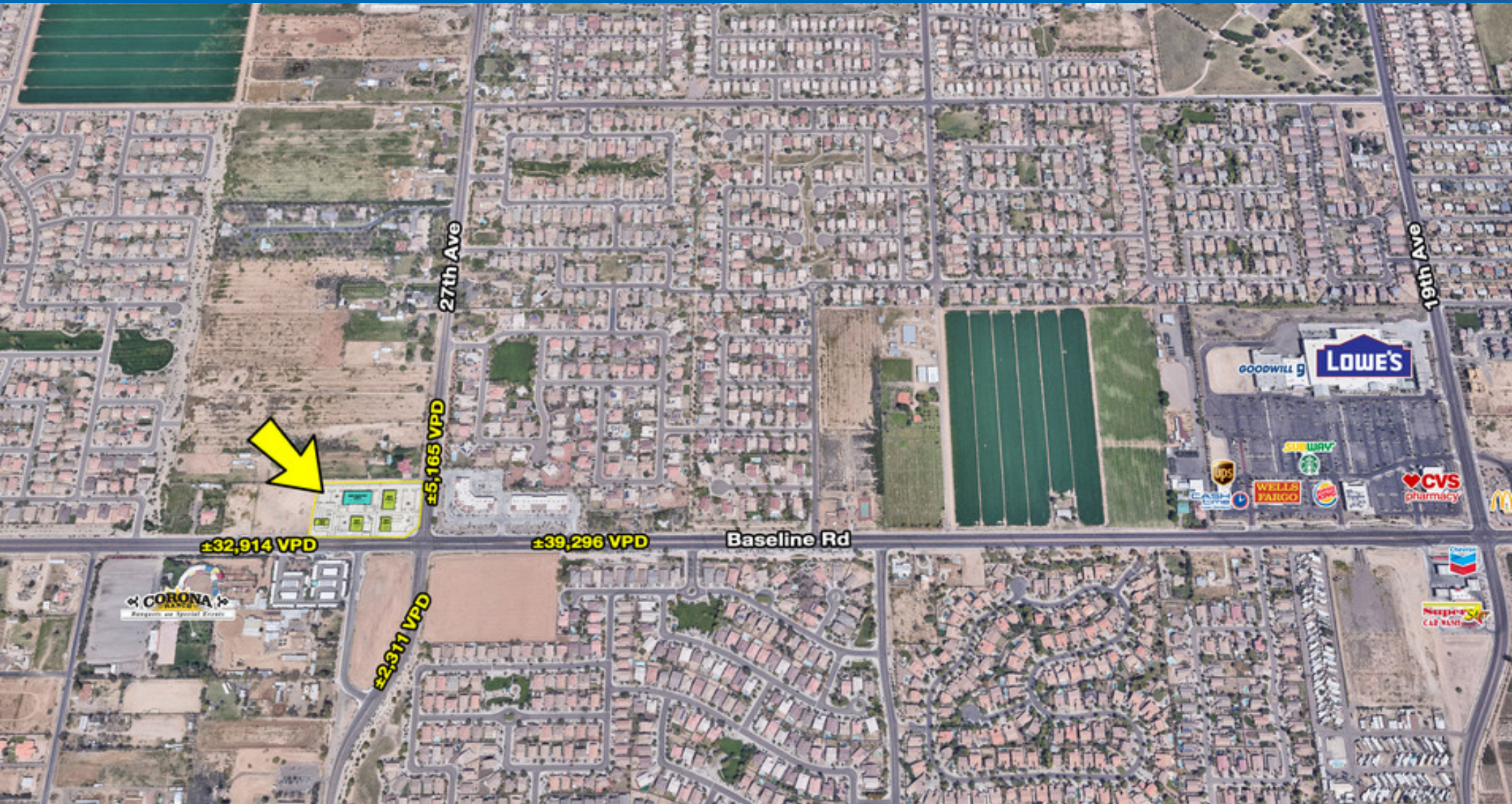


# AUTOMOTIVE PADS AVAILABLE

NWC 27th Ave & Baseline Rd | Phoenix, AZ



For more information, please contact:

**Zachary Pace**  
602.734.7212  
zpace@pcaemail.com



PHOENIX COMMERCIAL ADVISORS

**CHAINLINKS**  
RETAIL ADVISORS

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3131 East Camelback Road, #340 | Phoenix, AZ 85016 | 602.957.9800

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## PROPERTY HIGHLIGHTS

- 3 parcels, total ±3.15 acres (±137,242 SF) available
- Fenced contractor's yard and workshop
- Zoning: C-2, Maricopa County, Arizona
- Call for pricing (may split)
- Section line corner
- Signalized intersection
- Strong traffic counts
- Fenced properties
- Explosive residential growth in the trade area
- Billboard excluded

