

YARD FOR LEASE

Near Cave Creek Rd & The Loop 101



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

OSCAR LOPEZ

DIR: (602) 975-0810

oscar.lopez@matthews.com

License No. SA691653000 (AZ)

ALEX DESOTO

DIR: (602) 898-8499

alex.desoto@matthews.com

License No. SA705467000 (AZ)



R-8, Phoenix
ZONING



±29,660 VPD
(N Cave Creek Rd)

PROJECT SCOPE

- **SF Available**
 - ±7,000 Land SF
- **Asking Rate**
 - \$2,000/Month
- **Features**
 - Water, Electric, & 40' Storage Container
- **Uses**
 - Storage Yard | No Main Business Operations

POPULATION	1 MILE	3 MILE	5 MILE
Current Year Estimate	18,015	124,556	256,526
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Current Year Estimate	7,536	50,425	105,193
INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$89,963	\$99,963	\$105,381



N CAVE CREEK RD ± 35,800 VPD

101

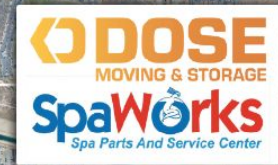
N 19TH AVE ± 25,800 VPD



PHOENIX DEER VALLEY AIRPORT

E DEER VALLEY RD ± 22,300 VPD

SUBJECT PROPERTY



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **Phoenix, AZ 85050** ("Property"). It has been prepared by Matthews Real Estate Investment Services™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.