

Sundance Marketplace



SUNDANCE MARKETPLACE

- Anchor #1 Position: planet fitness
- Anchor #2 Position: ALDI
- Anchor #3 (Position Reserved)
- Outlot #1 Position: BURGER KING
- Outlot #2 Position: Quick Quack CAR WASH
- Future Position (TBD) May Be Split

1000



PAD OR SHOPS AVAILABLE

AVAILABLE

- Last PAD available for sale - 2.24 acres / 98,580 sf
- Two monument signs – 1 on Watson Rd and 1 on Yuma Rd

FEATURES

- Dominant retail intersection in trade area
- Over 1,000,000 sf commercial space at intersection
- Full diamond interchange from I-10 Freeway
- ±40,000 cpd on Watson Rd
- ±80,000 cpd on I-10 Freeway

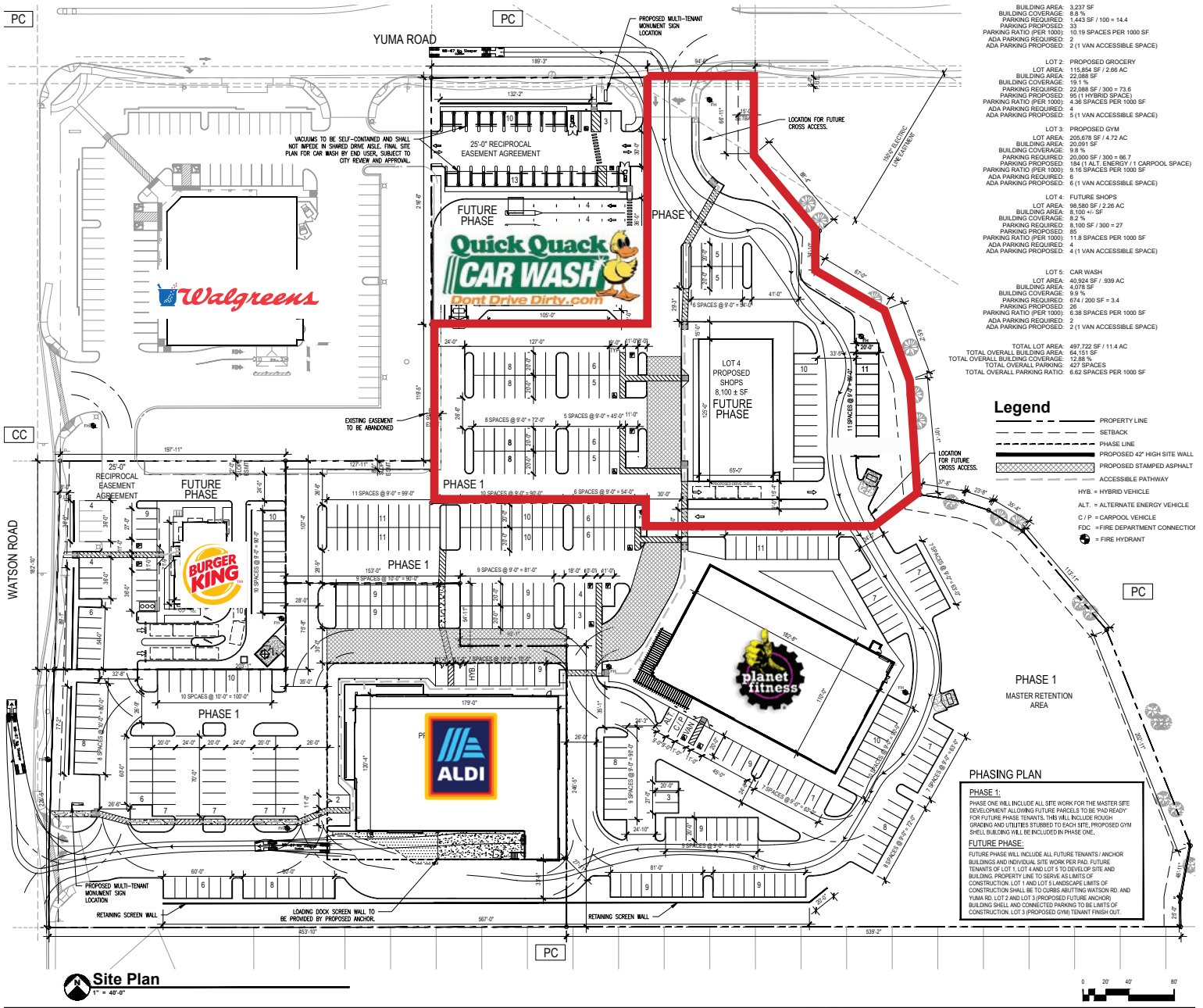
NOTABLE TENANTS AT INTERSECTION



2018 Demographics	3 MILE	5 MILE	7 MILE
Estimated Population	30,000	54,065	68,588
Avg Household Income	\$71,200	\$77,518	\$80,798
Daytime Employment	3,008	6,691	8,281