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	10,198	83,673	175,861
2023 Population	11,349	90,786	188,990
2018 Median HH Income	\$75,289	\$54,847	\$50,060
2018 Total Daytime Population	6,584	62,618	174,533
·Workers	930	13,451	71,583
·Residents	5,654	49,167	102,950

ESRI 2018 Estimates

## TRAFFIC COUNTS

N: ±5,165 VPD (NB/SB)

S: ±2,311 VPD (NB/SB)

E: ±39,296 VPD (EB/WB)

W: ±32,914 VPD (EB/WB)

ADOT 2017



Google

Map data ©2019 Google

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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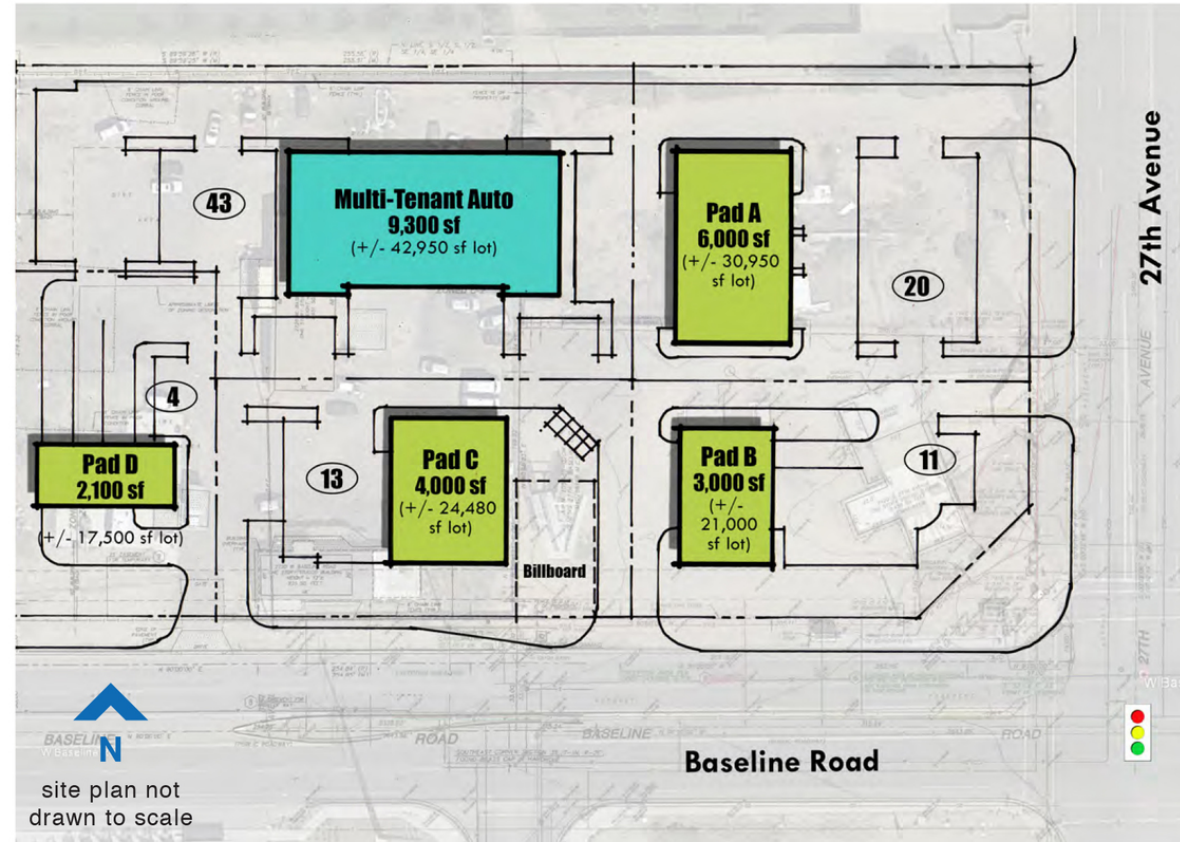
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## PARCEL 1

Parcel #: 105-88-020W  
 Size: ±0.83 acres  
 (±36,239 SF)  
 2017 Taxes: \$3,333.76  
 Rent: \$1,400 per month  
 (call for details)  
 Details: Vacant land

## PARCEL 2

Parcel #: 105-88-741  
 Size: ±1.60 acres  
 (±69,696 SF)  
 2017 Taxes: \$4,180.68  
 Rent: \$1,600 per month  
 (call for details)  
 Details: ±923 SF building  
 with ±2,651 SF  
 workshop

## PARCEL 3

Parcel #: 105-88-740  
 Size: ±0.045 acres  
 (±1,982 SF)  
 2017 Taxes: \$349.42  
 Rent: \$0.00  
 Details: Vacant land with  
 200' well with  
 pump and motor

## PARCEL 4

Parcel #: 105-88-020Y  
 Size: ±0.67 acres  
 (±29,326 SF)  
 2017 Taxes: \$724.07  
 Rent: \$0.00  
 Details: Vacant land

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