

MOTIVATED SELLER - ALL REASONABLE OFFERS CONSIDERED

COMMERCIAL LAND AVAILABLE

EXCLUSIVE LISTING | SWC 19TH AVENUE AND BASELINE ROAD, PHOENIX, ARIZONA



PROPERTY SIZE ±1.81 acres

PRICING \$453,347 (\$5.75 psf) - Make Offer

ZONING C-2, City of Phoenix

PARCEL 300-46-002H

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. 2017 Avg. Population	±11,748	±91,213	±181,629
Est. 2017 Avg. Household Income	\$71,987	\$58,766	\$62,161

Source: ESRI, 2017

TRAFFIC COUNTS

19th Avenue - ±11,359 VPD (North), ±12,069 VPD (South)

Baseline Road - ±17,611 VPD (East), ±17,509 VPD (West)

Source: City of Phoenix Traffic Volume Map, 2016, 2015

COMMENTS

- Located across the street from retailers such as Lowes, Staples, CVS, Wells Fargo, Burger King, Fresh & Easy Grocery and McDonald's (u/c).
- Signalized intersection
- 19th Avenue has a bridged river crossing connecting to Interstate 10.
- Access to Interstate 10/19th Avenue interchange to the north and the planned Loop 202 (South Mountain Freeway) Baseline Road interchange to the west of the site.
- Baseline Road is the strongest east/west thoroughfare in the area carrying the highest traffic volumes and retail trade.

Chad T. Russell, P.C. | crussell@landadvisors.com

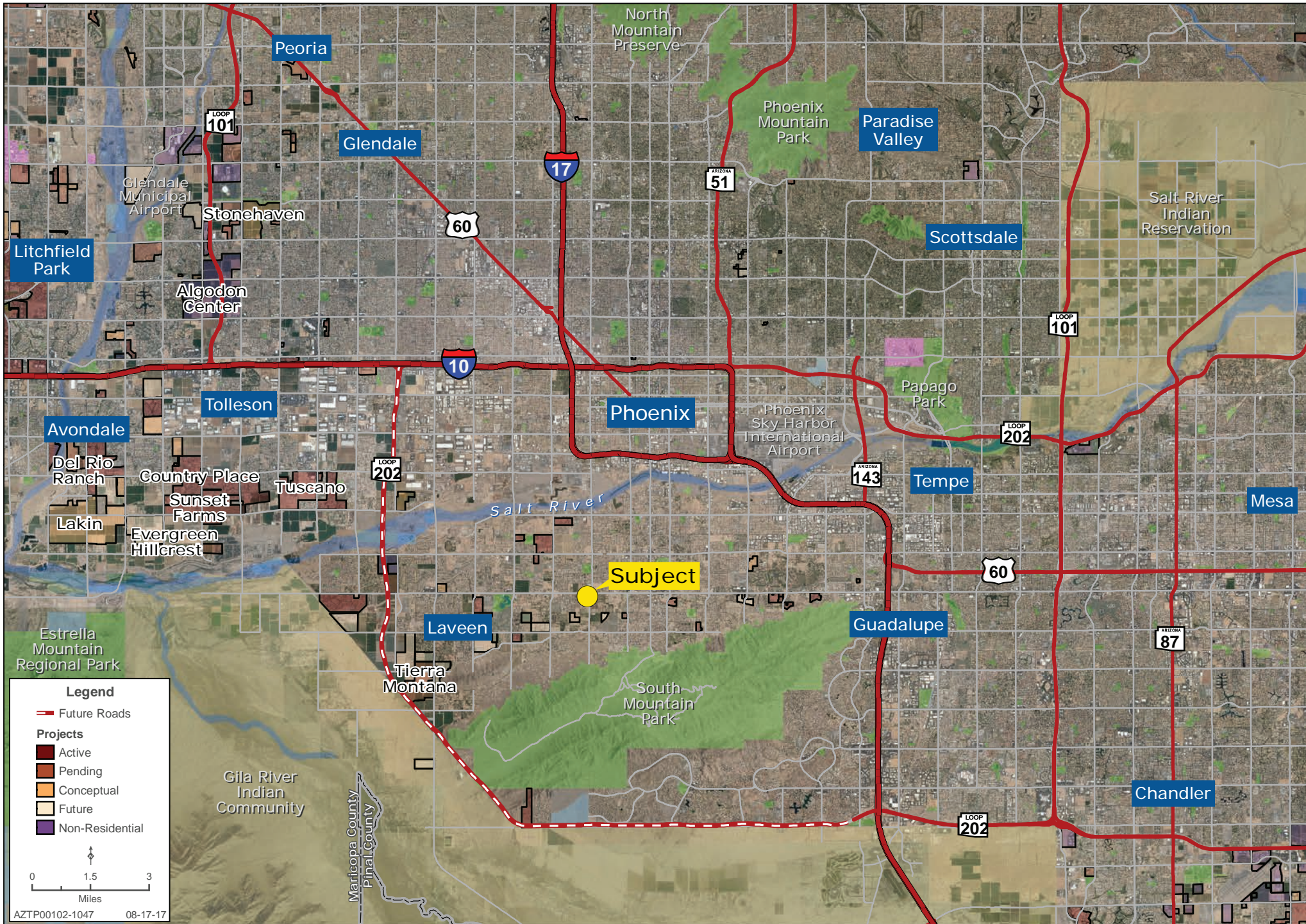
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

