

COMMERCIAL RETAIL PADS AVAILABLE

EXCLUSIVE LISTING | NWC 51ST AVENUE & LOWER BUCKEYE ROAD | PHOENIX, ARIZONA

LOCATION NWC of 51st Avenue and Lower Buckeye Road, Phoenix, Arizona

SIZE ±2.5 acres (2-3 Retail Pads*)

*Ownership has the ability to create additional pads on 51st Avenue

ASKING PRICE Submit

ZONING A-1

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Est. Population	±1,448	±66,349	±274,586
2018 Est. HH Income	\$65,250	\$56,668	\$57,469

Source: Esri, 2017

TRAFFIC COUNTS

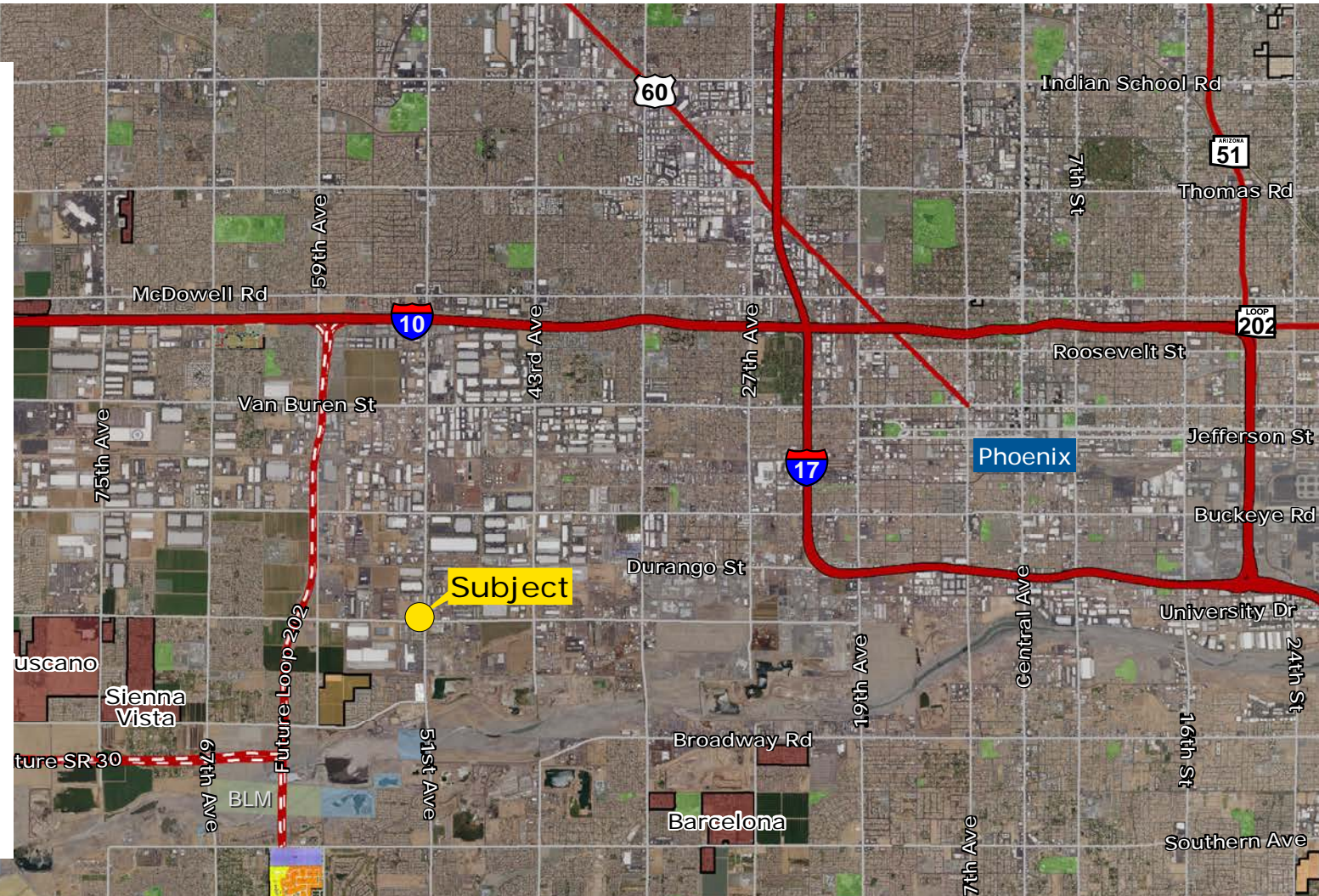
