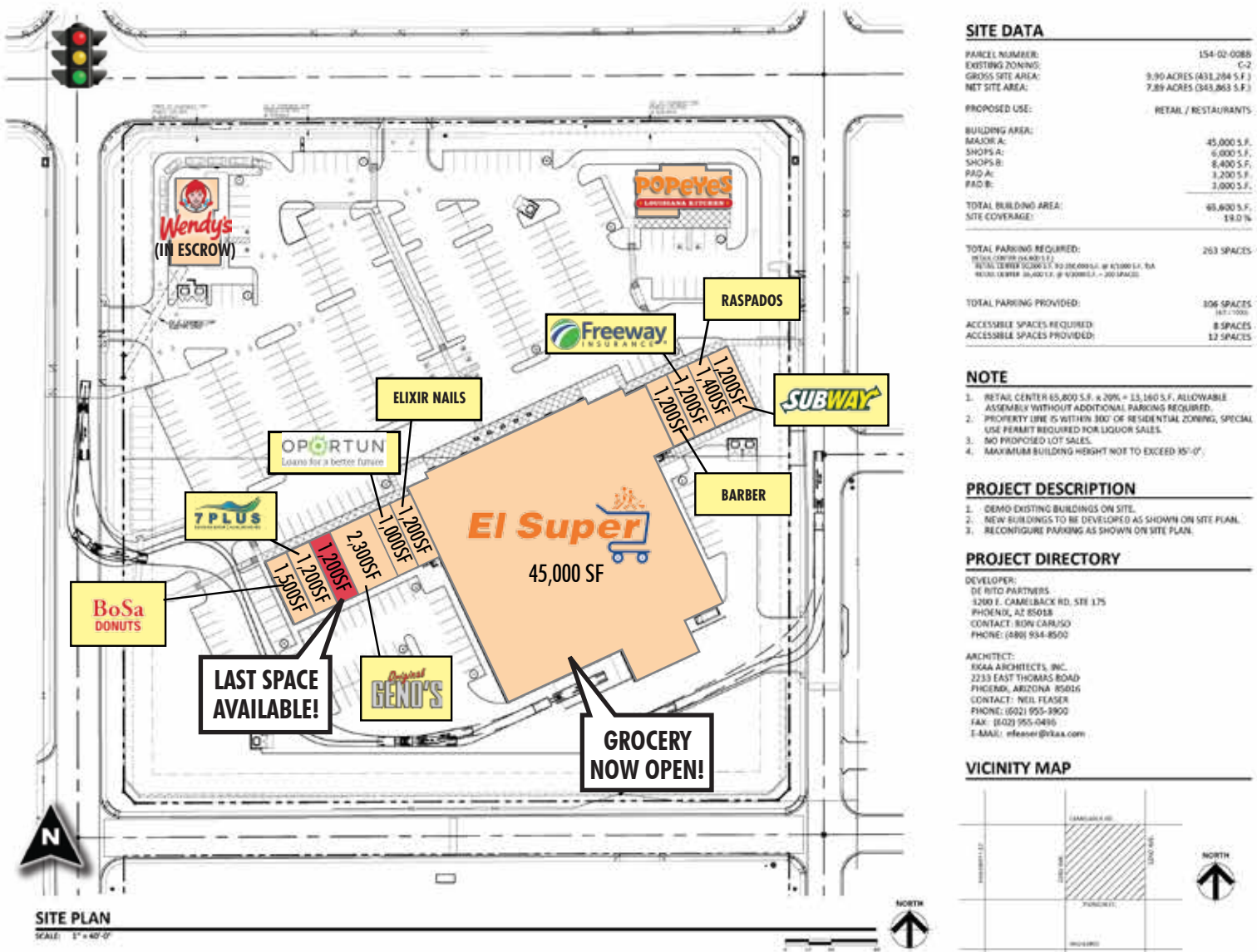


Southeast Corner of 23rd Avenue & Camelback Road – Phoenix, Arizona



SITE DATA	
PARCEL NUMBER:	154-02-008B
EXISTING ZONING:	C-2
GROSS SITE AREA:	9.90 ACRES (431,394 S.F.)
NET SITE AREA:	7.89 ACRES (343,863 S.F.)
PROPOSED USE:	
RETAIL / RESTAURANTS	
BUILDING AREA:	
MAJOR A:	45,000 S.F.
SHOPS A:	6,000 S.F.
SHOPS B:	8,400 S.F.
PAID A:	1,200 S.F.
PAID B:	3,000 S.F.
TOTAL BUILDING AREA:	63,600 S.F.
SITE COVERAGE:	19.0 %
TOTAL PARKING REQUIRED:	
RETAIL CENTER (500 S.F. @ 1.2 SPACES) = 417 SPACES	
RETAIL CENTER (800 S.F. @ 1.2 SPACES) = 667 SPACES	
TOTAL PARKING PROVIDED:	
106 SPACES	
ACCESSIBLE SPACES REQUIRED:	
8 SPACES	
ACCESSIBLE SPACES PROVIDED:	
12 SPACES	

- NOTE**
1. RETAIL CENTER 65,000 S.F. @ 20% = 13,000 S.F. ALLOWABLE ASSEMBLY WITHOUT ADDITIONAL PARKING REQUIRED.
 2. PROPERTY LINE IS WITHIN 300' OF RESIDENTIAL ZONING. SPECIAL USE PERMIT REQUIRED FOR LIQUOR SALES.
 3. NO PROPOSED LOT SALES.
 4. MAXIMUM BUILDING HEIGHT NOT TO EXCEED 35'-0".

- PROJECT DESCRIPTION**
1. DEMO EXISTING BUILDINGS ON SITE.