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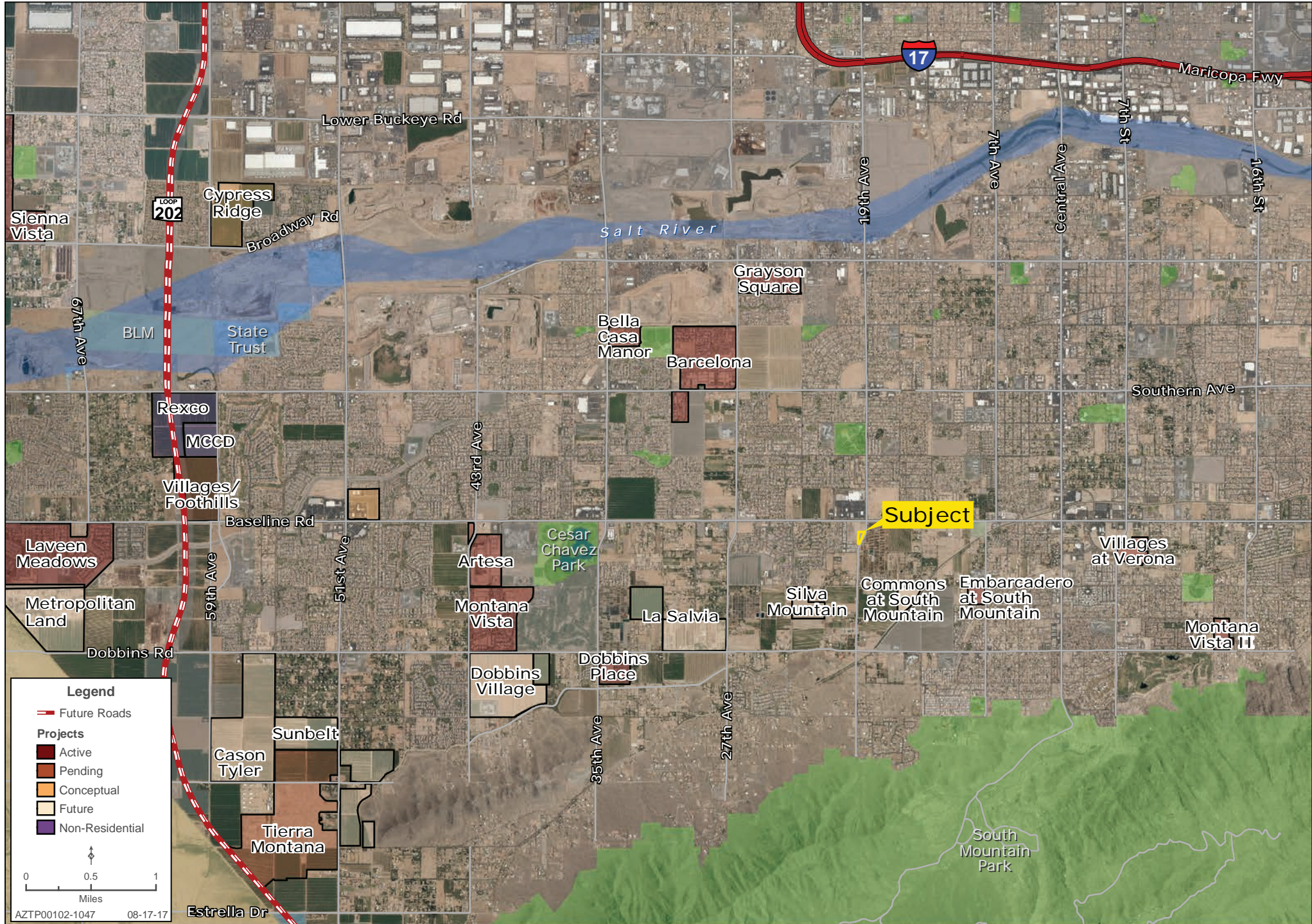
REGIONAL MAP