51st Avenue: N ±17,307, S ±15,431 VPD

Lower Buckeye: W ±7,653, E ±8,324 VPD

Source: City of Phoenix, 2016

COMMENTS

- Dense industrial area with an excellent daytime population
- Hard corner drive-thru pad available
- High-Visibility along 51st Avenue and Lower Buckeye Road
- Future Loop 202 Freeway is located ±1 mile west of the Property (full interchange - open in ±14 months - November 2019)



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

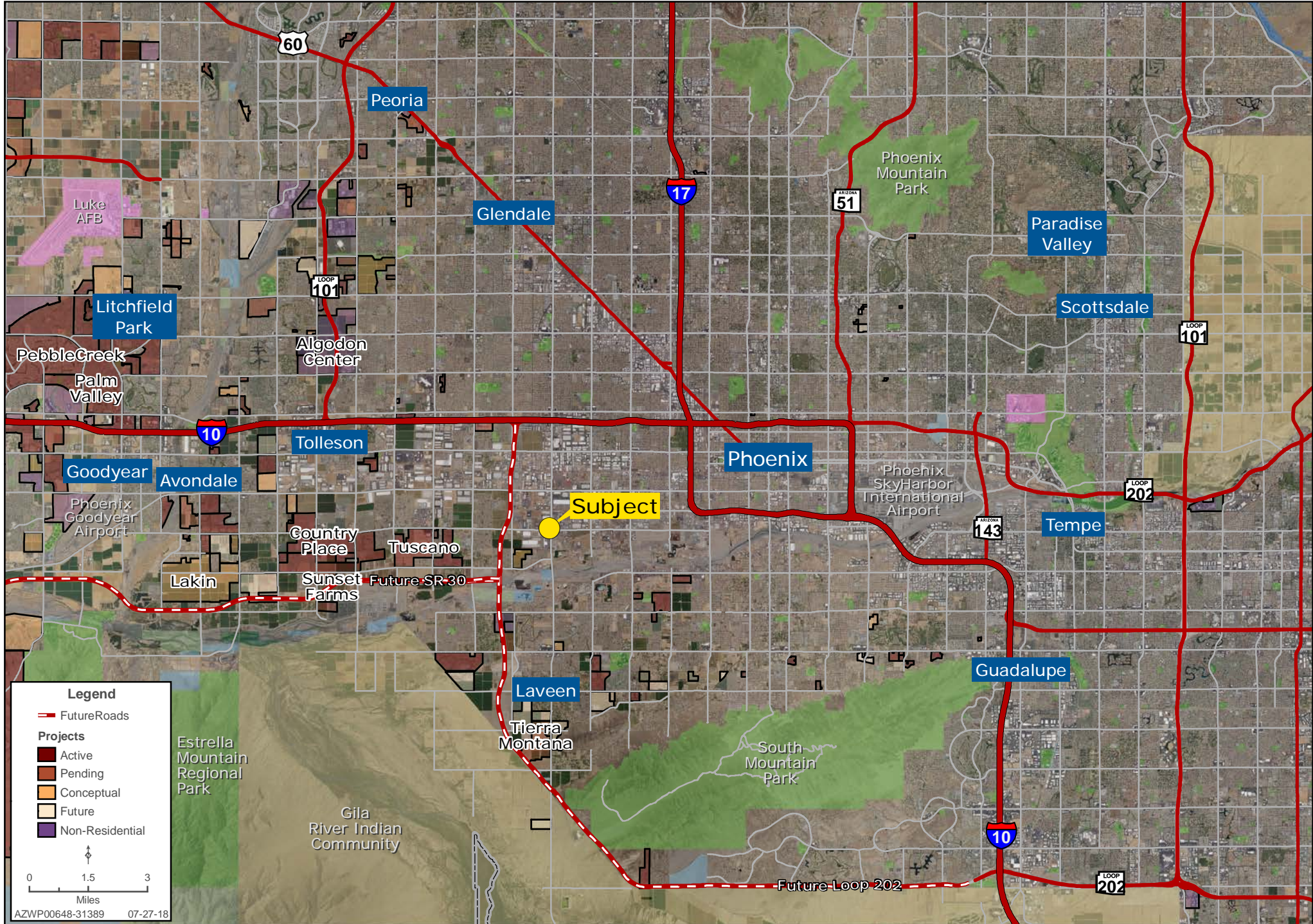
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZWP00648-9.11.18



