



FOR SALE: 95TH & MISSION

9500
MISSION

HIGHLY VISIBLE CLASS A MIXED-USE PROPERTY

- 45,031 SF Available for Sale
- The Premier Infill Site Adjacent to Ranch Mart
- Zoned CP-1 approved for up to 17,387 SF for mixed use, two story building
- Pad Ready, Developed Site with over \$600,000 in site work completed
- Sale Price: \$2.6M

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SITE IMPROVEMENTS IN PLACE:

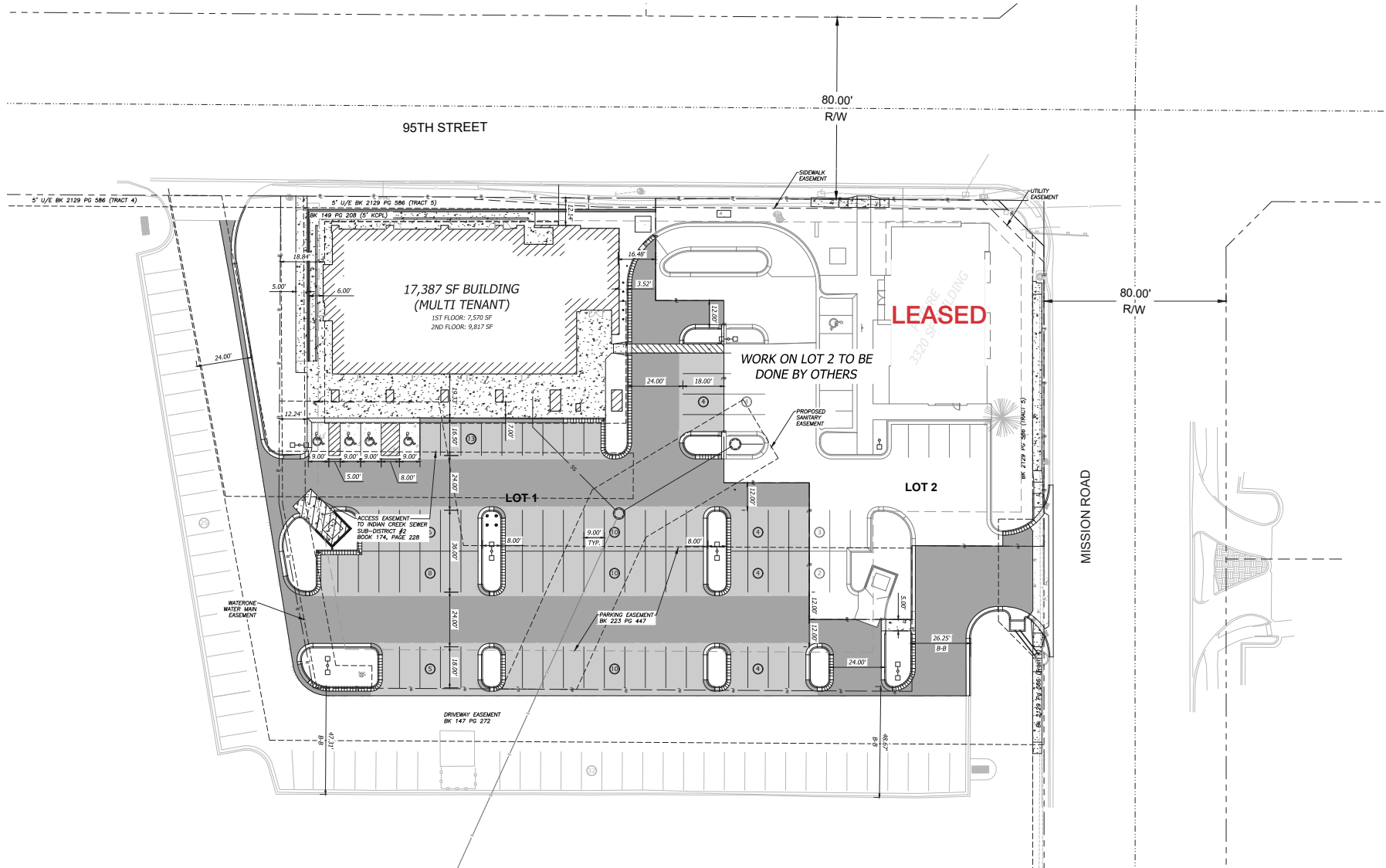
- Streets, drives, curbs and sidewalks
- Storm and sanitary sewers
- Utilities to the site
- Irrigation to in place improvements
- Over \$600,000 in site work in place

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
POPULATION:	8,869	36,385	85,534
HOUSEHOLD INCOME:	\$120,221	\$96,631	\$76,373
MEDIAN AGE:	51	47	44



For More Information Contact:
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