

# CAMELBACK CROSSING

NEC CAMELBACK ROAD & DYSART ROAD  
LITCHFIELD PARK, AZ 85340



## FOR LEASE

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COMMERCIAL REAL ESTATE

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# OFFERING DETAILS

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## LEASE RATE

Call for Details

## AVAILABLE SPACE

Pad Bldg & Drive Thru

±2,000 - ±4,000 SF

Proposed Inline Shops

±10,000 SF

## BUILDING SIZE

±107,248 SF

## LOT SIZE

±8.31 AC

## PARKING

7.01/1,000 SF

## ZONING

C-S



# PROPERTY HIGHLIGHTS

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- 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:





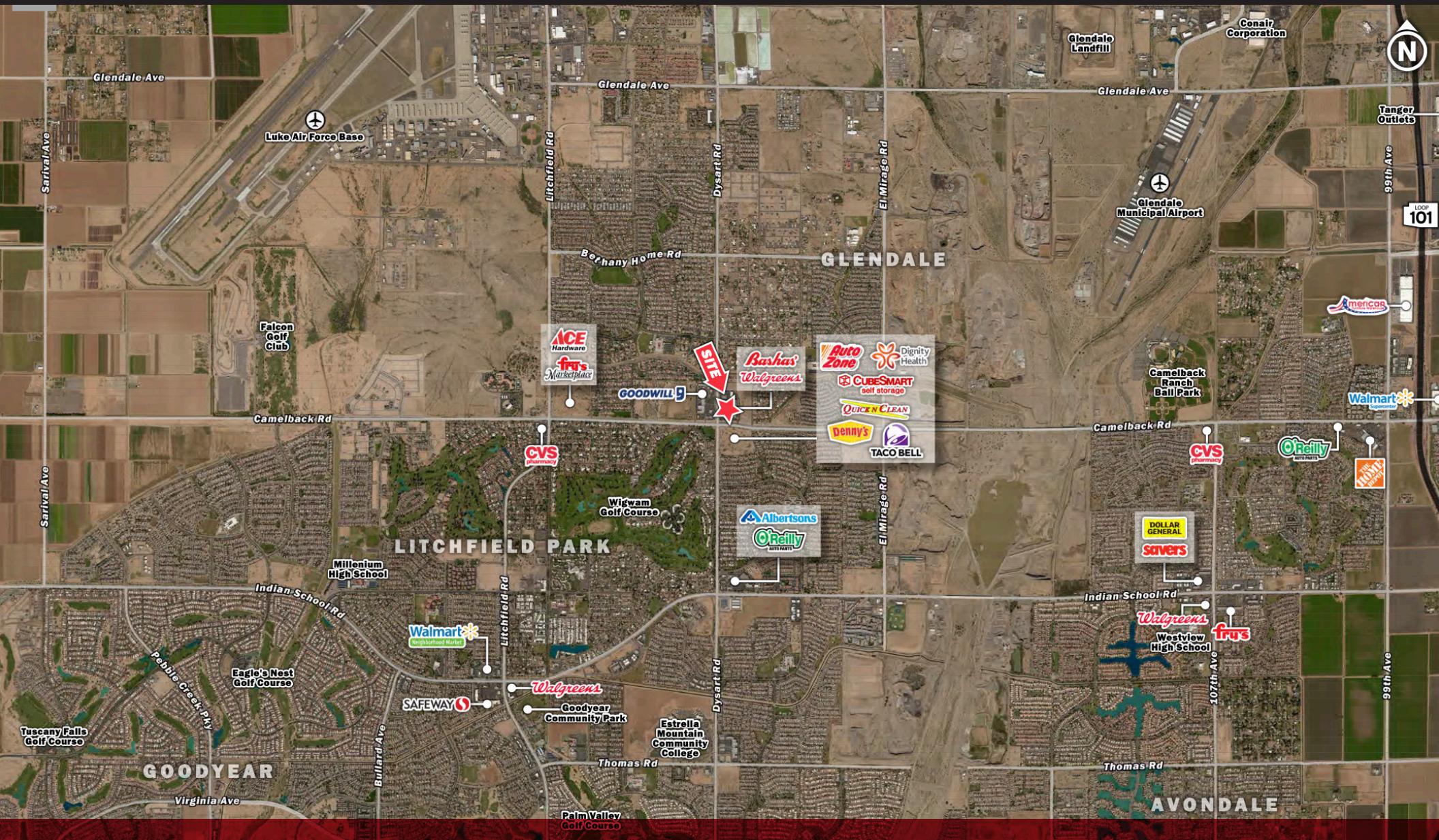
# AERIAL OVERVIEW



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.