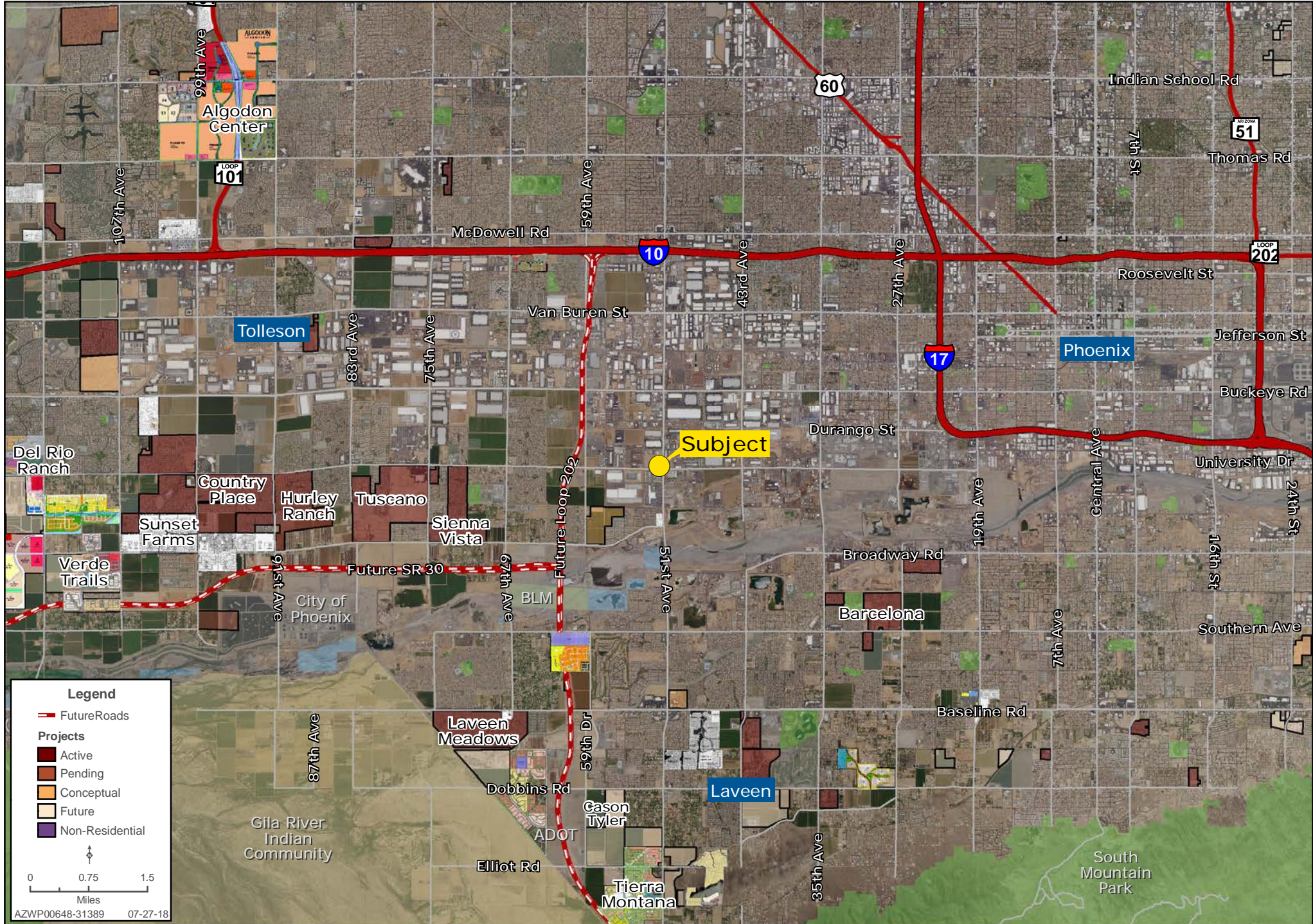
REGIONAL MAP

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SURROUNDING DEVELOPMENT MAP

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SITE PLAN MAP

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CONCEPTUAL SITE PLAN OPTION A



