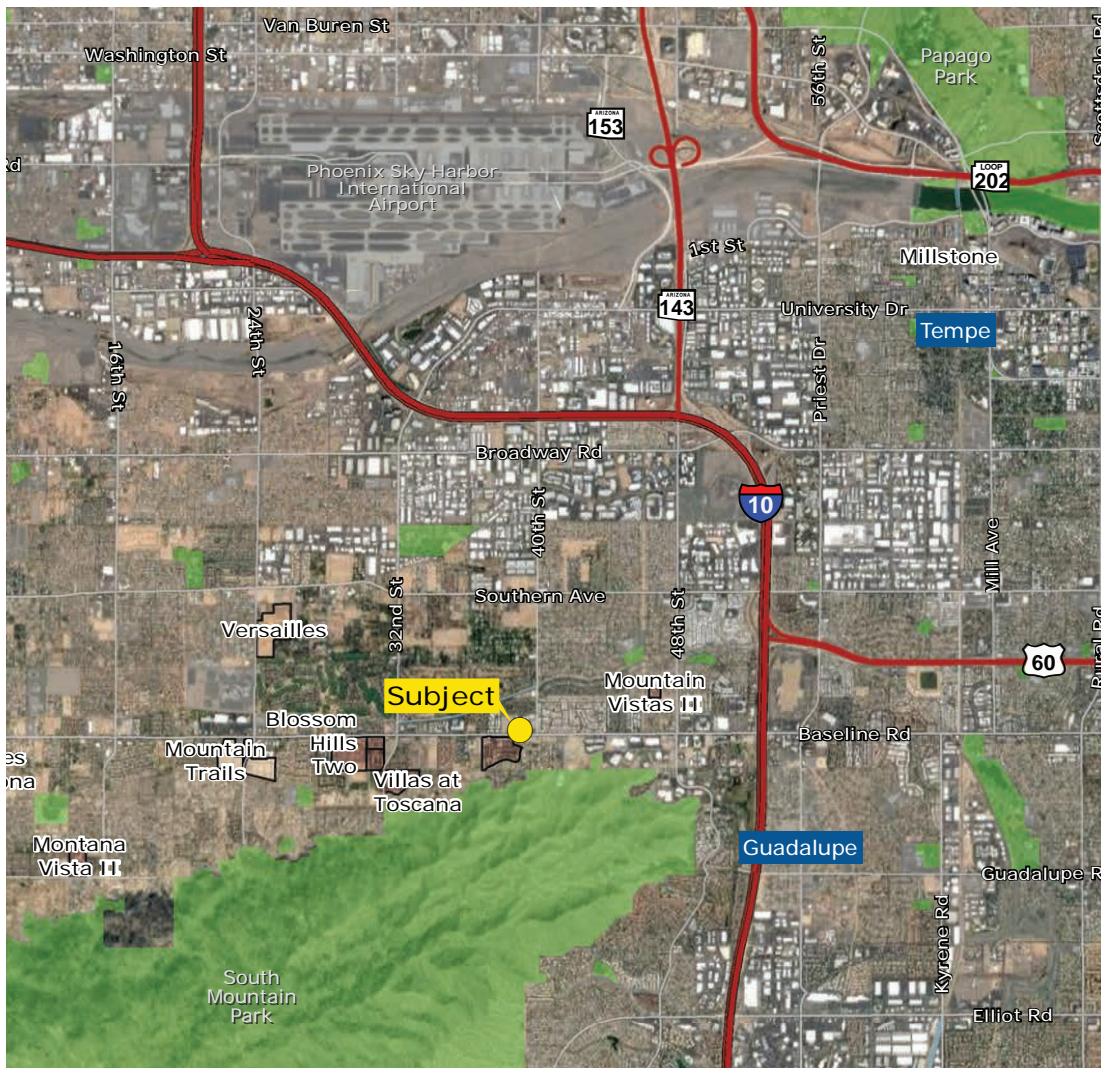


MOTIVATED SELLER - ALL REASONABLE OFFERS CONSIDERED

COMMERCIAL/RETAIL PAD FOR SALE

EXCLUSIVE LISTING | W/NWC 40TH STREET & BASELINE ROAD | PHOENIX, ARIZONA



LOCATION W/NWC 40th Street and Baseline Road in Phoenix, Arizona

SIZE ±44,630 square feet (±1.02 acres)