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# SITE PLAN



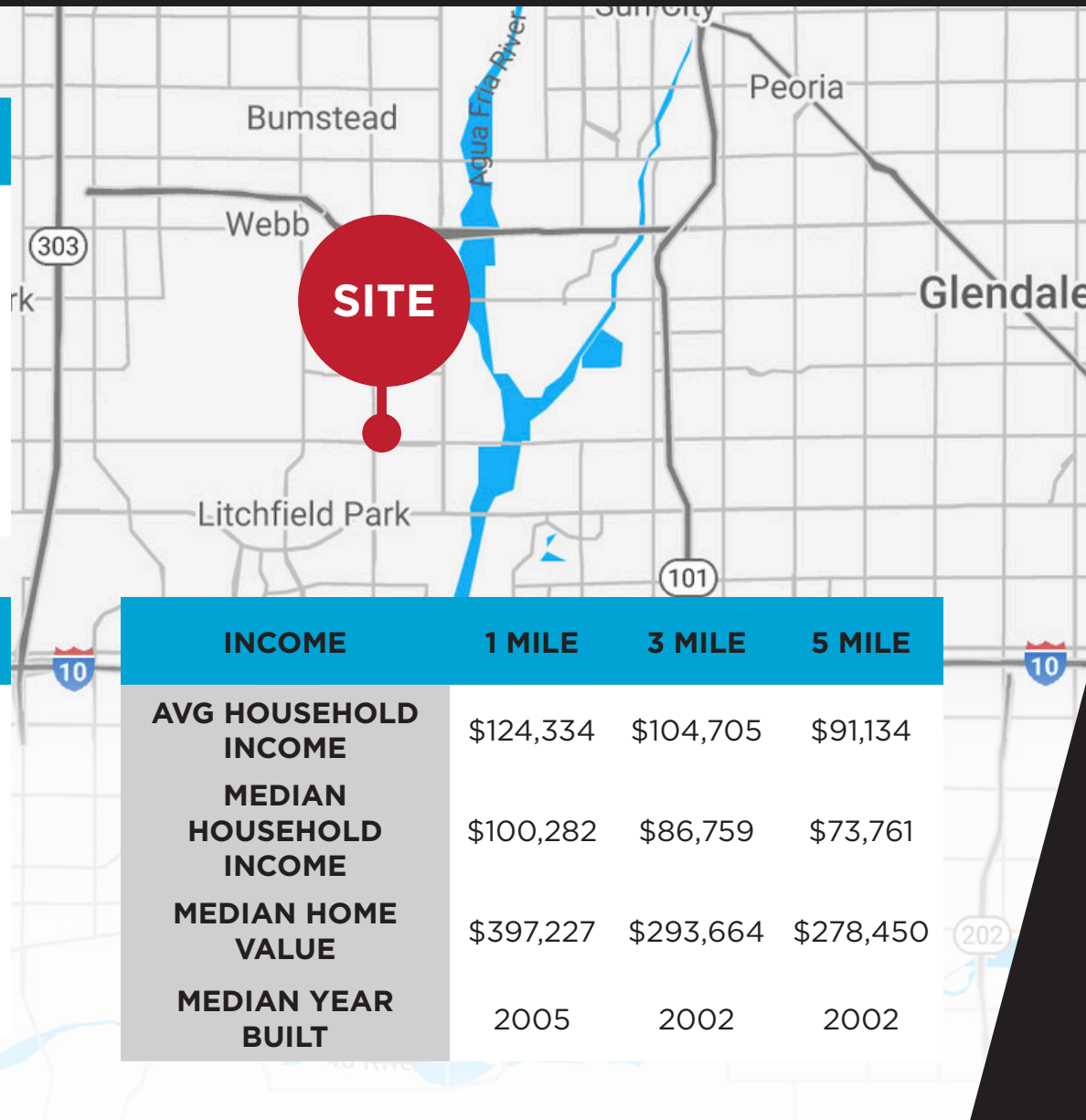
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# DEMOGRAPHICS

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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