 2. NEW BUILDINGS TO BE DEVELOPED AS SHOWN ON SITE PLAN.
 3. RECONFIGURE PARKING AS SHOWN ON SITE PLAN.

PROJECT DIRECTORY

DEVELOPER:
DE RITO PARTNERS
1200 E. CAMELBACK RD. STE 175
PHOENIX, AZ 85018
CONTACT: BOB CARUSO
PHONE: (480) 934-8500

ARCHITECT:
KXAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-2900
FAX: (602) 955-0430
E-MAIL: nfeaser@kxaa.com



DEMOGRAPHICS (Source: SitesUSA)	1 Mile	3 Miles	5 Miles
Estimated Population (2016)	38,433	190,746	509,983
Projected Population (2021)	42,414	209,897	557,829
Hispanic or Latino Population (2016)	56.9%	48.6%	51.3%
Projected Hispanic or Latino Population (2021)	57.5%	49.8%	52.6%
Estimated Avg. Household Income (2016)	\$32,543	\$51,735	\$51,841
Projected Avg. Household Income (2021)	\$35,656	\$58,704	\$59,083
Average Household Size (2016)	3.1	2.7	2.7
Total Daytime Employees (2016)	10,518	101,071	334,906
Median Age (2016)	29.0	33.1	32.8

TRAFFIC COUNTS (2014 Source: KSS Fuels)	
23rd Avenue	6,719
Camelback Road	39,789
Interstate 17	190,956
Total Cars Per Day	237,464