ASKING PRICE \$700,000 - Make Offer

ZONING C-2, City of Phoenix

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. 2016 Average Population	±9,508	±88,833	±243,906
Est. 2016 Average Household Income	\$55,967	\$62,928	\$68,410

Source: ESRI, 2016

TRAFFIC COUNTS

Baseline Road: East/West: ±58,976 VPD

40th Street: North/South: ±12,882 VPD

Source: City of Phoenix, 2015, 2013

COMMENTS

- Property is adjacent to a new Superstar Car Wash and an existing Circle K
- Property is located ±1.5 miles to the west of Interstate 10
- Baseline Road is the strongest east/west thoroughfare in the trade area carrying the highest traffic volumes and retail trade
- Property has access to the full ingress/egress on Baseline Road
- Property is zoned C-2, allowing for a wide variety of retail uses

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

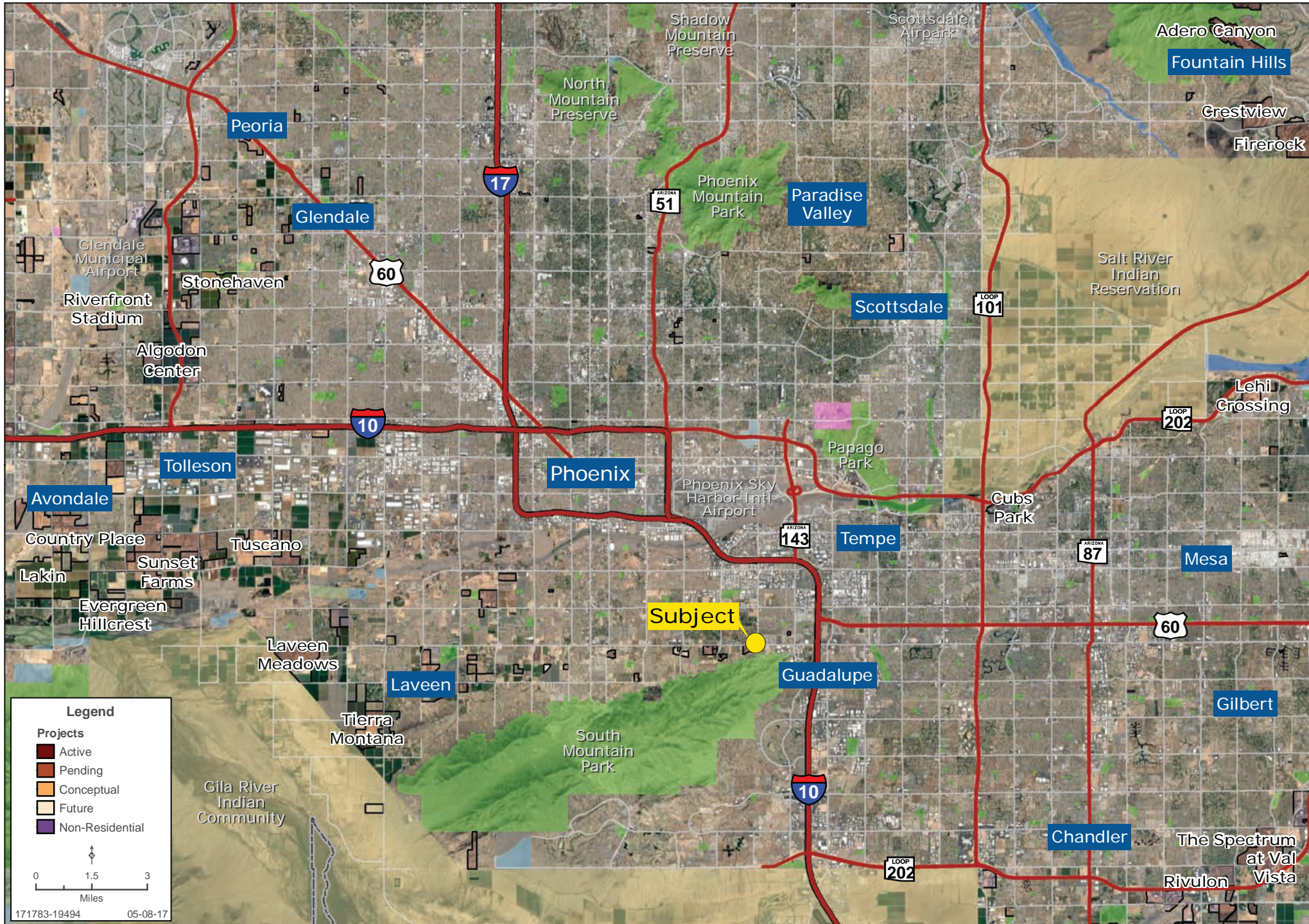
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