James DeCremer
 D 480 423 7958
 C 602 909 0957
 james.decremer@avisonyoung.com

2777 E Camelback Road
 Suite 230
 Phoenix, AZ 85016
 avisonyoung.com



BUILDING AREA:	3,237 SF
BUILDING COVERAGE:	8.8 %
PARKING REQUIRED:	1,443 SF / 100 = 14.4
PARKING RATIO (PER 1000):	33
PARKING RATIO (PER 1000):	10.19 SPACES PER 1000 SF
ADA PARKING REQUIRED:	2
ADA PARKING PROPOSED:	2 (1 VAN ACCESSIBLE SPACE)

LOT 2: PROPOSED GROCERY	
LOT AREA:	115,854 SF / 2.96 AC
BUILDING AREA:	22,088 SF
BUILDING COVERAGE:	19.1 %
PARKING REQUIRED:	22,088 SF / 300 = 73.6
PARKING RATIO (PER 1000):	95.11 HYBRID SPACES
PARKING RATIO (PER 1000):	4.30 SPACES PER 1000 SF
ADA PARKING REQUIRED:	4
ADA PARKING PROPOSED:	5 (1 VAN ACCESSIBLE SPACE)

LOT 3: PROPOSED GYM	
LOT AREA:	205,676 SF / 4.72 AC
BUILDING AREA:	20,091 SF
BUILDING COVERAGE:	9.8 %
PARKING REQUIRED:	20,090 SF / 300 = 66.7
PARKING RATIO (PER 1000):	184 (1 ALT. ENERGY / 1 CARPOOL SPACE)
PARKING RATIO (PER 1000):	9.10 SPACES PER 1000 SF
ADA PARKING REQUIRED:	6
ADA PARKING PROPOSED:	6 (1 VAN ACCESSIBLE SPACE)

LOT 4: FUTURE SHOPS	
LOT AREA:	98,580 SF / 2.26 AC
BUILDING AREA:	8,100 +/- SF
BUILDING COVERAGE:	8.2 %
PARKING REQUIRED:	8,100 SF / 300 = 27
PARKING RATIO (PER 1000):	11.8 SPACES PER 1000 SF
ADA PARKING REQUIRED:	4
ADA PARKING PROPOSED:	4 (1 VAN ACCESSIBLE SPACE)

LOT 5: CAR WASH	
LOT AREA:	40,924 SF / 0.94 AC
BUILDING AREA:	4,078 SF
BUILDING COVERAGE:	9.9 %
PARKING REQUIRED:	674 / 200 SF = 3.4
PARKING RATIO (PER 1000):	6.38 SPACES PER 1000 SF
ADA PARKING REQUIRED:	2
ADA PARKING PROPOSED:	2 (1 VAN ACCESSIBLE SPACE)

TOTAL LOT AREA:	497,722 SF / 11.4 AC
TOTAL OVERALL BUILDING AREA:	64,151 SF
TOTAL OVERALL BUILDING COVERAGE:	12.88 %
TOTAL OVERALL PARKING:	427 SPACES
TOTAL OVERALL PARKING RATIO:	6.62 SPACES PER 1000 SF

- Legend**
- PROPERTY LINE
 - SETBACK
 - PHASE LINE
 - PROPOSED 42" HIGH SITE WALL
 - PROPOSED STAMPED ASPHALT
 - ACCESSIBLE PATHWAY
 - HYB = HYBRID VEHICLE
 - ALT. = ALTERNATE ENERGY VEHICLE
 - C/P = CARPOOL VEHICLE
 - FDC = FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT

PHASING PLAN

PHASE 1:
 PHASE ONE WILL INCLUDE ALL SITE WORK FOR THE MASTER SITE DEVELOPMENT ALLOWING FUTURE PARCELS TO BE PAD READY FOR FUTURE PHASE TENANTS. THIS WILL INCLUDE ROUGH GRADING AND UTILITIES STUBBED TO EACH SITE. PROPOSED GYM SHELL BUILDING WILL BE INCLUDED IN PHASE ONE.

FUTURE PHASE:
 FUTURE PHASE WILL INCLUDE ALL FUTURE TENANTS / ANCHOR BUILDINGS AND INDIVIDUAL SITE WORK PER PAD. FUTURE TENANTS OF LOT 1 AND LOT 5 TO DEVELOP SITE AND BUILDING PROPERTY LINE TO SERVE AS LIMITS OF CONSTRUCTION. LOT 1 AND LOT 5 LANDSCAPE LIMITS OF CONSTRUCTION SHALL BE TO CURBS ADJACENT WATSON RD. AND YUMA RD. LOT 2 AND LOT 3 (PROPOSED FUTURE ANCHOR) BUILDING SHELL AND CONNECTED PARKING TO BE LIMITS OF CONSTRUCTION. LOT 3 (PROPOSED GYM) TENANT FINISH OUT.

Site Plan
 1" = 40'-0"



OPTION 2



OPTION 3

