

FUTURE PAD FOR SALE / LEASE / BTS

John Wayne Pkwy & Honeycutt Ave

Maricopa, AZ 85139 • USA



PROPERTY SUMMARY

LOCATION:	JOHN WAYNE PKWY & HONEYCUTT RD MARICOPA, AZ
LOT SIZE:	+/- 35,306 SF PAD C
ZONING:	PAD

TRAFFIC COUNTS

JOHN WAYNE PKWY (N/S):	22,400 VPD
HONEYCUTT AVE (E/W):	19,900 VPD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Estimated Population (2024)	13,861	54,017	62,262
Projected Population (2029)	15,980	64,401	75,880
Estimated Avg. HH Income (2024)	\$114,068	\$116,620	\$115,748
Projected Avg. HH Income (2029)	\$117,428	\$120,163	\$119,191
Average Household Size	3.7	3.3	3.3
Total Daytime Employees	863	5,019	6,329
Median Age	34.5	37.2	36.7

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PROJECT DATA

APPROX. SITE AREA:	133,262.16 S.F.	NET ACRES	3.06
TOTAL BUILDING AREA:	13,874 S.F.		
APPROX. % OF COVERAGE:	10.38 %		

PARKING

TOTAL REQUIRED SPACES	62 SPACES		
TOTAL PROVIDED SPACES	71 SPACES		
PARKING RATIO:	1 SPACE PER 150.4 S.F.		
PARKING RATIO	5.19 / 1,000 S.F.		

HANDICAPPED

REQUIRED	5 SPACES	8.11%
PROVIDED	5 SPACES	8.11%

PARCEL DATA

PAD A (C-STORE & FUELING CANOPIES)	
PARCEL AREA (APPROX.):	74,768.56 S.F.
BUILDING AREA:	4,000 S.F.
COVERAGE:	5.35 %
OPEN SPACE 10% REQD:	7,476.86 S.F.
OPEN SPACE PROVIDED:	16,426.50 S.F.
OPEN SPACE %:	21.97%
TOTAL PARKING REQUIRED:	1 SPACE PER 100 SF CONVENIENCE RETAIL SALES 2,721 SF
TOTAL PARKING PROVIDED:	28 SPACES
HANDICAP SPACES REQUIRED:	3 SPACES
HANDICAP SPACES PROVIDED:	2 SPACES
PARKING RATIO:	1 SPACE PER 129.2 S.F.
PARKING RATIO:	7.74 / 1,000 S.F.
BICYCLE PARKING REQUIRED:	4 SPACES MIN
BICYCLE PARKING PROVIDED:	4 SPACES

FUTURE PAD B (AUTO SERVICE)	
PARCEL AREA (APPROX.):	23,168.08 S.F.
BUILDING AREA:	1,024 S.F.
COVERAGE:	4.42 %
OPEN SPACE 10% REQD:	2,316.81 S.F.
OPEN SPACE PROVIDED:	2,405.00 S.F.
OPEN SPACE %:	10.37%
TOTAL PARKING REQUIRED:	3 SPACES PER BAY PLUS 1 PER 100 SF OFFICE
TOTAL PARKING PROVIDED:	7 SPACES
HANDICAP SPACES REQUIRED:	8 SPACES
HANDICAP SPACES PROVIDED:	1 SPACES
PARKING RATIO:	1 SPACE PER 138.0 S.F.
PARKING RATIO:	7.81 / 1,000 S.F.
BICYCLE PARKING REQUIRED:	3 SPACES MIN
BICYCLE PARKING PROVIDED:	3 SPACES

FUTURE PAD C (RETAIL)	
PARCEL AREA (APPROX.):	35,305.52 S.F.
BUILDING AREA:	8,000 S.F.
COVERAGE:	22.66 %
OPEN SPACE 10% REQD:	3,530.55 S.F.
OPEN SPACE PROVIDED:	6,277.00 S.F.
OPEN SPACE %:	17.78%
TOTAL PARKING REQUIRED:	1 SPACE PER 300 SF
TOTAL PARKING PROVIDED:	27 SPACES
HANDICAP SPACES REQUIRED:	2 SPACES
HANDICAP SPACES PROVIDED:	2 SPACES
PARKING RATIO:	1 SPACE PER 296.3 S.F.
PARKING RATIO:	5.38 / 1,000 S.F.
BICYCLE PARKING REQUIRED:	3 SPACES MIN
BICYCLE PARKING PROVIDED:	3 SPACES

RETAIL DEVELOPMENT
S.W.C. JOHN WAYNE PKWY (SR347) & W HONEYCUTT AVE
MARICOPA, ARIZONA 85139

PROJECT NUMBER: 232215-03
PROJECT MANAGER: JEFF K
DRAWN BY: JEFF K
CHECKED BY: JEFF K

NO.	REVISION	DATE

SHEET DESCRIPTION
DEVELOPMENT PLAN

PRELIMINARY
DRAWING

SHEET NO.

DR-01

ISSUE DATE: 31 OCT 2024

① SITE PLAN

SCALE: 1" = 40'-0"



SITE PLAN

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