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. AZMaricopa178783-11.13.2018



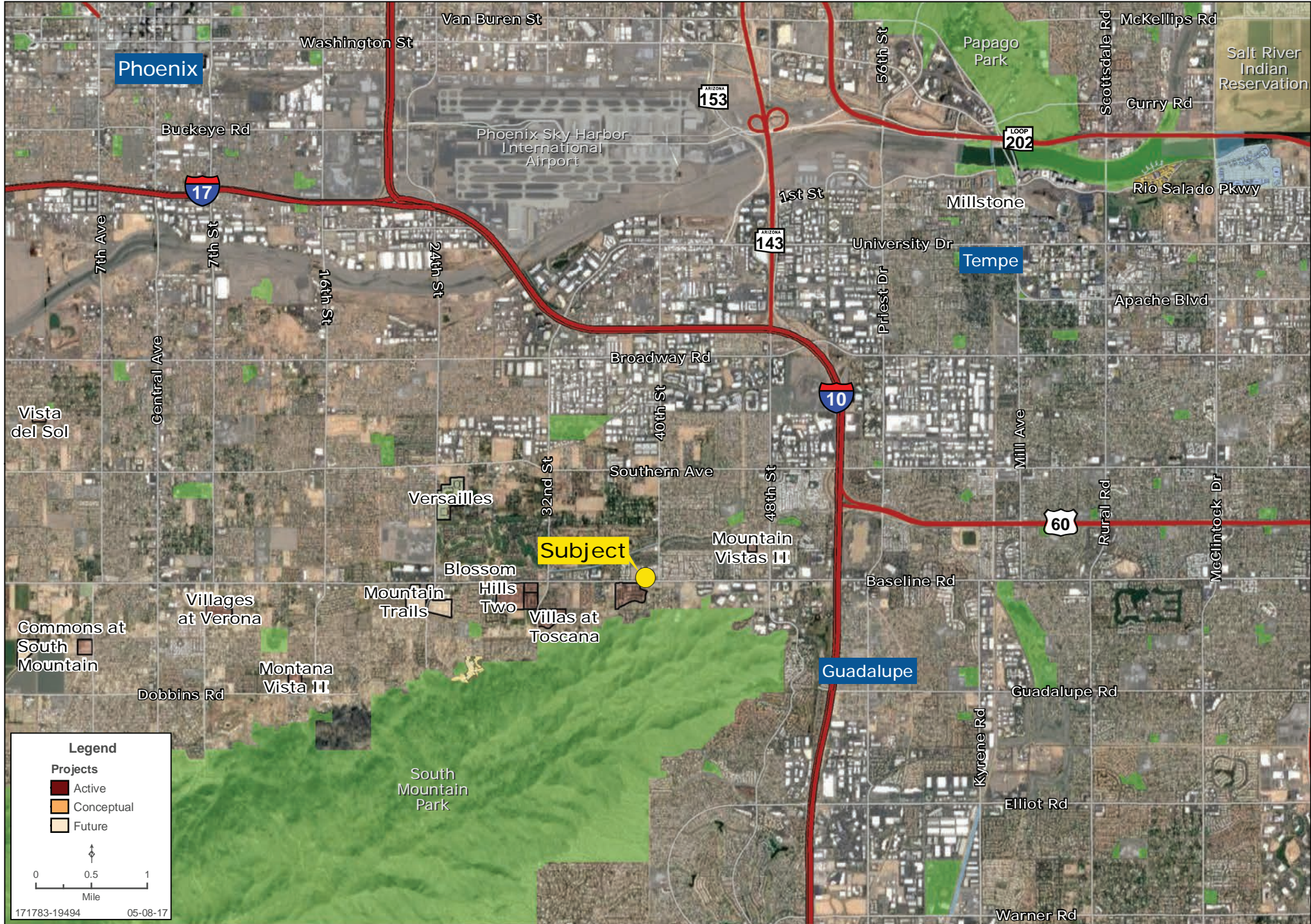