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SURROUNDING DEVELOPMENT MAP

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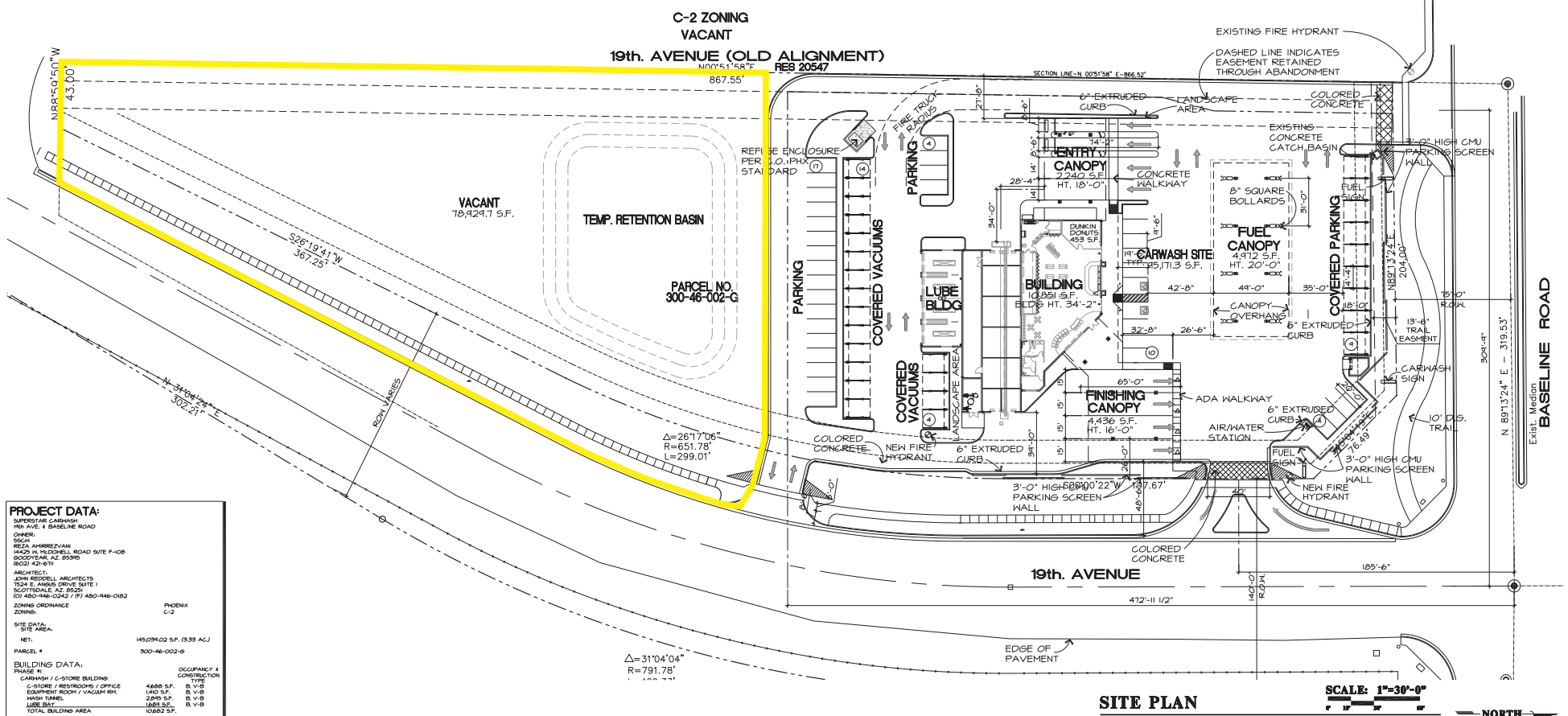


