

FOR SALE OR LEASE

JOIN  **QuikTrip**



PAD AVAILABLE

W/NWC 16TH ST & BASELINE RD | PHOENIX, AZ



Property Details

- ±42,485 SF pad w/drive-thru opportunity
- Zoning: C-2, City of Phoenix
- Less than a 10-minute drive from downtown Phoenix
- Along the busy Baseline Road corridor of the South Mountain community (over 44,500 vehicle per day)
- Within a mile of South Mountain Community College (± 4,000 students)
- Adjacent to planned QuikTrip and Cobblestone Auto Spa
- New 86-unit, multi-family development planned behind the site

Traffic Counts

N: ±15,857 VPD (NB & SB) E: ±48,802 VPD (EB & WB)
S: ±8,489 VPD (NB & SB) W: ±44,899 VPD (EB & WB)

**Phoenix 2014, 2015, & 2016 / ADOT 2016*

Contact

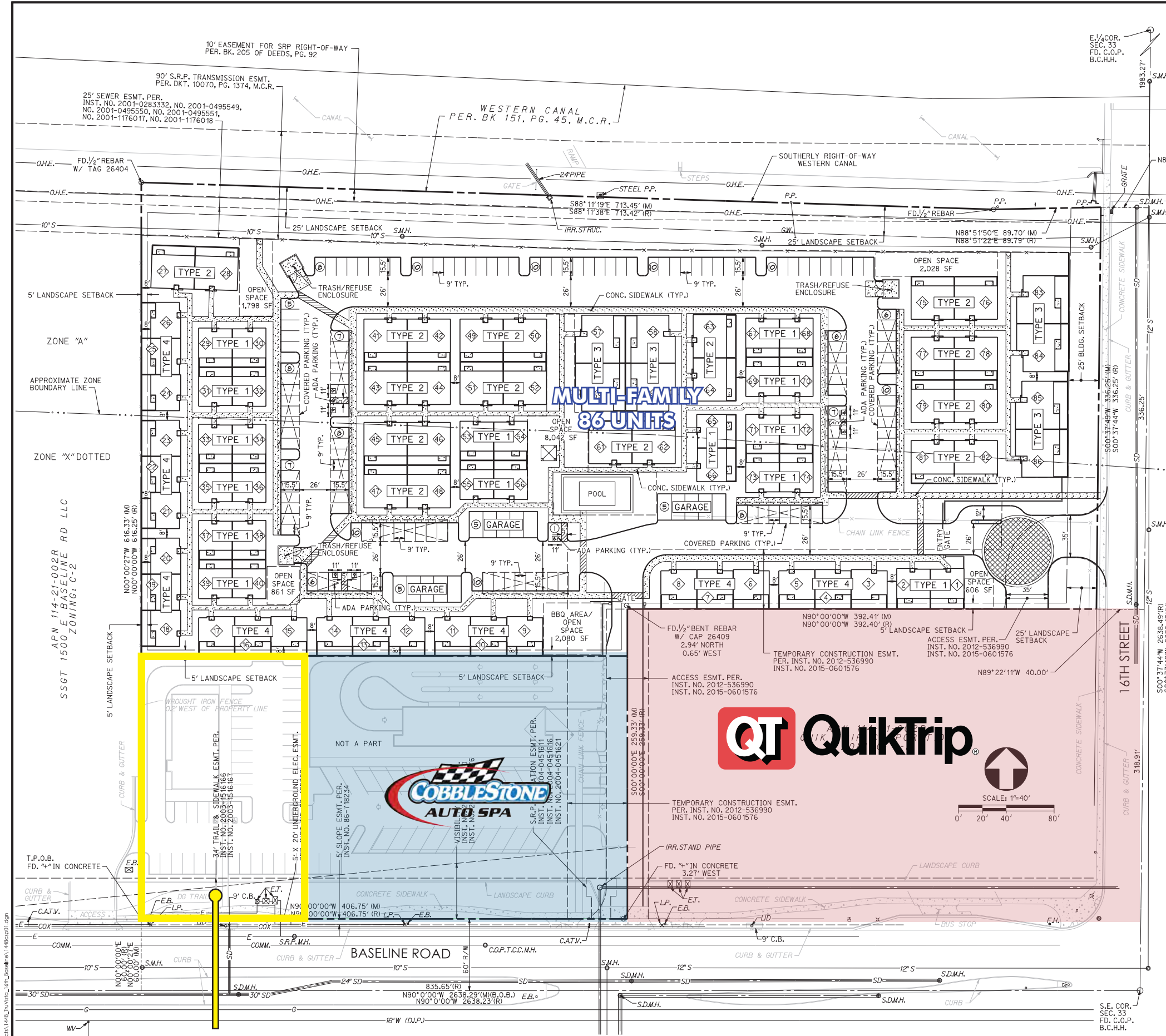
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**MULTI-FAMILY
86 UNITS**