REGIONAL MAP

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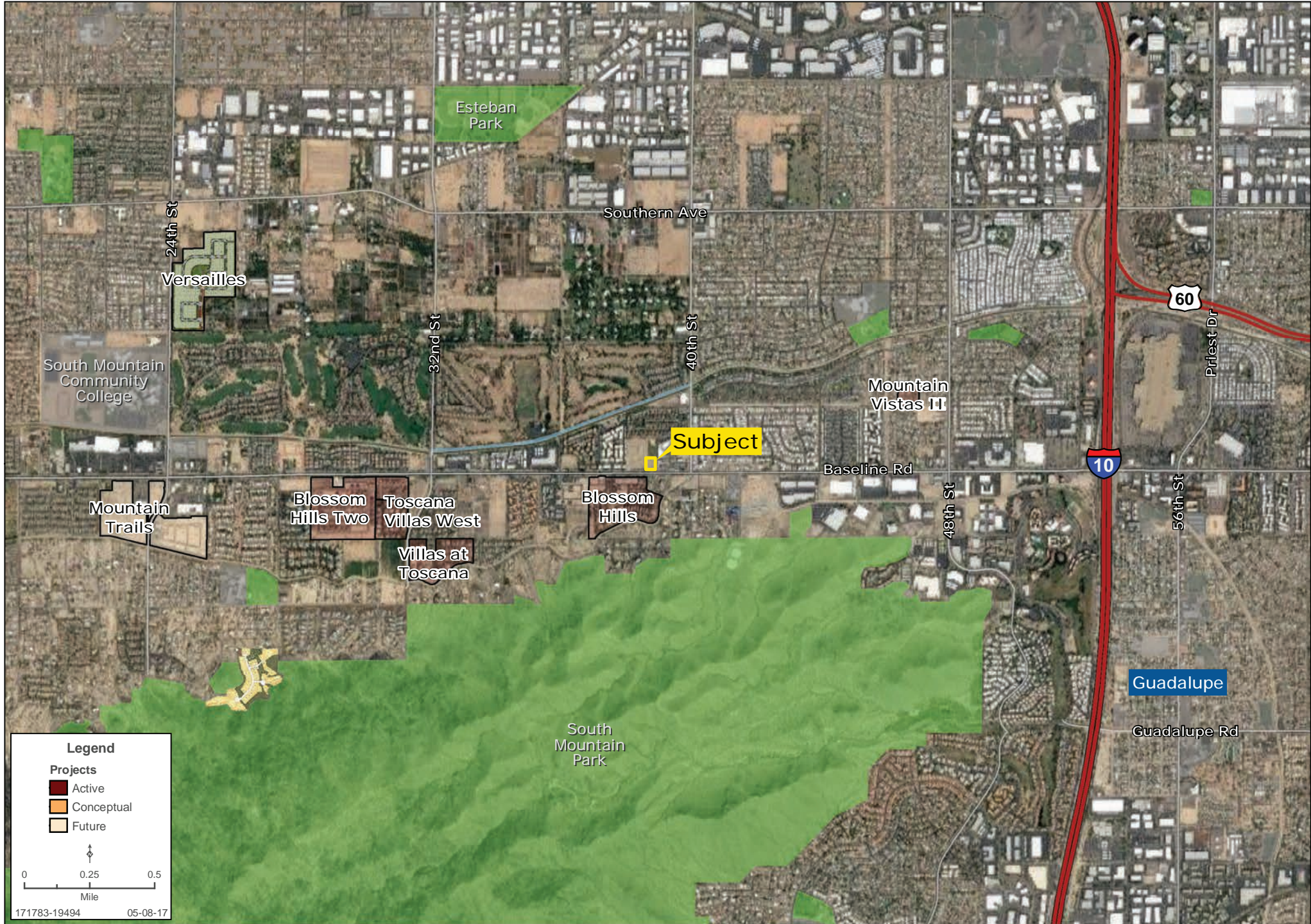
SURROUNDING DEVELOPMENT MAP