CAWLEY ARCHITECTS

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P. 602.393.5060

CawleyArchitects.com



PHOENIX
BUSINESS
CENTER LOT 6

NWC 51ST AVE
LOWER BUCKEYE
PHOENIX
ARIZONA

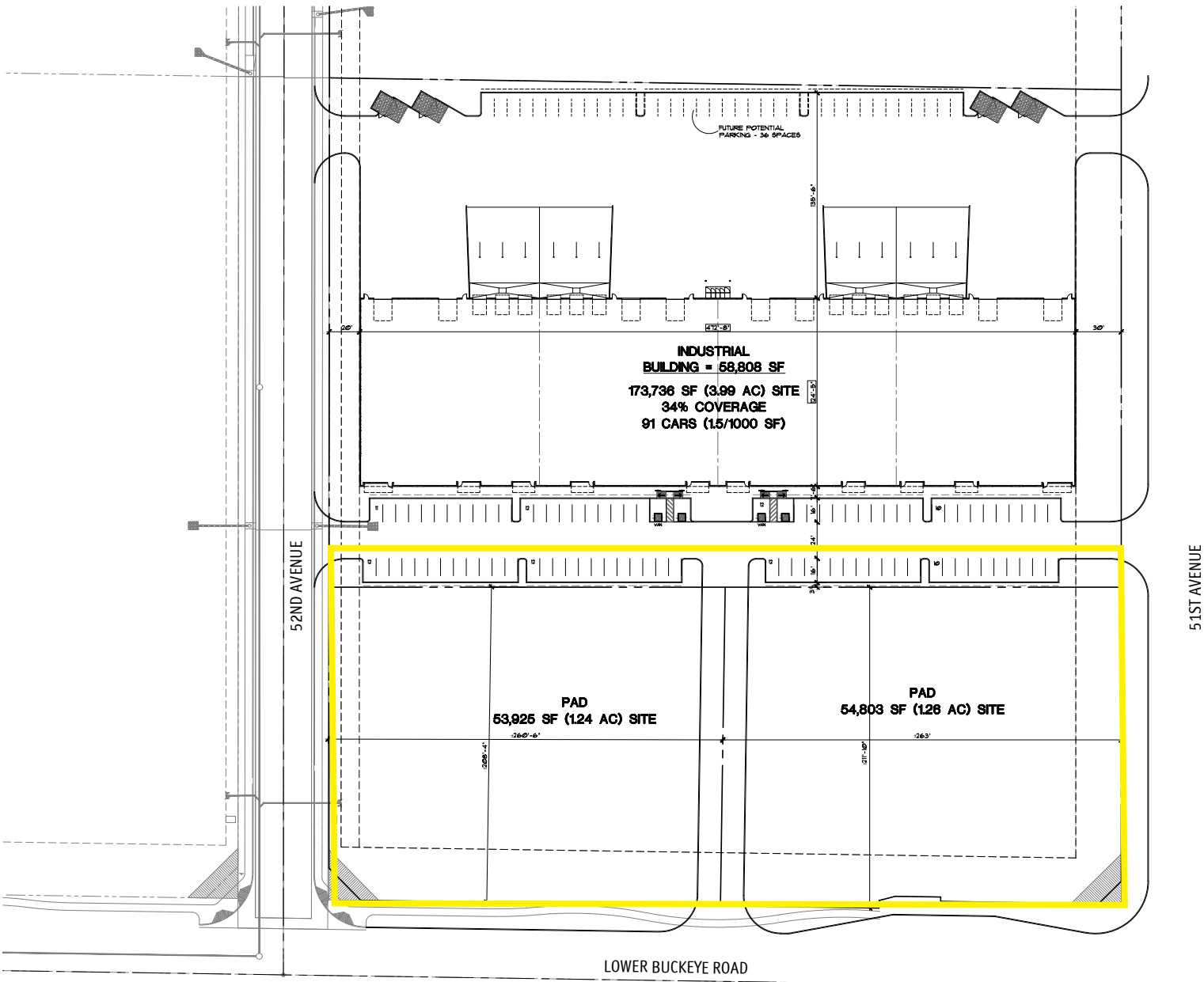
DATE
PRELIMINARY SITE PLAN
12-28-2017

NOTICE OF ALTERNATE BILLING CYCLE

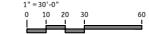
This contract allows the owner to make payment of design or preliminary or final drawings other than this bill cycle. A written description of each other bill cycle applicable to this project is included in the notes to the contract. Design and/or construction drawings shall be submitted on cover sheets and the owner of the drawings shall request the alternate billing cycle.

The architectural design, construction and cost presented herein represents an agreement of service provided in connection with the design and/or construction of the project as shown on the drawings and/or specifications prepared by the architect or Cawley Architects. Any other use or release of these drawings may result in a design change.

The site plan has been prepared without the benefit of a survey. Dimensions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and utility of this site. All design shown here is strictly conceptual.