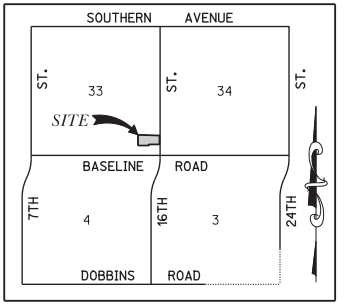
UNIT DATA

| UNIT NAME | UNIT TYPE | NET AREA (SF) | UNIT COUNT | PERCENTAGE |
|---------------|-----------|---------------|------------|----------------|
| TYPE 1 | 1BR/1BA | 679 | 28 | 32.56% |
| TYPE 2 | 2BR/2BA | 996 | 26 | 30.23% |
| TYPE 3 | 3BR/2BA | 1,233 | 8 | 9.30% |
| TYPE 4 | 2BR/2.5BA | 1,324 | 24 | 27.91% |
| TOTALS | | | 86 | 100.00% |

UNIT AVERAGE NET SF: 1,006

PROJECT DATA

| | | |
|-----------------------------|--------------------------------|------------------------------------|
| EXISTING/PROPOSED ZONING | C-2 - R-3 USE | |
| GROSS AREA | 7.012 ACRES | 305,442 SF |
| NET AREA | 6,703 ACRES | 291,992 SF |
| OPEN SPACE | 5% OF GROSS | 15,272 SF REQ./ 15,415 SF PROV. |
| PROPOSED DENSITY | 12.26 UNITS/ACRE | |
| ALLOWED DENSITY | 14.5 UNITS/ACRE | |
| LOT COVERAGE | 31.2% OF NET AREA | 91,018 SF/291,992 SF |
| | | 73,000 SF BUILDINGS |
| | | 18,018 SF PARKING/ GARAGES |
| PARKING CALCULATIONS | | |
| REQUIRED | 78 X 1.5 = 117 | 1.5/1 OR 2 BEDROOM UNIT |
| | 8 X 2 = 16 | 2/3 + BEDROOM UNIT |
| TOTAL REQUIRED | 133 SPACES | |
| PROVIDED | | |
| | 61 UNCOVERED NON-ADA | |
| | 79 COVERED NON-ADA (12,798 SF) | |
| | 15 GARAGE SPACES (3,762 SF) | |
| | 1 UNCOVERED ADA | |
| | 6 COVERED ADA (1,458 SF) | |
| TOTAL PROVIDED | 162 SPACES (INCLUDING 7 ADA) | |
| NON-ADA RATIO | 1.30 COVERED TO UNCOVERED | |
| ADA RATIO | 6.00 COVERED TO UNCOVERED | |



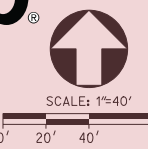
APN NUMBER:
PORTION OF APN 114-21-002S

ADDRESS:
NWC 16TH STREET & BASELINE ROAD
PHOENIX, ARIZONA 85042

CLIENT:
TRUVISTA DEVELOPMENT
3014 N. HAYDEN ROAD, SUITE # 120
SCOTTSDALE, ARIZONA 85251
CONTACT: DAVID REICH
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APPLICANT:
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ENGINEER:
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CONTACT: DANIEL G. MANN, P.E.
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EMAIL: DAN@3ENGINEERING.COM



APPROVALS

**±42,485 SF PAD
AVAILABLE**

KIVA #: 17-3286
SDEV #: 1700666
PAPP #: 1705422
QS#: 1-30

Professional Engineer
DANIEL G. MANN
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EXPIRES: 9/30/2019

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civil engineering
planning

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DATE: 01/03/18
PROJECT NO:
1448
SHEET NO:
CSP01
1 of 1

Q.S. # 01-30

NWC 16TH STREET & BASELINE ROAD
PORTION OF APN 114-21-002S, PHOENIX, AZ 85042

CONCEPTUAL SITE PLAN