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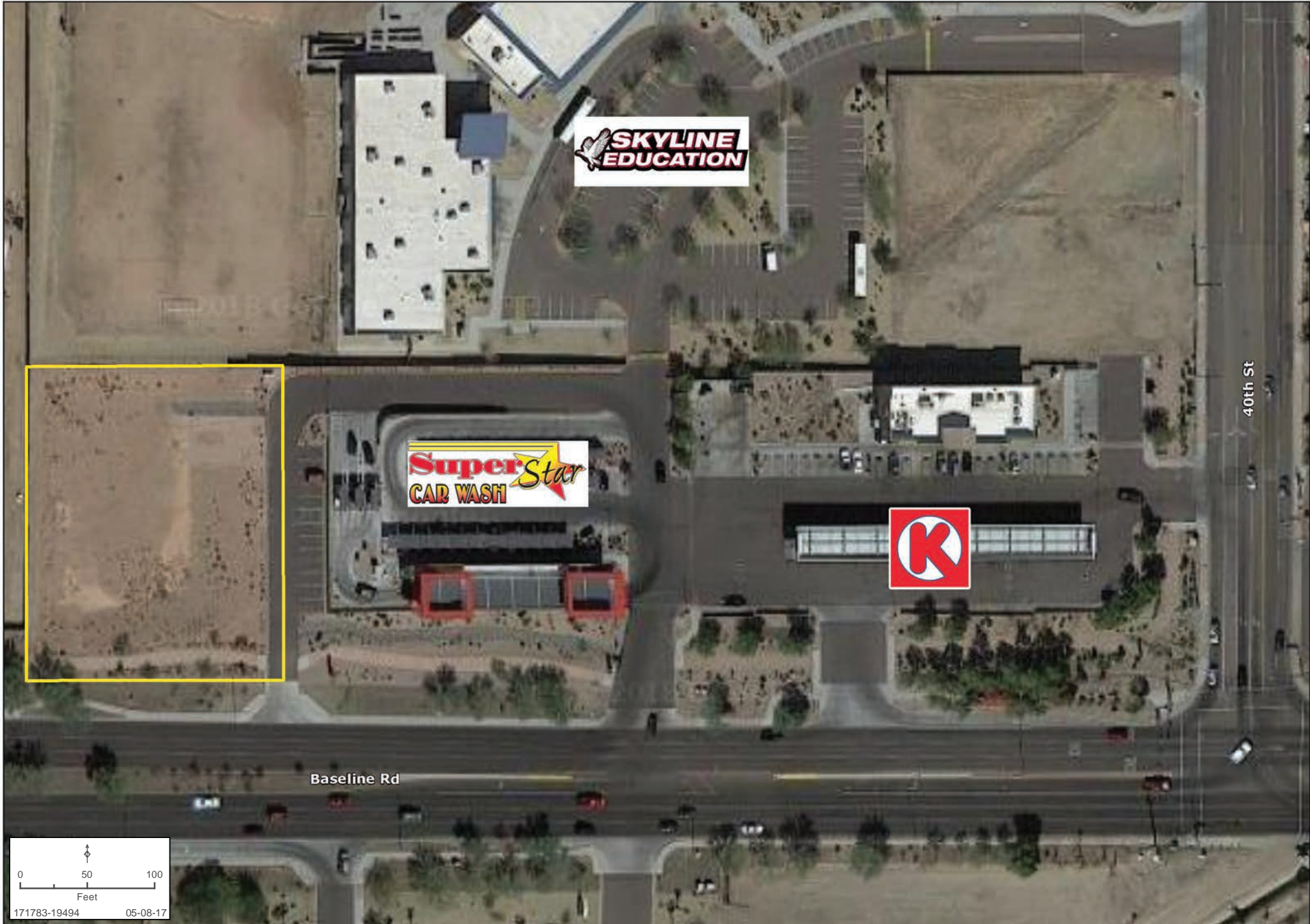
SURROUNDING AREA MAP

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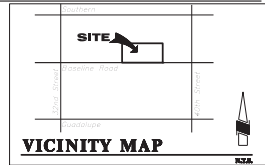


PROPERTY DETAIL MAP

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SITE PLAN



PROJECT DATA:

DEVELOPER:
SCM
Rezo Amezvani
1460 WEST REDDELL ROAD SUITE 100
SCOTTSDALE, AZ 85261
(602) 451-0111
CONTACT: Rezo Amezvani

