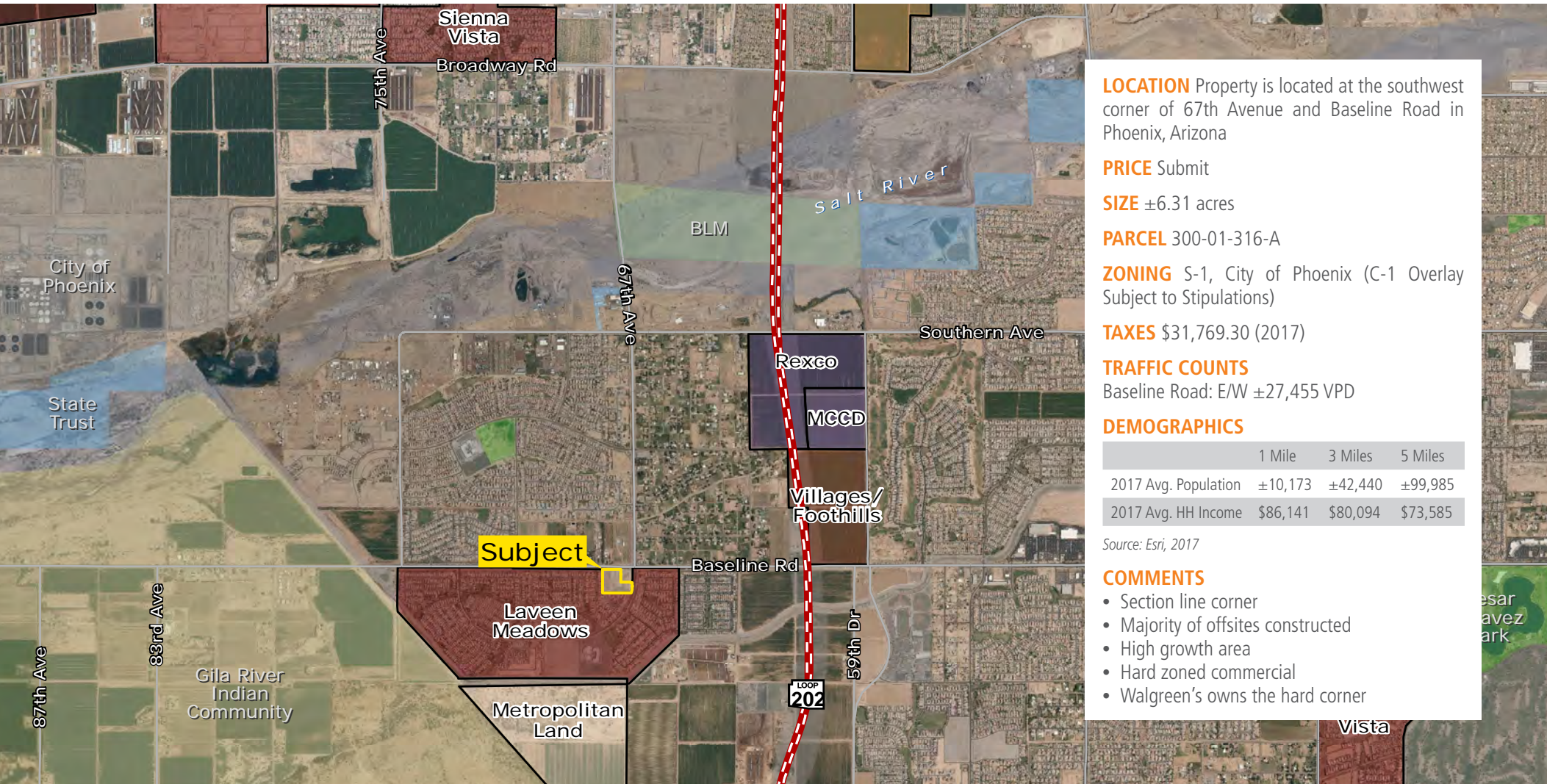


±6.31 ACRES FOR SALE

SWC 67TH AVENUE & BASELINE ROAD, PHOENIX, ARIZONA



LOCATION Property is located at the southwest corner of 67th Avenue and Baseline Road in Phoenix, Arizona

PRICE Submit

SIZE ±6.31 acres

PARCEL 300-01-316-A

ZONING S-1, City of Phoenix (C-1 Overlay Subject to Stipulations)

TAXES \$31,769.30 (2017)

TRAFFIC COUNTS

Baseline Road: E/W ±27,455 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2017 Avg. Population	±10,173	±42,440	±99,985
2017 Avg. HH Income	\$86,141	\$80,094	\$73,585

