing of real property, development innovation practices and asset analysis. Brock is well known in his field as one of the top expert Real Estate financial analysts active in the marketplace. His favorite quote and guiding light of his daily activities is: "If you haven't got time to do it right, when you will find time to do it over? – "Jeffery L Mayer".

Danielson has provided Real Estate advertising and marketing, development management, acquisition and disposition services to institutional buyers and sellers, private owners, and lenders. His experience has included the acquisition, lease up, disposition, rehabilitation and development management of, multifamily, storage, office, industrial, land, subdivisions, residential, entertainment venues, retail and specialty properties, via a variety of sales initiative methods, including auctions and sealed bids, portfolio sales, as well as conventional real estate marketing methodologies. Danielson's talents and experience include the re-positioning and marketing of troubled assets. Danielson has developed a reputation as a real estate problem solver and visionary who is consistently able to generate high disposition values and rates of return for his clientele. Also known as a savvy negotiator, Danielson has personally successfully negotiated the sale of a wide variety of asset types, including multifamily, industrial, office, residential, land, retail, entertainment venues, development sites, specialty properties, distressed properties and businesses.

Danielson is President and CEO of Brock Danielson & Associates, a commercial investment real estate firm operating within KW Commercial and he is the owner of Industrialized Development Partners, a firms specializing in development and development management utilizing industrialized development means and methods. Danielson's brokerage activities primarily focus on asset disposition, investment acquisition and development management services. Investment activities primarily focus on acquiring income properties and development opportunities. Development activities primarily focus on Multifamily, Storage, Office, Luxury Assisted Living Communities, and Residential subdivisions. Site selection representation has included residential subdivisions, multifamily development, Storage facilities, assisted living developments, office development, RV Resorts and professional organizations.

Danielson is an accredited Certified Land Sales Specialist, Certified Negotiation Expert, Certified Luxury Home Marketing Specialist and a licensed Real Estate Broker who has managed offices with as many as 300+ agents. He is known by his clientele as a visionary able to identify the type of finished product that compliments a developers' land parcel and neighborhood and city plan. When built, the products he recommends draw strong consumer demand.

Danielson's passions beyond Real Estate are children, people, family, golf and other outdoor activities. Brock is a major contributor of time and money to several children's organizations, including The Pediatric Brain Tumor Foundation of the US, Local Child Crisis Centers, and The Miracle League of Arizona.