

MAKE AN OFFER

FOR SALE COMMERCIAL/ RETAIL PAD

±2.57 AC, Parcel No. 102-34-985C

Fully improved lot, zoned C-2

Located near Gateway Pavilions and Gateway Crossing shopping centers

±0.25 miles from I-10 and Loop 101 freeway

Strong housing growth in trade area

Call for Pricing

BRAD DOUGLASS

602.513.5169 | brad.douglass@kidder.com

CHUCK WELLS

602.513.5141 | chuck.wells@kidder.com

KIDDER.COM

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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 POPULATION	14,648	123,421	353,432
2030 PROJECTED POPULATION	17,356	130,765	369,199
2025-2030 ANNUAL GROWTH	3.7%	1.2%	0.9%
MEDIAN AGE	28.1	30.5	30.4

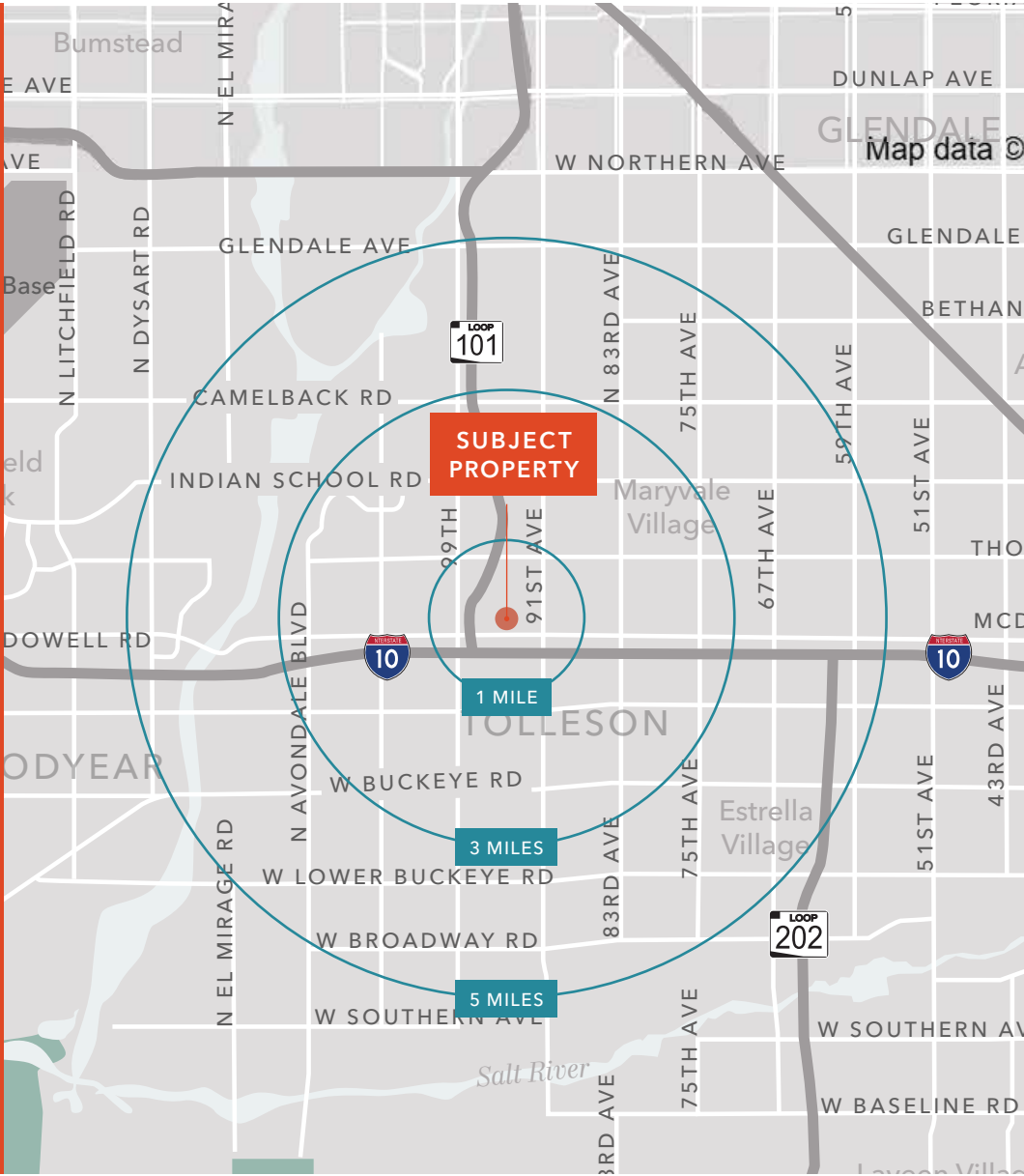
DAYTIME EMPLOYMENT & CONSUMER SPENDING

	1 Mile	3 Miles	5 Miles
TOTAL DAYTIME EMPLOYMENT	9,285	62,574	149,666
ANNUAL RETAIL EXPENDITURE	\$240.88 M	\$2.05 B	\$5.76 B

HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
2025 HOUSEHOLDS	4,442	37,675	105,358
2030 PROJECTED HOUSEHOLDS	5,331	40,914	112,803
2025-2030 ANNUAL GROWTH	4.0%	1.7%	1.4%
AVERAGE HOUSEHOLD INCOME	\$118,492	\$105,978	\$103,337

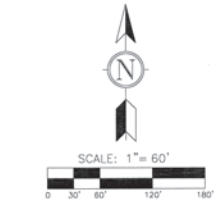
Data Source: ©2025, Costar



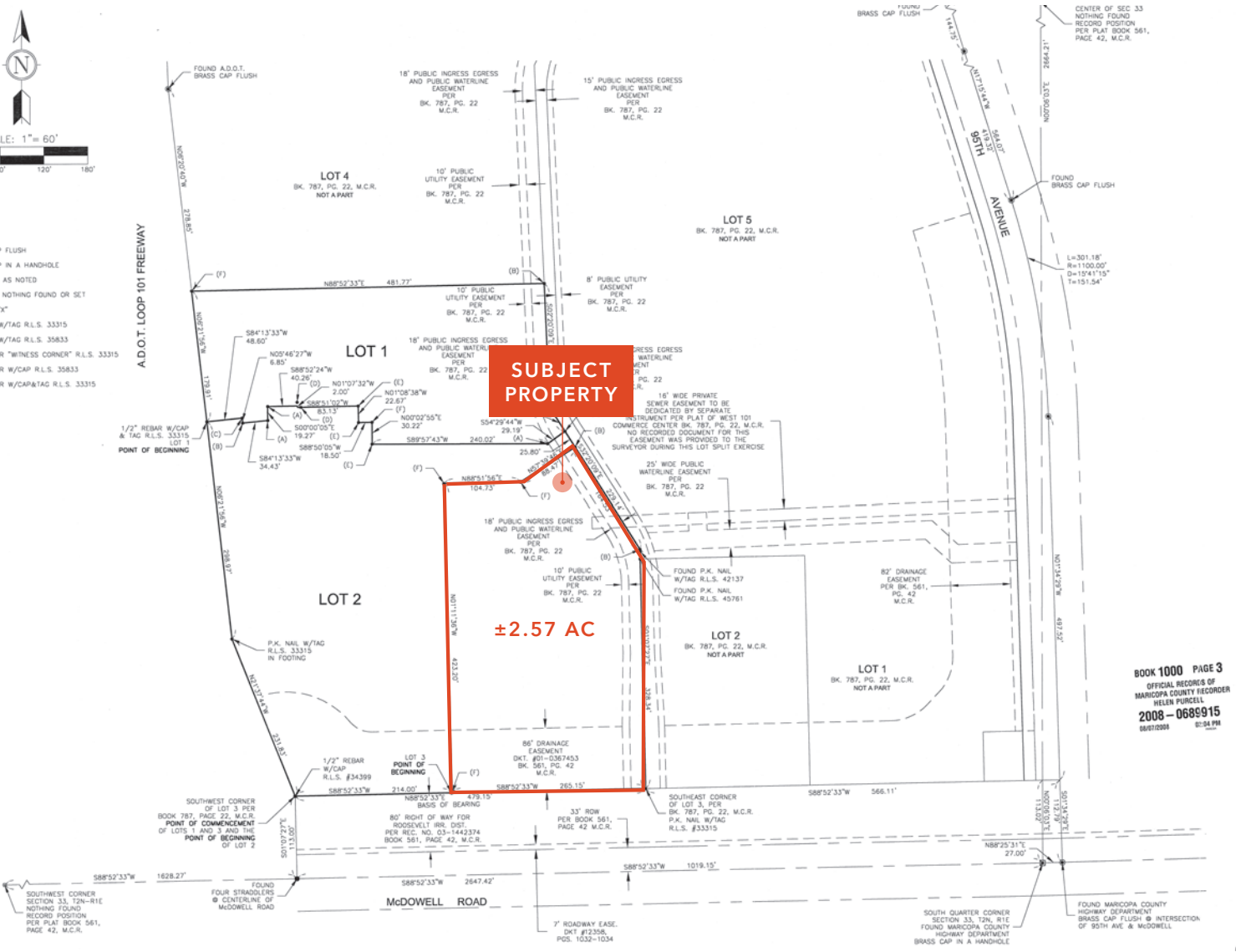
PARCEL MAP



SITE SURVEY



- LEGEND**
- FOUND BRASS CAP FLUSH
 - FOUND BRASS CAP IN A HANDHOLE
 - FOUND MONUMENT AS NOTED
 - ⊙ RECORD POSITION, NOTHING FOUND OR SET
 - (A) FOUND CHISELED "X"
 - (B) FOUND P.K. NAIL W/TAG R.L.S. 33315
 - (C) FOUND P.K. NAIL W/TAG R.L.S. 35833
 - (D) FOUND 1/2" REBAR "WITNESS CORNER" R.L.S. 33315
 - (E) FOUND 1/2" REBAR W/CAP R.L.S. 35833
 - (F) FOUND 1/2" REBAR W/CAP/TAG R.L.S. 33315



1982-2008
26
YEARS OF EXCELLENCE
DEI Professional Services, LLC

LOT SPLIT

OF LOT 3 OF WEST 101 COMMERCE CENTER
PER BOOK 787, PAGE 22, MARICOPA COUNTY RECORDER

BOOK 1000 PAGE 3
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2008-0685915
08/07/2008 01:54 PM

DATE:	9/01/08
FIELD NO:	08125
DESIGN:	
DRAWN:	ALS
CHECK:	DAM
SCALE:	1"=60'
CAD FILE:	SEE LEFT

LOT SPLIT



95TH AVE & MCDOWELL RD

For more information on
this property, please contact

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