Source: Esri, 2017

COMMENTS

- Section line corner
- Majority of offsites constructed
- High growth area
- Hard zoned commercial
- Walgreen's owns the hard corner

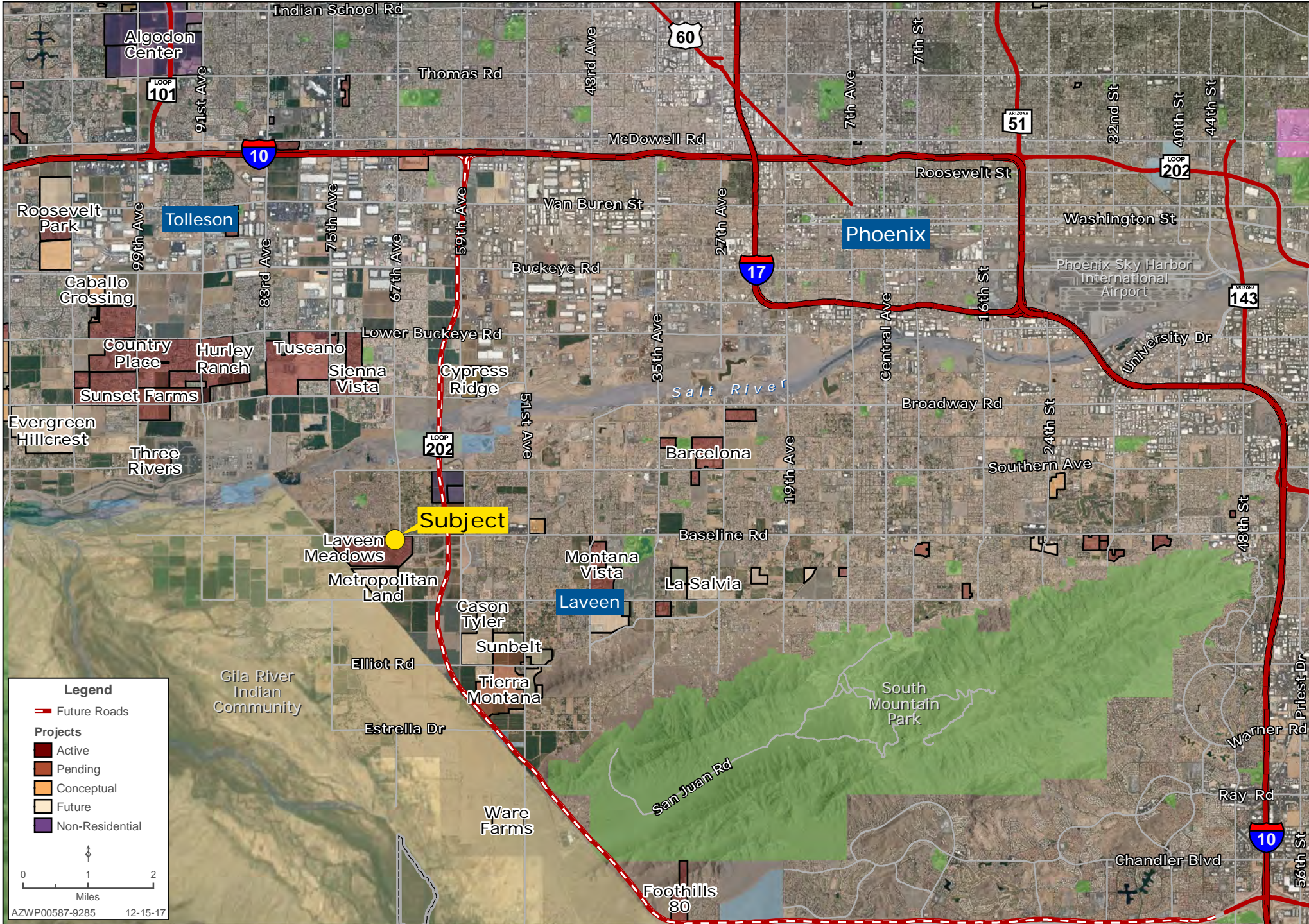
Chad T. Russell, P.C. | crussell@landadvisors.com Randolph C. Titzck, P.C. | rtitzck@landadvisors.com
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

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. AZWP00587-12.15.17



REGIONAL MAP

Randolph C. Titzck, P.C. | Chad T. Russell, P.C. | 480.483.8100 | www.landadvisors.com



