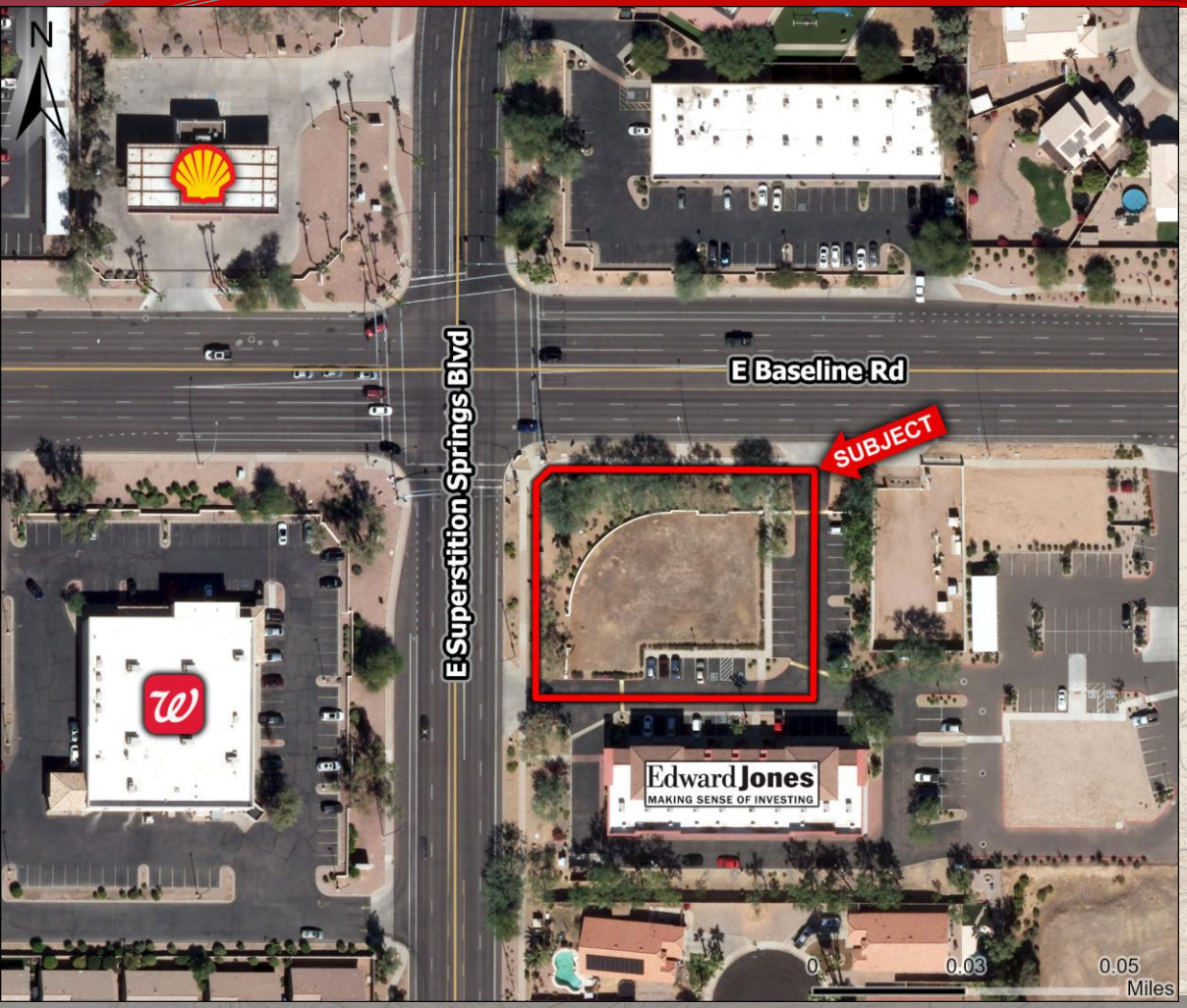
Insight
Land & Investments

Available Commercial PAD

+/- 32,661 Sq Ft– Fully Improved



- ***Location***: SEC Baseline Road & Superstition Springs Blvd, Mesa, AZ
- ***APN:*** 304-05-052C
- ***Zoning***: LC - Light Commercial
- ***Size:*** +/- 32,661 Sq Ft
- ***Price:*** $899,000
- ***Traffic Counts***:
  - Baseline Rd: 24,266 VPD
  - Power Rd: 39,742 VPD
  - Superstition Springs Blvd: 15,678 VPD
  - Parking Spaces: 19
  - Building Envelope: 4,978sf

Demographics:	***1 Mile***	***3 Mile***
Population:	12,103	113,924
HH Income:	$115,898	$115,251
Daytime Employees:	6,836	27,930

EXCLUSIVELY LISTED

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1515
www.insightland.com

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Area Map

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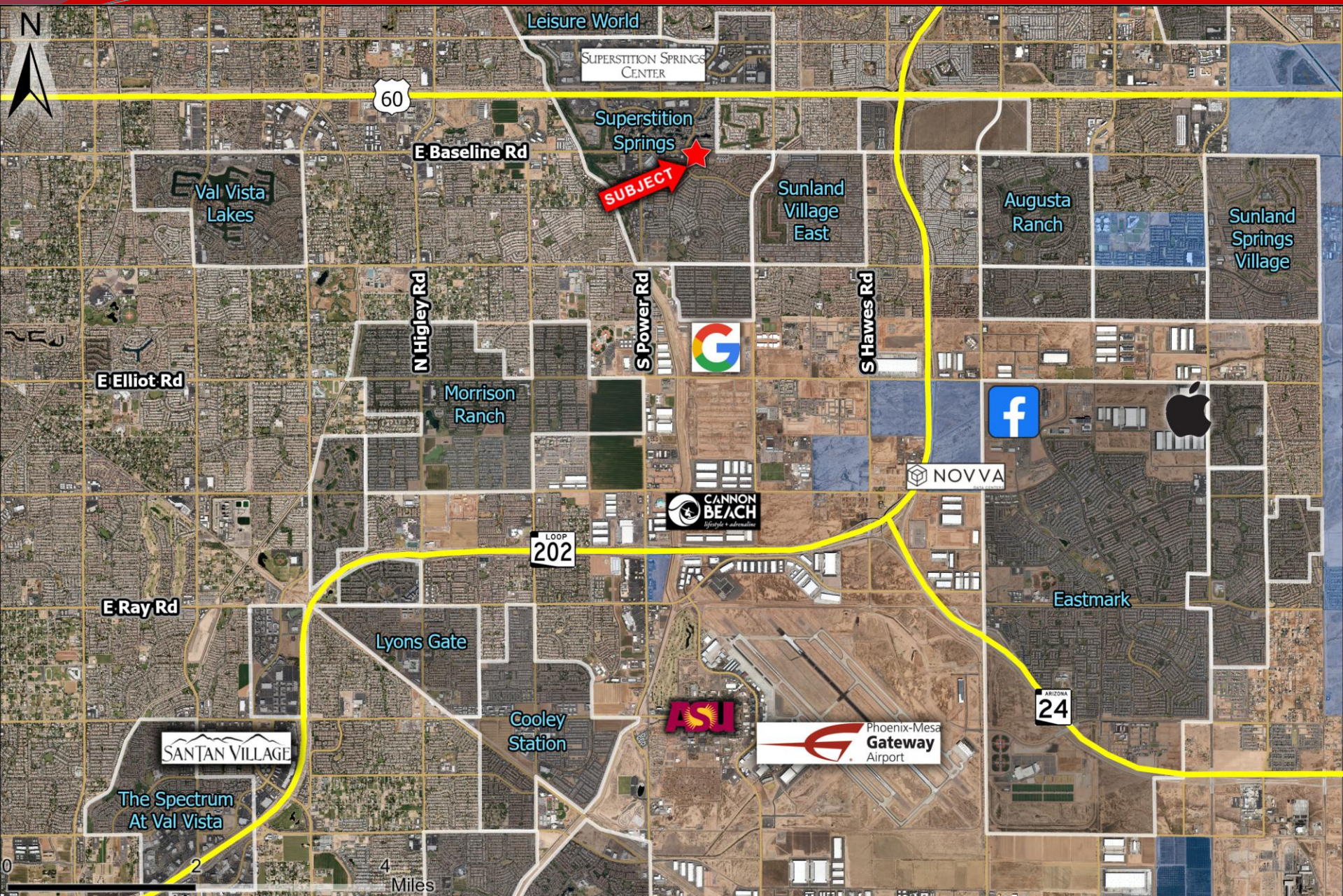
Aerial Map



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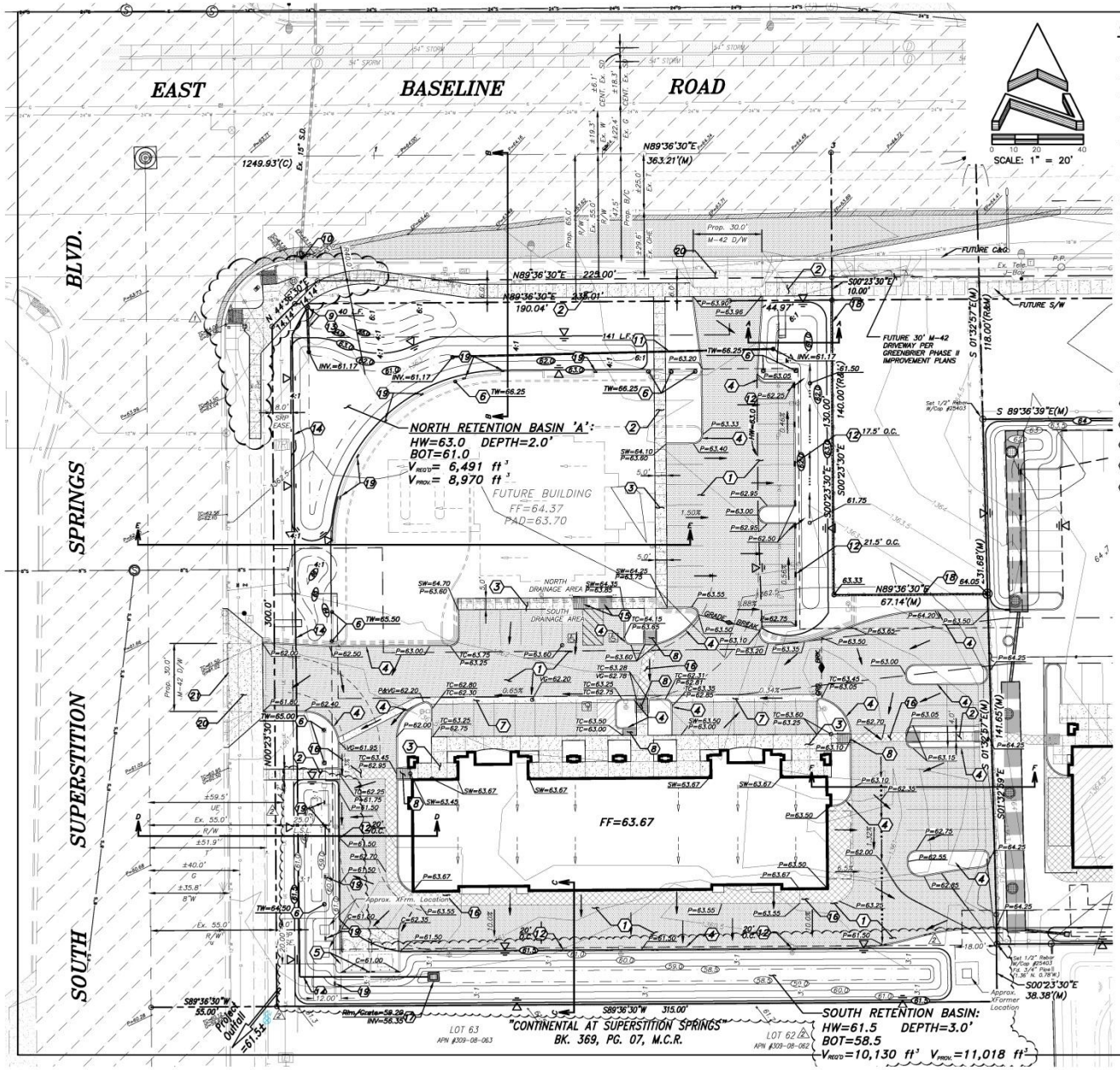
Site Plan



Construction Notes:

1. CONSTRUCT MAIN DRIVE WITH 3" A.C. (19 mm) OVER 6" A.B.C. & PARKING AREAS WITH 2" A.C. (19 mm) OVER 4" A.B.C. PER M.A.G. SPEC. 310 & 324.
2. CONSTRUCT CONCRETE SIDEWALK PER M.A.G. STD. DTL. 230; WIDTH AS SHOWN.
3. CONSTRUCT SIDEWALK W/TURNED DOWN EDGE PER DETAIL, SHEET C5.
4. CONSTRUCT EXTRUDED CONC. CURB ON THICKENED PVM'T EDGE PER M.A.G. STD. DTL. 201, TYPE 'A'. NOTE: SINGLE CURB PER M.A.G. STD DTL. 222-A IS ACCEPTABLE OPTION WITH OWNER'S APPROVAL.
5. CONSTRUCT DOUBLE REFUSE ENCLOSURE W/6' HIGH MASONRY SCREEN WALLS AROUND 6" THK. CONCRETE SLAB PER C.O.M. STD. DTL. 62.1-4; TEXTURE & DESIGN PER ARCHITECTS PLAN; CONSTRUCT OPENINGS IN BASE OF WALL AS SHOWN AND PER DETAIL, SHEET C5.
6. CONSTRUCT 36" HIGH SCREEN WALL; CONSTRUCTION DETAILS; COLORS & TEXTURES PER ARCHITECTS PLAN; TOP OF WALL AND BOTTOM OF WALL ELEVATIONS AS SHOWN.
7. CONSTRUCT 3' CONCRETE VALLEY GUTTER PER M.A.G. STD. DTL. 240.
8. CONSTRUCT SIDEWALK RAMP WITH 12:1 MAXIMUM SLOPE PER DETAIL, SHEET C5.
9. INSTALL 8" P.V.C., 40 L.F., TO CONNECT OUTFALL OF NORTH BASIN TO C.O.M. CATCH BASIN.
10. BORE HOLE IN BACK OF CATCH BASIN FOR 8" D.I.P. BLEED-OFF LINE & SEAL.
11. INSTALL 8" P.V.C. (SDR-35) STORM DRAIN EQUALIZER PIPE; LENGTH AS SHOWN. MITER EXPOSED PIPE ENDS TO MATCH RETENTION BASIN SLOPE.
12. CONSTRUCT CURB OPENING PER DETAIL, SHEET C5.
13. INSTALL 8" VALVE, BOX & COVER PER M.A.G. STD. DTL. 391-C TO REGULATE BASIN BLEED OFF SYSTEM; THE VALVE SHALL NORMALLY BE KEPT IN THE CLOSED POSITION AND OPENED AFTER THE STORM PASSES.
14. INSTALL 2 1/2" DIA. P.V.C. (SCH. 40) PRESSURE RESERVOIR DRAIN PIPE FROM BASIN PUMP TO EXIST. CATCH BASIN. (371 L.F. TOTAL).
15. CONSTRUCT SIDEWALK RAMPS @ ACCESSIBLE PARKING STALL PER DETAIL, SHEET C5.
16. STAINED PATTERNED CONCRETE; SEE ARCHITECT'S PLAN FOR DESIGN AND INSTALLATION.
17. INSTALL SUBMERSIBLE PUMP (BARNES #SE411A W/5.00" IMP. 0.4HP OR EQUAL) WITH FLOAT ASSEMBLY IN CONC. CATCH BASIN PER M.A.G. STD. DTL. 535, TYPE "F" & DETAIL, SHEET C5.
18. 8' C.M.U. WALL AROUND C.O.M. WELL SITE PER C.O.M. ENGINEERING DEPT. STANDARDS.
19. DRAINAGE OPENING AT BASE OF C.M.U. WALL PER DETAIL, SHEET C5.
20. CONSTRUCT COMMERCIAL DRIVEWAY PER C.O.M. STD. DTL. M-42; WIDTH AS SHOWN.
21. HORIZONTAL SAWCUT EXISTING CURB AND GUTTER (±62 L.F.)

Legend

Street Right-of-Way Line	Telephone Pedestal
Property Line	Electrical Transformer
Easement Line	Cable Box
(R) Record Bearing & Distance	Telephone Riser
(M) Measured Bearing & Distance	Sanitary Sewer Manhole
Exist AC Pavement	Storm Drain Manhole
Exist Concrete	Water Valve
Water Line	Fire Hydrant
Sanitary Sewer Line	Water Meter
Telephone Line	Backflow Prevention Device
Electric Line	Water Meter
Power Pole	Found
Street Light	Brass Cap
Traffic Signal Pole	Handhole
Parking Lot Light	Township
Traffic Control Box	Range
Traffic Signal	Section
Traffic Sign	Corner
	Right-of-Way

Gas General Notes

ALL WORK AND MATERIALS SHALL CONFORM TO THE MOST CURRENT CITY OF MESA GAS OPERATIONS, MAINTENANCE, EMERGENCY RESPONSE AND CONSTRUCTION PRACTICE MANUAL.

WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 644-4500 FOR INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.

BEDDING OR SHADING MATERIAL ADJACENT TO THE CITY OF MESA GAS PIPE SHALL BE SELECT SANDY TYPE SOIL FREE OF ROCK AND DEBRIS THAT WILL PASS THROUGH A 3/8" SCREEN AS INSPECTED AND APPROVED BY CITY GAS INSPECTION PERSONNEL.

THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AS INDICATED ON THE CITY OF MESA DETAIL M-58 WHEN TRENCHING FOR THE WATERLINE WHERE A GAS MAIN IS TO BE INSTALLED IN THE SAME TRENCH.

CONTACT THE GAS DIVISION AT 480-644-2753 FOR SCHEDULING AND COORDINATION OF THE INSTALLATION OF NATURAL GAS MAINS AND/OR SERVICES.

CONTACT CITY OF MESA UTILITY SERVICES SUPERVISOR (HARRY JONES) AT 480-644-4496 PRIOR TO ANY INSTALLATION OF THE CUSTOMER'S GAS PIPING AT THE GAS METER LOCATION.

GAS LINE SHALL MAINTAIN A NOMINAL 12" (MINIMUM OF 8") SEPERATION FROM EXISTING WATER, SEWER, ELECTRICAL, CABLE TV AND TELCO FACILITIES.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EXISTING UTILITIES AND AVOIDING DAMAGE TO SAME. CALL (602) 263-1100 FOR BLUE STAKES, OUTSIDE MARICOPA COUNTY CALL 1-800-STAKEIT.

THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL ABANDONED UTILITIES THAT INTERFERES WITH THIS PROJECT. THE CITY OF MESA UTILITIES DEPARTMENT, LOCATING SECTION WILL ASSIST THE CONTRACTOR AS NEEDED, IN DETERMINING IF THE UTILITY (GAS, WATER AND SEWER ONLY) IS ABANDONED BY CALLING 480-644-4500.

ALL GAS NOTES IN DASHED BOXES ARE TO BE COMPLETED BY C.O.M. CREWS OR C.O.M. GAS LINE CONTRACTOR.

REVISIONS:
9/13/07 – Curb Ramp Redesign
10/18/07 – S. Ret'n Basin Redesign

GRADING, DRAINAGE & PAVING PLAN

RETAIL CENTER for GREENBRIER
MARLBOROUGH DEVELOPMENT
7115 E. Baseline Road, Mesa, AZ 85209

REGISTERED CIVIL ENGINEER
GARY LEE STANDAGE
18684
WILLIAM H. STANDAGE
Date signed
ARIZONA, U.S.A.

Standage & Associates, Ltd.
Consulting Engineers
409 S. El Dorado
Mesa, Arizona 85202
(480) 892-8090

SHEET: 2 OF: 12 C2
PROJECT No.: 050625
SCALE: 1"=20'
PREPARED: BWB/WHS

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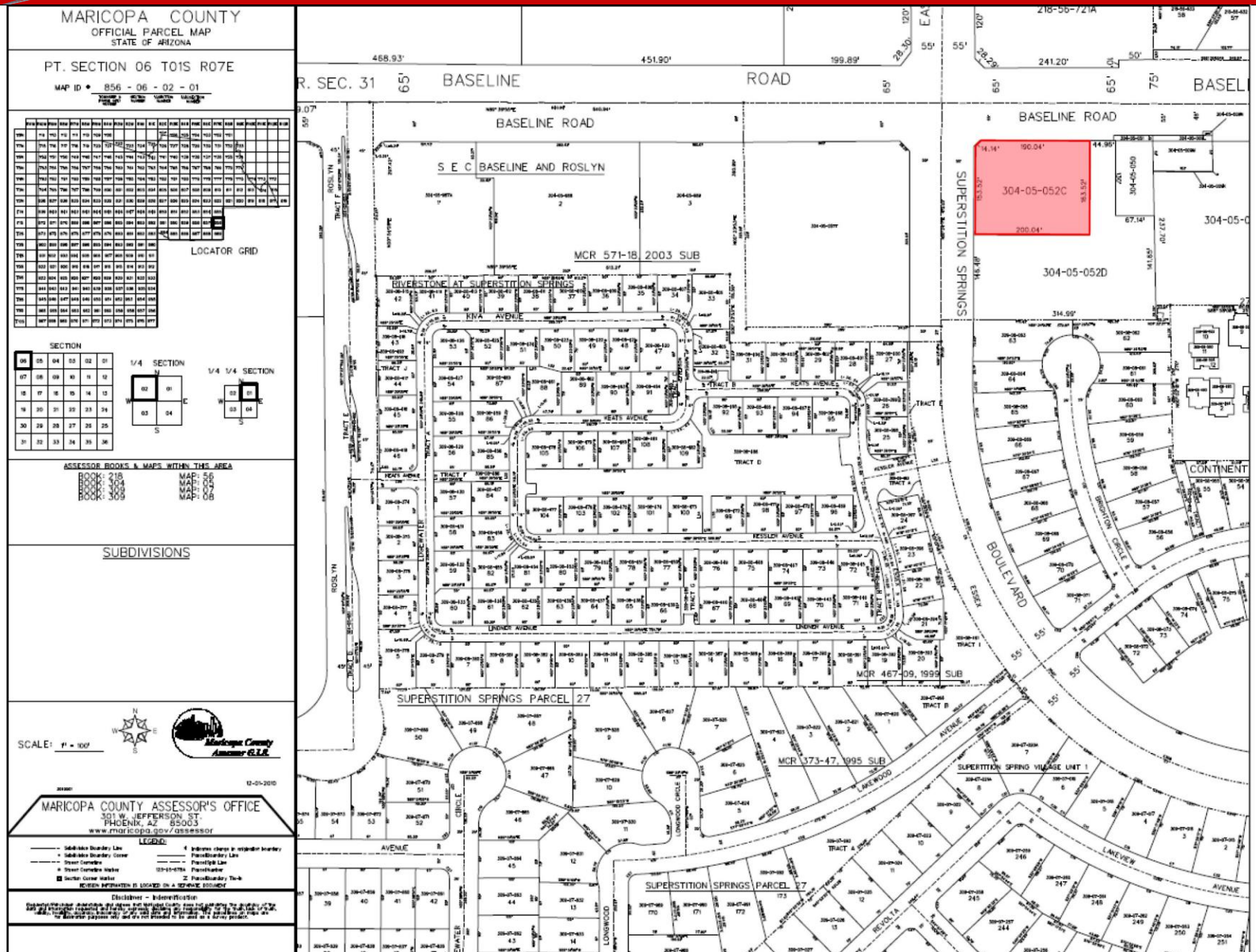
Parcel Map