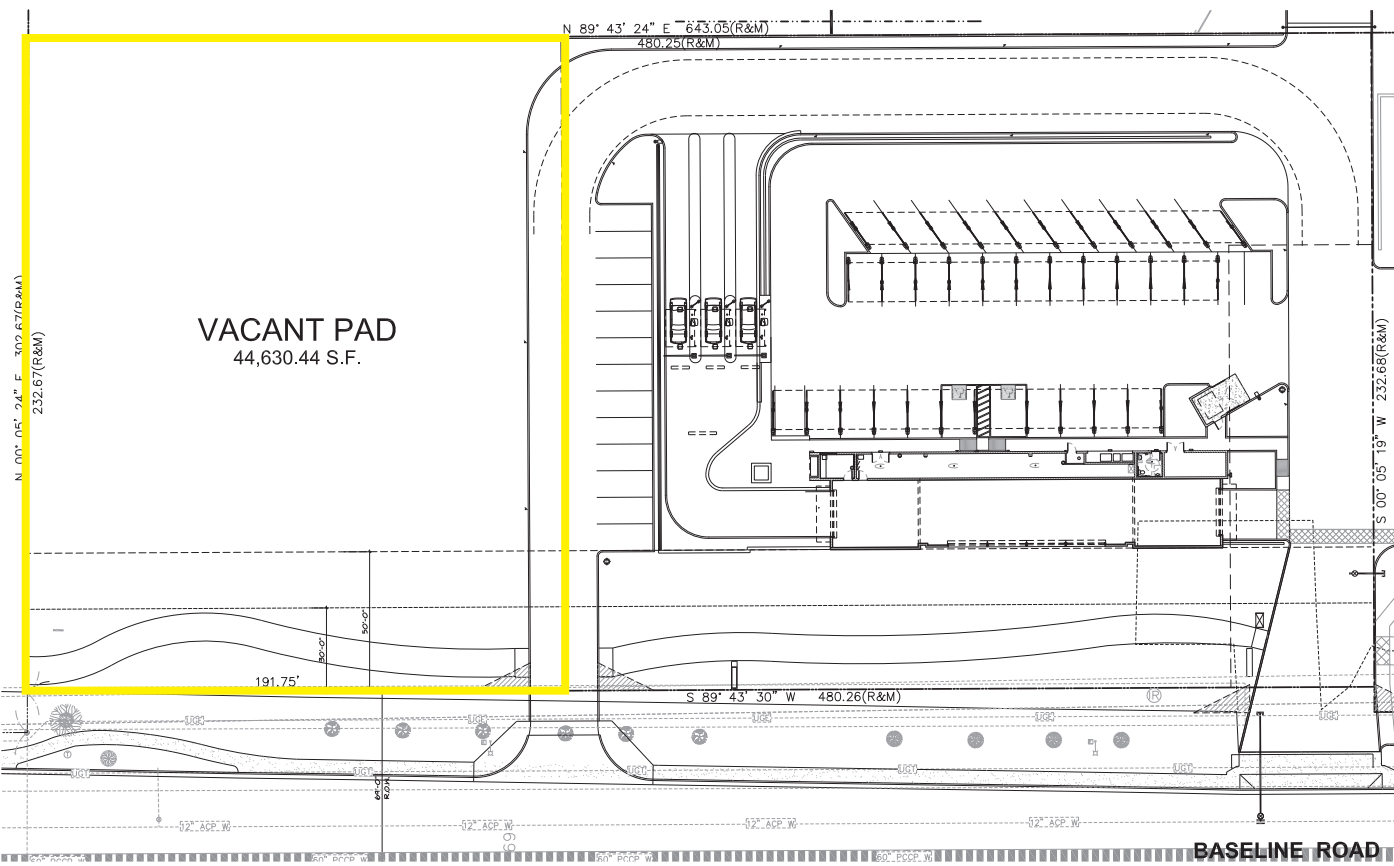
ARCHITECT:
John Reddell Architects, Inc.
7024 E. Angus Dr., Suite 1
Scottsdale, AZ 85251
(480) 946-0242 (Office)
(480) 946-0182 (FAX)
Email: john@reddellarchitects.com
CONTACT: John Reddell

ZONING: C-2

EXISTING VACANT PAD: 44,630.44 SQ. FT. (1.02 AC)

ASSESSOR PARCEL: 123-40-051

LEGAL DESCRIPTION: LOT 1 OF THE CIRCLE K AT 40TH STREET AND BASELINE ROAD

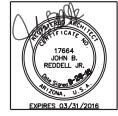


SITE PLAN

SCALE: 1"= 20'-0"
NORTH

Vacant Pad
3930 E. Baseline Road
Phoenix, AZ

John Reddell Architects, Inc.
Architecture Interiors Land Planning
7524 E. Angus Drive Suite 1 Scottsdale, Arizona 85251
Office: (480) 946-0242 Fax: (480) 946-0182 Email: john@reddellarchitects.com



Date: _____
Revision: _____

A2

Q.S. 1-36
KIVA: #15-407
SDEV: #1500070
USE PERMIT: ZA-119-15-18
ZONING CASE (Z-27-02-8)