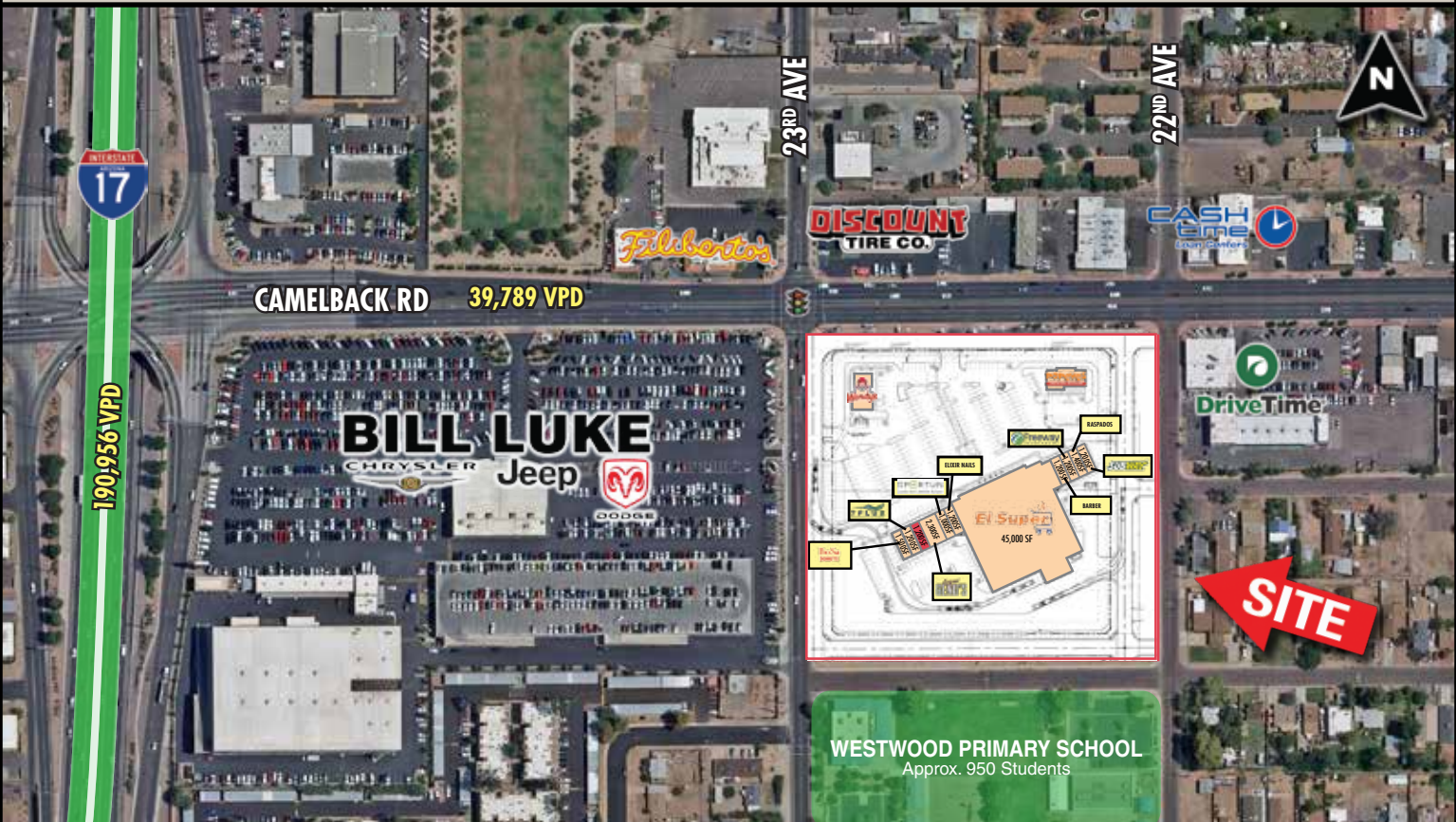
DE RITO PARTNERS, INC

WESTWOOD ON CAMELBACK



Southeast Corner of 23rd Avenue & Camelback Road – Phoenix, Arizona

LAST SHOP SPACE AVAILABLE 1,200 SF



For Further Information Contact:

CARL JONES, JR.
(602) 393-0117
carl.jones@derito.com

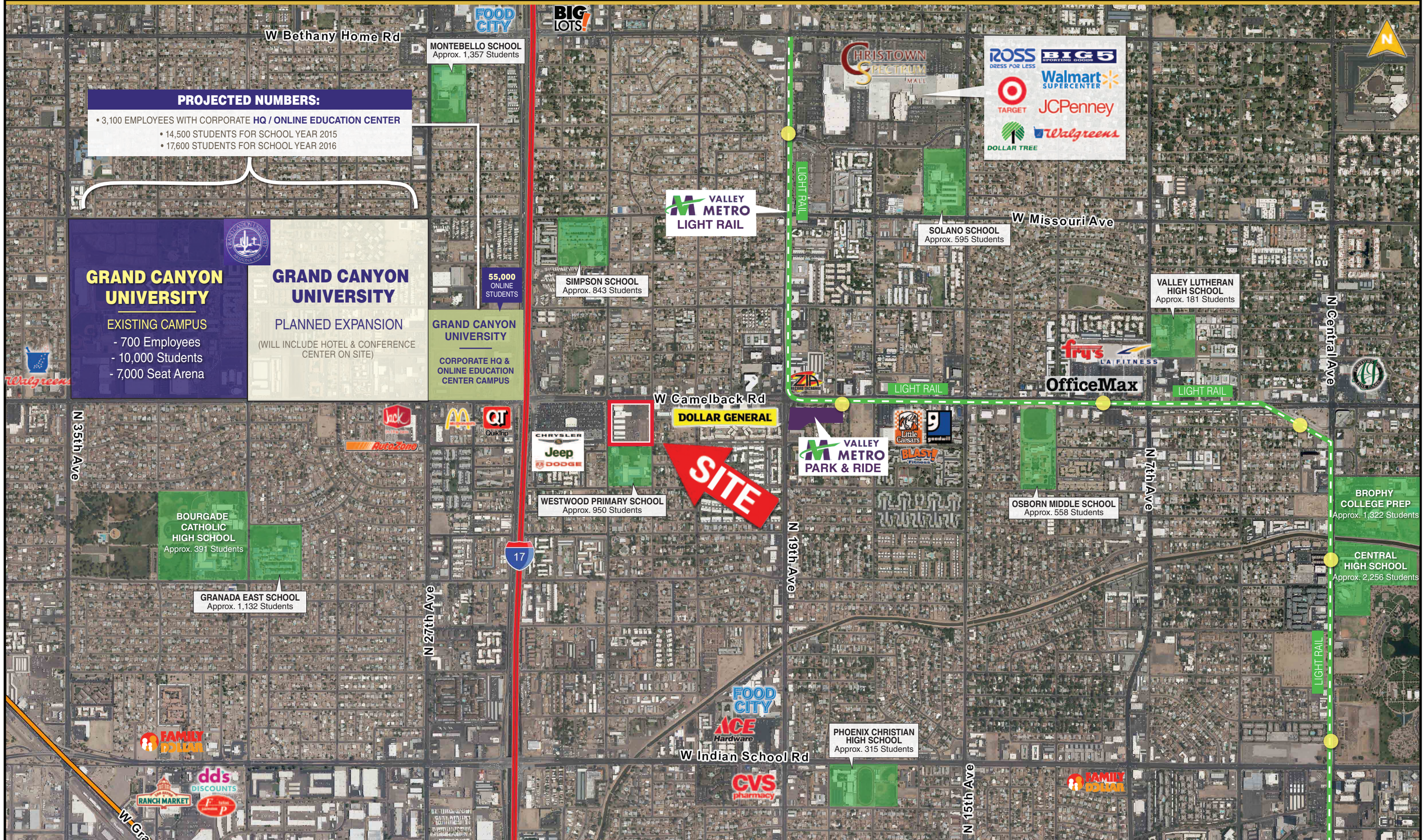
9120 E. Talking Stick Way, Suite E-1
Scottsdale, AZ 85250
o. 480.834.8500 | f. 602.381.1981
www.derito.com

PROJECT HIGHLIGHTS

- Join **El Super**, **BoSa DONUTS**, **GENO'S**, **Wendy's**, **7PLUS**, **SUBWAY**, **POPEYES**, **Freeway INSURANCE**, **OPORTUN**
- One (1) space left
- 72% of Latinos in the state of Arizona are now born in the U.S. than are immigrants who came here.
- Only one block east of I-17 Black Canyon Highway
- Two blocks east of the expanding Grand Canyon University Campus (currently 10,000 students)
- ±40,000 people within 1 mile
- More than 101,000 employees within 3-mile radius
- More than 39,000 vehicles per day on Camelback Road
- Two primary schools with a total of nearly 1,800 students within an approximate ½-mile radius of the site

DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.



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El Super To Acquire Fiesta Mart, Becoming Largest U.S. Hispanic Retailer

Posted by Alissa Marchat

March 26, 2018



Bodega Latina Corp., doing business as El Super, a U.S. Hispanic grocer and a subsidiary of Grupo Comercial Chedraui, S.A.B. DE C.V., has agreed to acquire Fiesta Mart LLC. Fiesta, a portfolio company of ACON Investments LL, is a Texas-based international food retailer with an emphasis on the Hispanic segment, operating 63 stores primarily in the Dallas and Houston areas.