Legend

- Future Roads

Projects

- Active
- Pending
- Conceptual
- Future
- Non-Residential

0 1 2 Miles

AZWP00587-9285 12-15-17

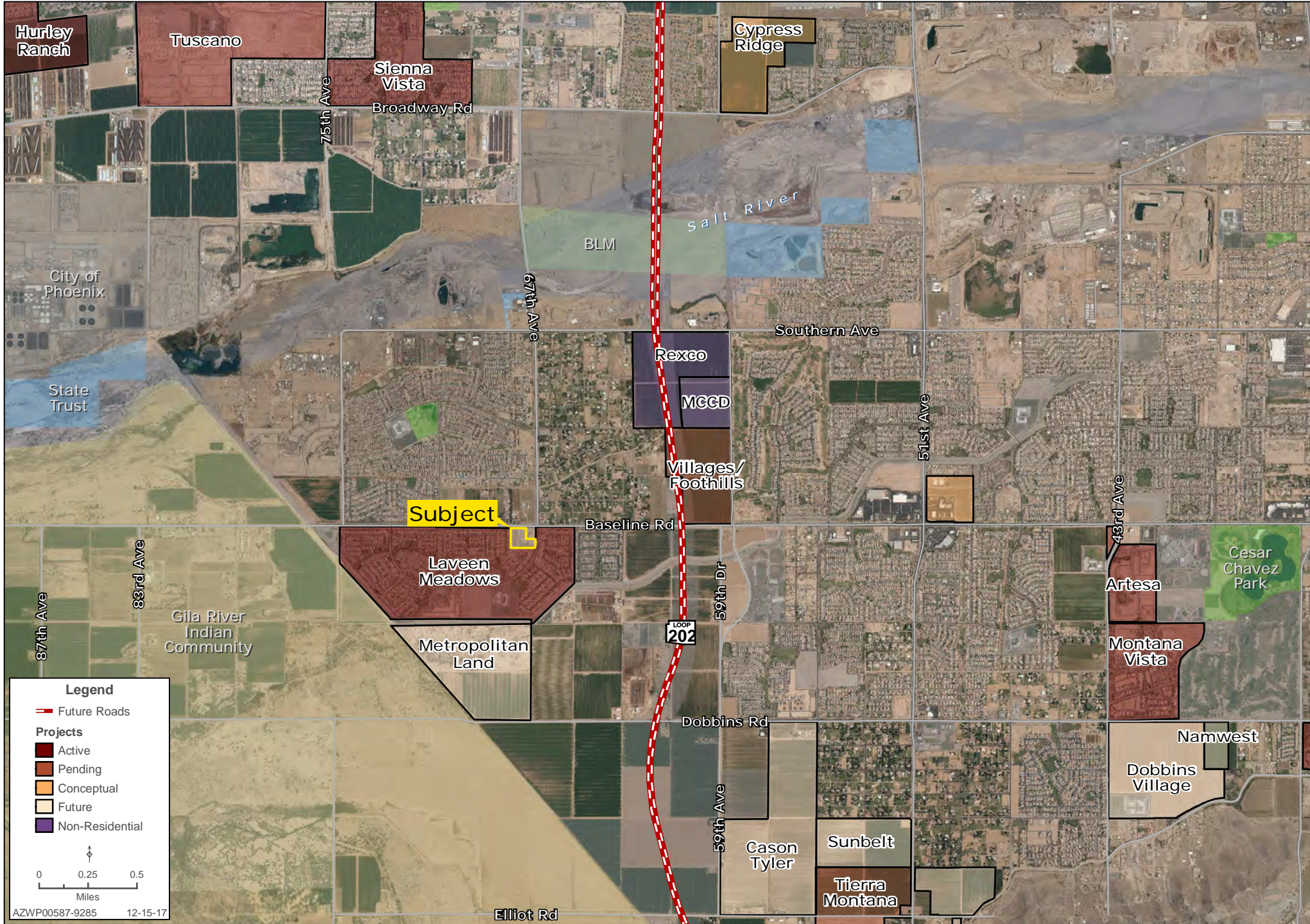
PROPERTY DETAIL MAP

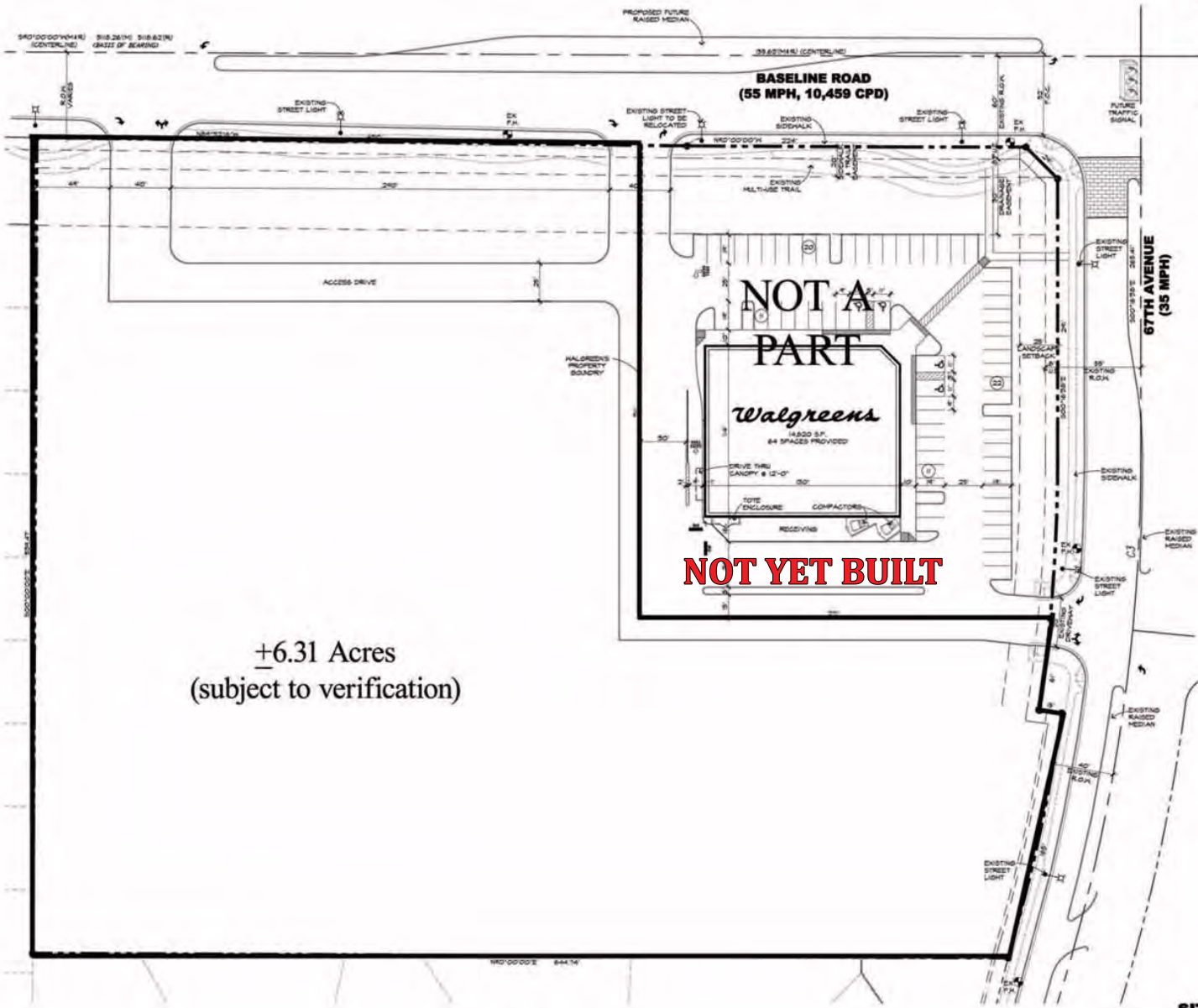
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SURROUNDING AREA MAP

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+6.31 Acres
(subject to verification)

PROJECT DATA

PROPOSED ZONING:	G-1
NET SITE AREA:	260,256 S.F. (6.21 AC)
WALGREENS SITE AREA:	85,311 S.F.
BUILDING AREA:	14,820 S.F.
PARKING REQUIRED:	60 SPACES
PARKING PROVIDED:	64 SPACES
ACCESSIBLE PARKING REQUIRED:	3 SPACES
ACCESSIBLE PARKING PROVIDED:	4 SPACES

Walgreens
 SWC BASELINE ROAD & 67TH AVENUE
 PHOENIX, ARIZONA
 EVERGREEN DEVCO, INC.

3033 East Thomas Road
 Phoenix, AZ 85018-2074
 (602) 998-8000
 (602) 998-8000 Fax
 www.landadvisors.com

RIKMAN
 Architects and Associates, Inc.

DATE: 08/21/2013
 PROJECT NO.: 13-001
 SHEET NO.: 01

Walgreens
 STORE NO.:
 SWC BASELINE ROAD & 67TH AVENUE
 PHOENIX, ARIZONA

design: ROKA
 drawn: RJS
 check: STS

sheet: SP-1
 of: 06273



PROPERTY PHOTOS