SITE PLAN-OPTION 5



Project -

A1.5

CONCEPTUAL SITE PLAN OPTION B



CAWLEY ARCHITECTS

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CowleyArchitects.com



PHOENIX BUSINESS CENTER LOT 6

NWC 51ST AVE LOWER BUCKEYE PHOENIX ARIZONA

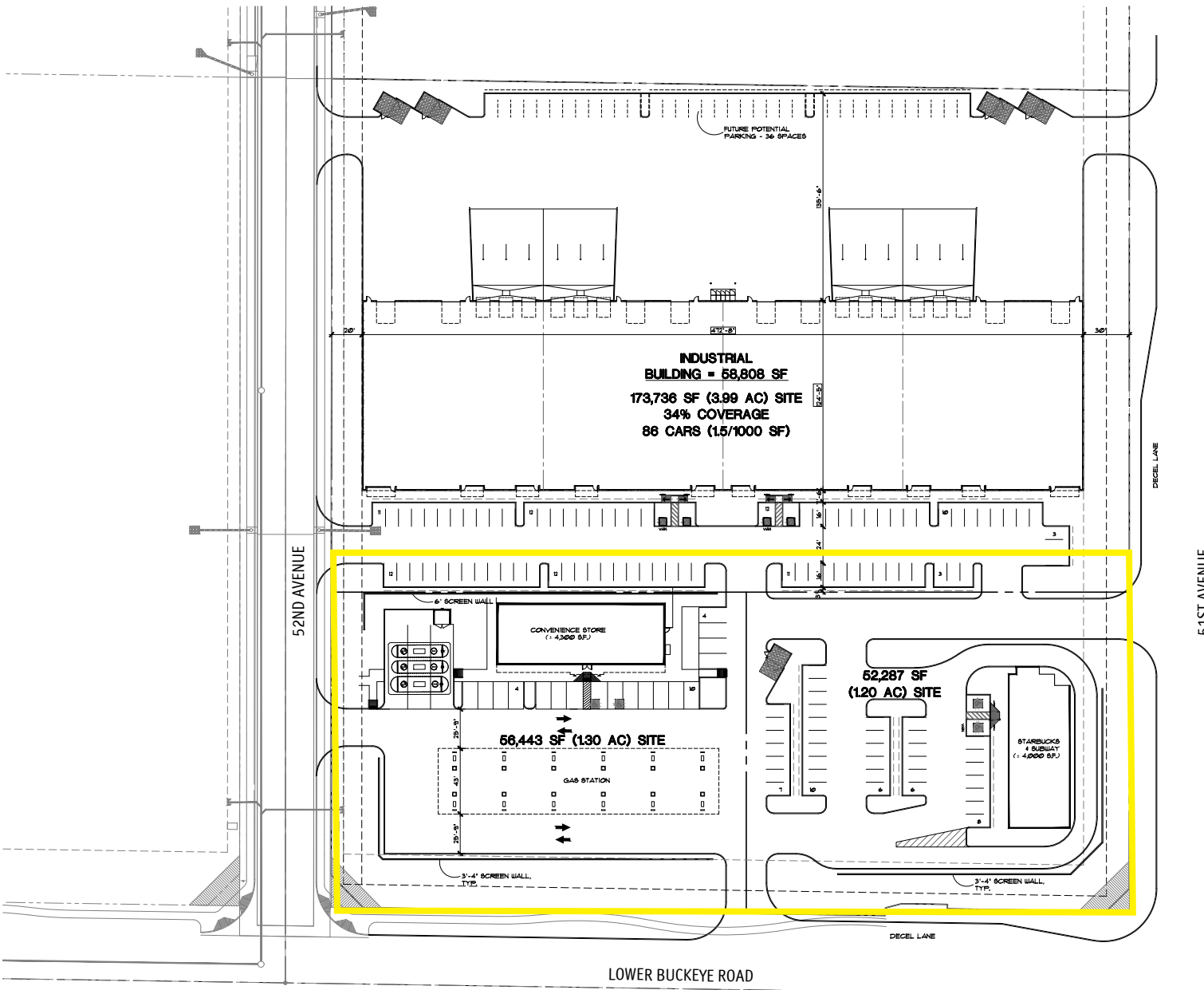
DATE
PRELIMINARY SITE PLAN
12-20-2017

NOTICE OF ALTERNATE BILLING CYCLE
This contract allows the owner to make payment of bills or retainers in installments other than thirty days. A written description of each other billing cycle applicable to this contract is included in the contract. The owner is required to sign the contract. The owner is required to pay on time. The owner is required to provide the designated agent and provide the written description upon request.

The architect design, construction and cost provided herein represents an estimate of service provided in connection with the design and construction of the project. The architect is not responsible for any other use or misuse of these drawings or any other drawings.

The site plan has been prepared without the benefit of a survey. Dimensions may not be accurate or fully reflect all dimensions, details, etc. which may affect the design and utility of this site. All design shown here is strictly conceptual.