The combination of Bodega Latina and Fiesta will create one of the largest Hispanic-focused supermarket companies in the U.S., with a total of 122 stores across California, Arizona, Nevada, New Mexico and Texas and revenues of approximately \$3 billion. More than half of the fast-growing U.S. Hispanic population resides within the five states in which the combined company will operate.

“The acquisition brings together best-in-class practices across both retailers to further enhance the customer shopping experience via improved pricing, quality and customer service,” the companies said in a statement.

Carlos Smith, president and CEO of Bodega Latina, said, “The acquisition of Fiesta allows us to meaningfully expand into Texas via an established, well-known supermarket operator. Through the combination of the strengths of our two organizations, we will be well positioned to significantly accelerate our vision of efficiently offering high-quality products at the lowest possible prices. We believe this transaction will be beneficial for all of our stakeholders, including customers, suppliers, employees and vendors. We look forward to welcoming Fiesta’s talented employees and working together to create the premier Hispanic grocery retailer.”



“Combining the strengths of Bodega Latina with those of Fiesta will accelerate the evolution and growth of Fiesta through combining the parties’ scale, geographic reach, talented teams and market knowledge,” Sid Keswani, CEO of Fiesta, said, “Our team members are excited about becoming part of the Bodega Latina family and continuing to grow the combined company.”

José Antonio Chedraui Eguía, CEO of Chedraui, added, “We are excited about the combination of Bodega Latina and Fiesta, which further expands our U.S. footprint. Grupo Comercial Chedraui is committed to growing our U.S. business both organically and through acquisition.”

The transaction is expected to close at the beginning of the second quarter of 2018, subject to customary closing conditions. Fiesta stores will continue to be operated under their own banner.

Bodega Latina entered the grocery retail marketplace with its first El Super store in South Gate, California in 1997. Headquartered in Paramount, California, El Super operates 59 stores in 13 counties throughout California, Arizona, Nevada, New Mexico and Texas.

Texas-based Fiesta Mart was co-founded by Donald Bonham and O.C. Mendenhall in Houston in 1972. Fiesta has 63 stores open in Houston (32 stores), Dallas-Fort Worth (29 stores) and Austin (2 stores), serving customers from more than 100 countries of origin with an assortment of dry grocery and perishable products, including fresh meat, seafood, grocery, produce, dairy products, beer and wines.

Developer to bring \$66M development to Camelback light rail site

By Staff Report | May 15, 2018



A developer is slated to pay \$110,000 for just under a quarter acre of land in Phoenix with plans to bring a \$66.3 million new development to Camelback Road and 17th Avenue.

The land is owned by the city and sits on Metro light rail in west Phoenix. It is valued at \$90,000, according to city documents.

The Phoenix City Council will vote Wednesday on the land sale to development group Unified Capital Partners LLC.

Unified was the only bidder to a request for proposals issued by the city last year.

It wants to build an eight-story apartment building with 330 units as well as some commercial space.

The city has been working to bring new development to the west side of the light rail system.

The land is part of the Reinvent PHX program which looks to bring more transit-oriented and sustainability-driven development to areas along light rail.

“This project places an exciting transit-oriented development anchor at 17th Avenue and Camelback, and we are thrilled to see this investment into the neighborhood,” said Christine Mackay, Director Phoenix Community and Economic Development. “This project combines residential and commercial development into a new mixed-use project, with new dining and shopping opportunities for the community.”

Construction is expected to create 715 jobs.

If the land sale is approved by the council, the developer then has 10 years to make the new development happen.



Source:

https://www.bizjournals.com/phoenix/news/2018/05/15/developer-to-bring-66m-development-to-camelback.html?ana=RSS&s=article_search&utm_source=feedburner&utm_medium=feed&utm_campaign=Feed%3A+bizj_phoenix+%28Phoenix+Business+Journal%29&ito=792&itq=dce43f64-aa12-4c10-b183-2951efc03282&itx%5Bidio%5D=6072395