

CAMELBACK CROSSING

NEC CAMELBACK ROAD & DYSART ROAD
LITCHFIELD PARK, AZ 85340



FOR LEASE

Sean Lieb | Senior Vice President
slieb@levrose.com
602.491.9295

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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

BUILDING SIZE \pm 107,248 SF

LOT SIZE \pm 8.31 AC

PARKING 7.01/1,000 SF

ZONING C-S

PROPERTY HIGHLIGHTS

- 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:



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AERIAL OVERVIEW

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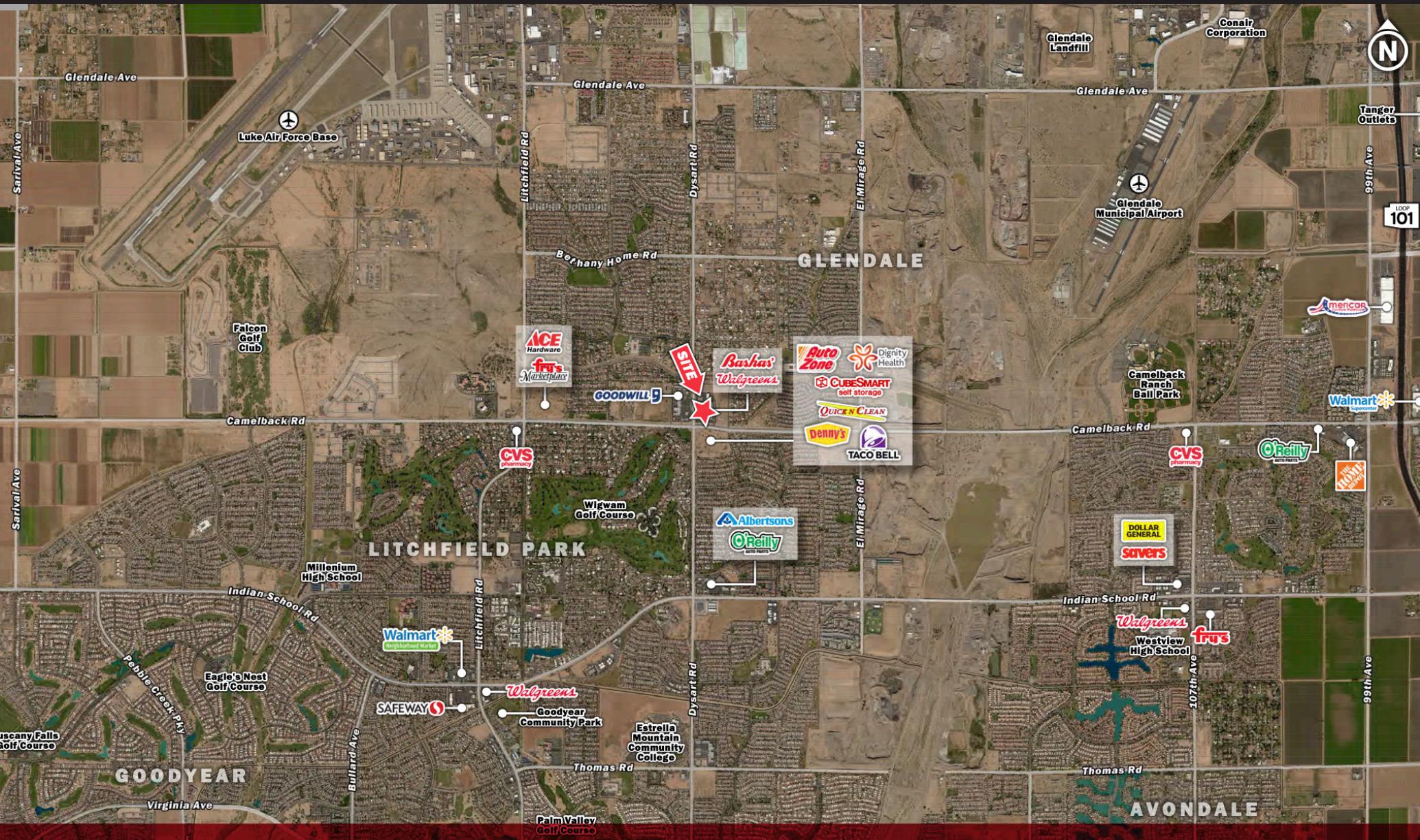


This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies.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

AERIAL OVERVIEW

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SITE PLAN

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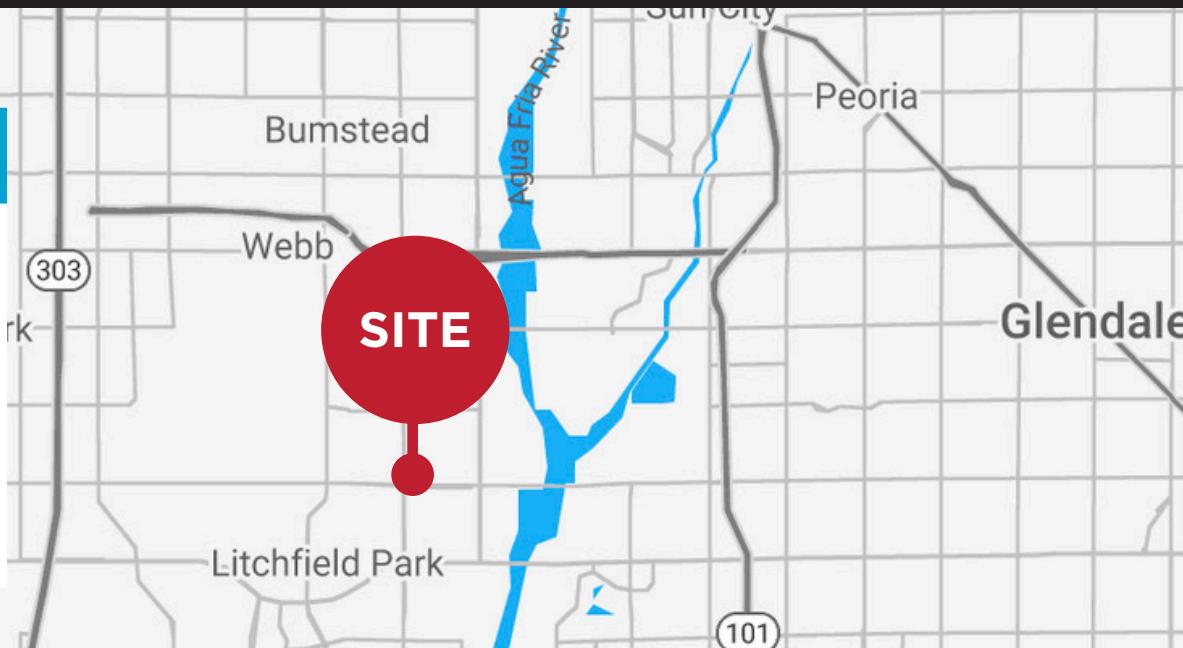
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DEMOGRAPHICS

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



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

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