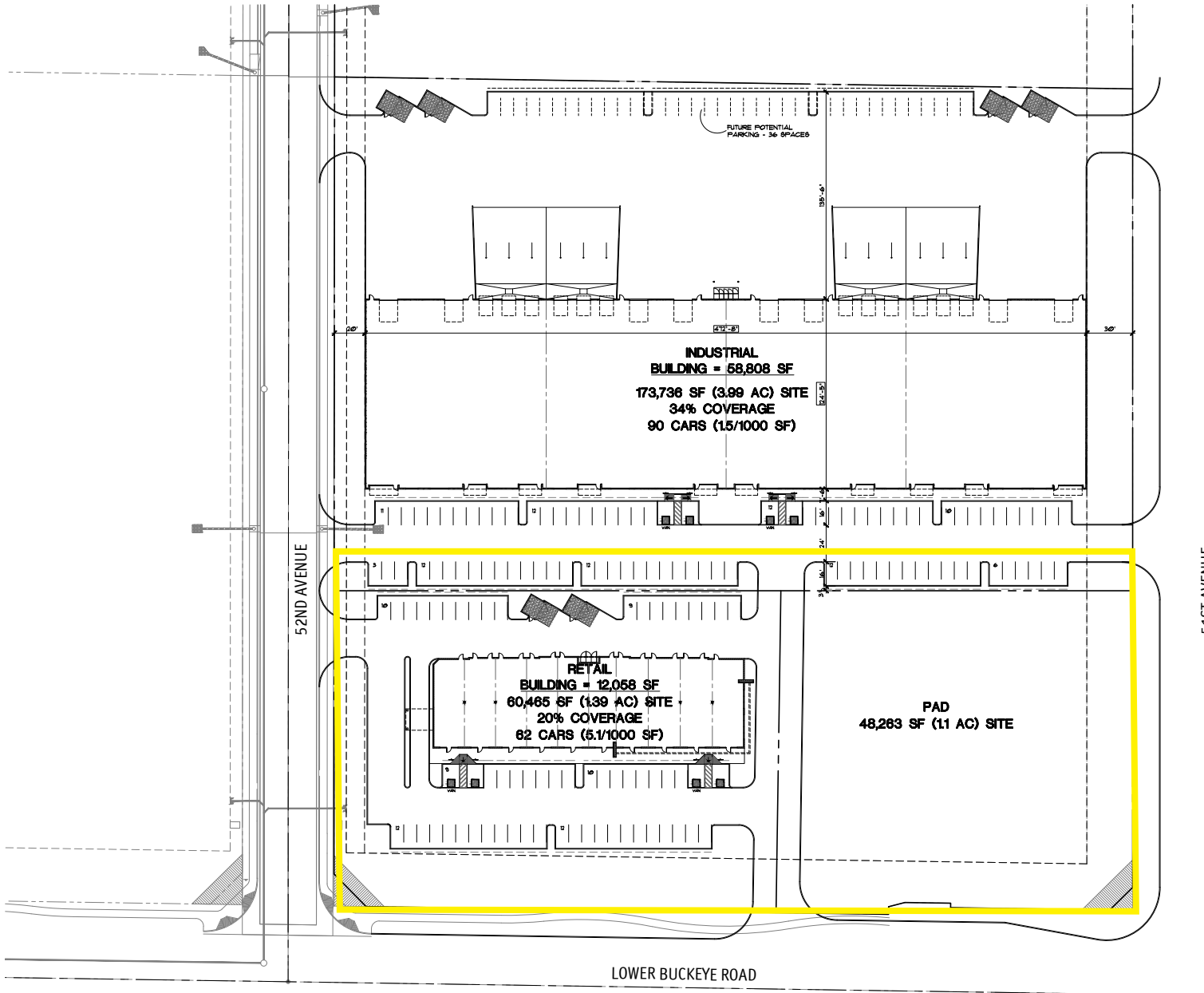
Project - **A1.4A**



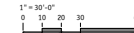
SITE PLAN-OPTION 4B



CONCEPTUAL SITE PLAN OPTION C



SITE PLAN-OPTION 1



CAWLEY ARCHITECTS
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PHOENIX BUSINESS CENTER LOT 6

NWC 51ST AVE
 LOWER BUCKEYE
 PHOENIX
 ARIZONA

DATE
 PRELIMINARY SITE PLAN
 12-28-2017

NOTICE OF ALTERNATE BILLING CYCLE
 This contract allows the owner to make payment of design or construction in installments other than thirty days. A written description of each alternate billing cycle applicable to this contract is available upon request. The owner is responsible for the accuracy of the alternate billing cycle information on cover sheet and the owner of the alternate billing cycle information.

The architectural design, construction and cost provided herein represents an estimate of service provided in connection with the design and/or construction of the project. It is not intended to be a contract or agreement. Any other use or reliance on these drawings may result in a claim.

The site plan has been prepared without the benefit of a survey. Discrepancies may exist between the site plan and any survey, title, etc. which may affect the design and utility of this site. All design shown here is strictly conceptual.

Project - **A1.1**