

Potential Automotive Sales/Leasing lot

For Lease (All or Part)

Location	3660 W. Grand Ave Phoenix, AZ 85019
Size	4.42 Acres (Property can be subdivided (See Attached) Page 2 and 3)
Building	Can be used for Office and Restrooms (Approx. 20,865 SF)
Zoning	C-3 (Commercial) P-1 (Parking) City of Phoenix
Lease Rate	Contact Brokers



Exclusively Listed By:

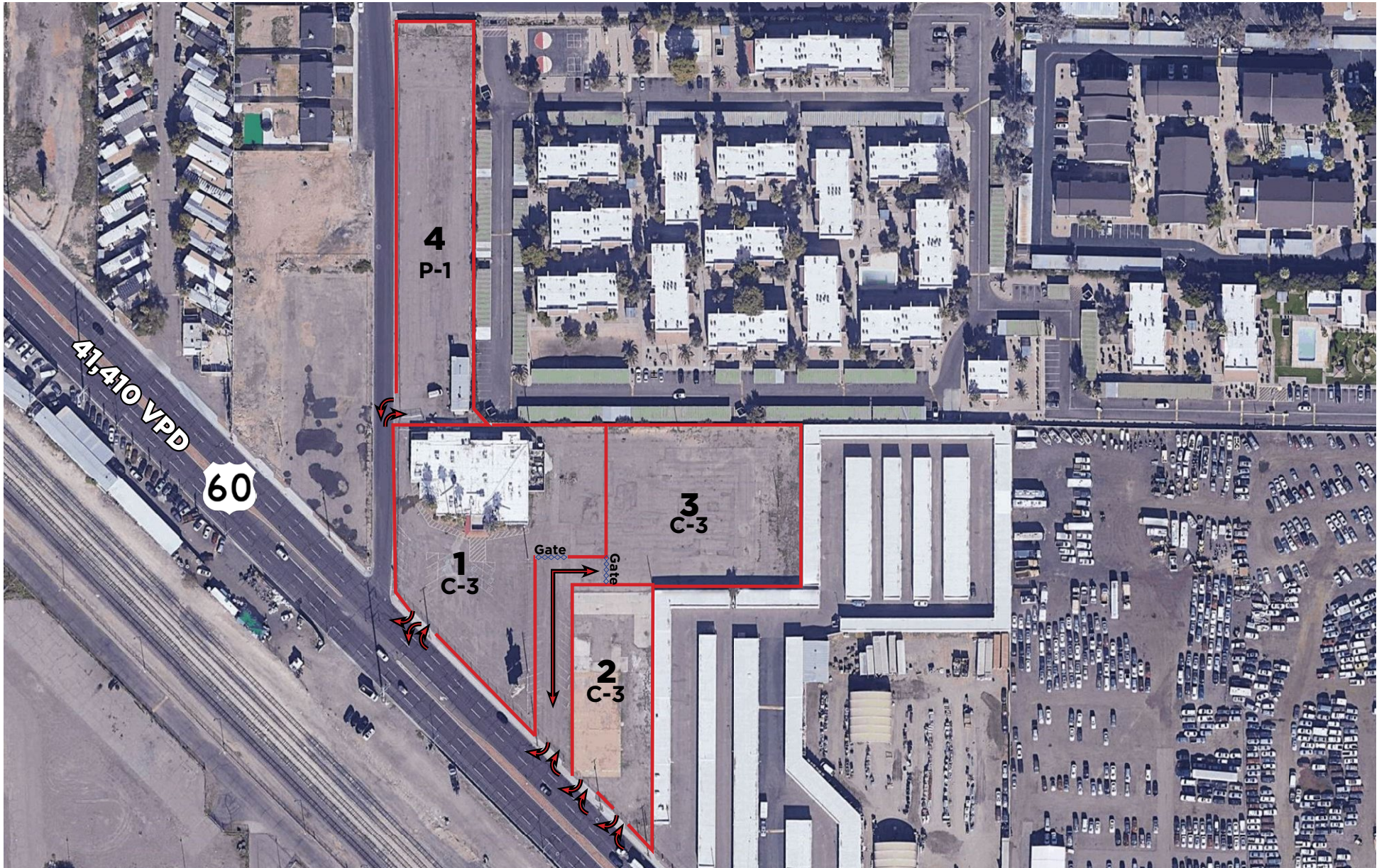
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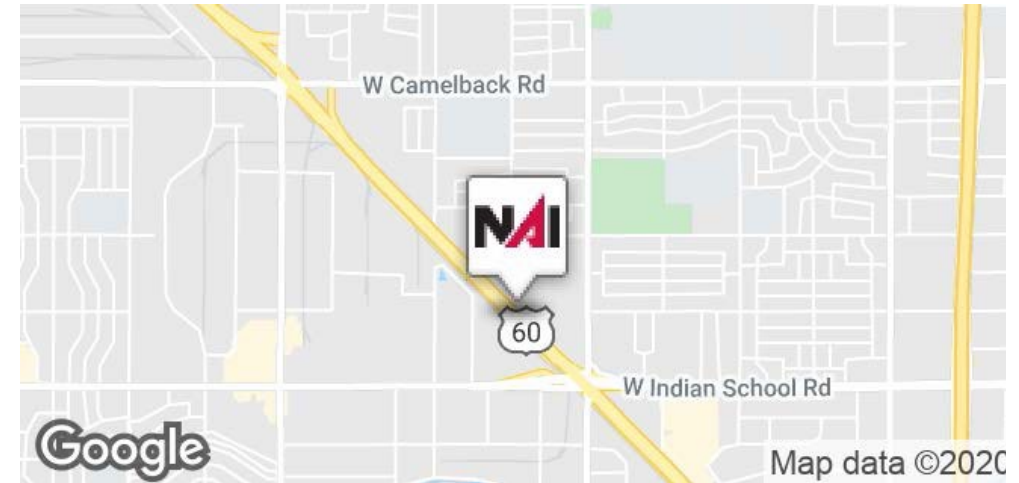
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2944 N 44TH ST
SUITE 200
PHOENIX, AZ 85018



Parcel Area	Size (Approx.)	Lease Rate
1	1.30 Acres	TBD
2	0.6 Acres	TBD
3	1.40 Acres	TBD
4	1.13 Acres	TBD
Contact Brokers for Lease Rates		



Demographics	1 Mile	3 Miles	5 Miles
Average Age	26.3	28.7	30.2
Households	4,969	60,472	166,847
Population	18,241	209,125	516,734
Median HH Income	\$37,803	\$38,795	\$43,816
Daytime Employment	14,032	65,881	255,850

Traffic Counts	VPD
Grand Ave	41,410
W Indian School Rd	47,181
N 35th Ave	24,008

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