PROPERTY DETAIL MAP

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SITE PLAN



PROJECT DATA:

SUPERSTAR CARWASH
19th AVE. & BASELINE ROAD
OWNER:
SSCA
MEZA AHMREZVAN
14425 N. McDOWELL ROAD SUITE F-108
SCOTTSDALE, AZ 85254
(602) 421-6111

ARCHITECT:
JOHN REDDELL ARCHITECTS
3024 E. ANGUS DRIVE SUITE 1
SCOTTSDALE, AZ 85251
107 480-946-0242 / (P) 480-946-0182

ZONING ORDINANCE ZONING: PHOENIX C-2

SITE DATA:
SITE AREA: 143,091.02 S.F. (3.23 AC)
NET: 143,091.02 S.F. (3.23 AC)
PARCEL #: 300-46-002-6

BUILDING DATA:

FRASE #	OCCUPANCY #	CONSTRUCTION
CARWASH / G-STORE BUILDING	B. V-B	
C-STORE / RESTROOMS / OFFICE	4800 S.F.	B. V-B
EQUIPMENT ROOM / VACUUM RM.	1400 S.F.	B. V-B
WASH TUNNEL	2800 S.F.	B. V-B
LUBE BAY	1601 S.F.	B. V-B
TOTAL BUILDING AREA	10652 S.F.	

CANOPY:

COVERED SELF VACUUM CANOPIES	4304 S.F.	B. V-B
ENTRY CANOPY	2240 S.F.	B. V-B
FINISHING CANOPY	4436 S.F.	B. V-B
FUEL CANOPY	4912 S.F.	B. V-B
TOTAL CANOPY AREA	11302 S.F.	

PARKING CALCULATIONS:

PARKING REQUIRED	46 SPACES
WASH TUNNEL	4 SPACES
LUBE BAYS	12 SPACES
TOTAL	62 SPACES

PARKING PROVIDED:

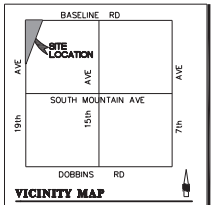
COVERED PARKING	52 SPACES
ACCESSIBLE	2 SPACE

LEGAL DESCRIPTION

A parcel of land located in the Northwest Quarter of Section 6, Township 1 South, Range 3 East, of the Gila and Salt River Meridian, Maricopa County Arizona, more particularly described as follows:

Commencing at the Northwest corner of Section 6;
Thence S 00°51'58" W, 74.08 feet to the Point of Beginning;
Thence N 89°13'24" E, 204.00 feet;
Thence S 45°04'18" E, 76.49 feet;
Thence S 00°00'22" W, 197.67 feet to a point of curvature, said curve having a radius of 657.78 feet and a length of 299.01 feet through a central angle of 26°17'06";
Thence S 26°19'41" W, 367.25 feet;
Thence N 88°39'50" W, 43.00 feet;
Thence N 00°51'58" E, 867.55 feet to the Point of Beginning.

Sold parcel containing 173,668.17 sq. ft. or 3.987 acres ±.



SITE PLAN SCALE: 1"=30'-0" NORTH

SuperStar Carwash
1905 W. Baseline Road
Phoenix, Az

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Architecture Interiors Land Planning
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Date: 10/10/14

Revisions:

