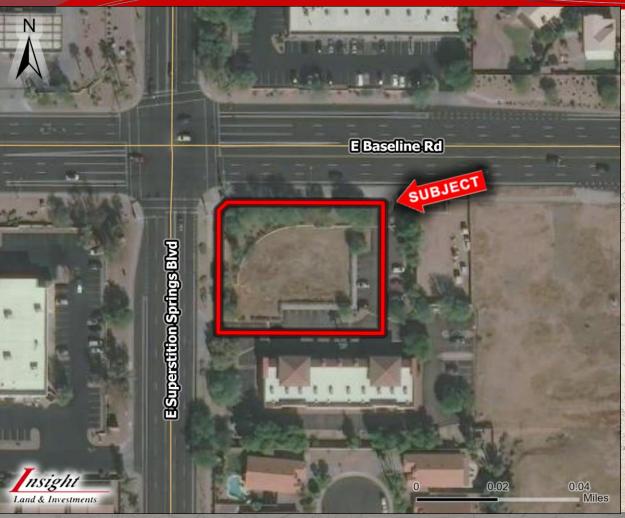


Available Commercial PAD

Land & Investments

+/- 32,661 Sq Ft- Fully Improved



- Location: SEC Baseline Road & Superstition Springs Blvd, Mesa, AZ
- **→ APN:** 304-05-052C
- ☐ **Zoning**: LC Light Commercial
- □ <u>Size:</u> +/- 32,661 Sq Ft
- ☐ Price: Submit
- ☐ Traffic Counts:
- Baseline: 13,943 VPO
- Superstition Springs: 11,500 VPO
- Parking Spaces: 19
- Building Envelope: 4,978sf

Demographics:	I Mile	3 Mile
Population:	10,747	99,494
HH Income:	\$57,927	\$53,268
Daytime Employee	s: 9,945	36,980

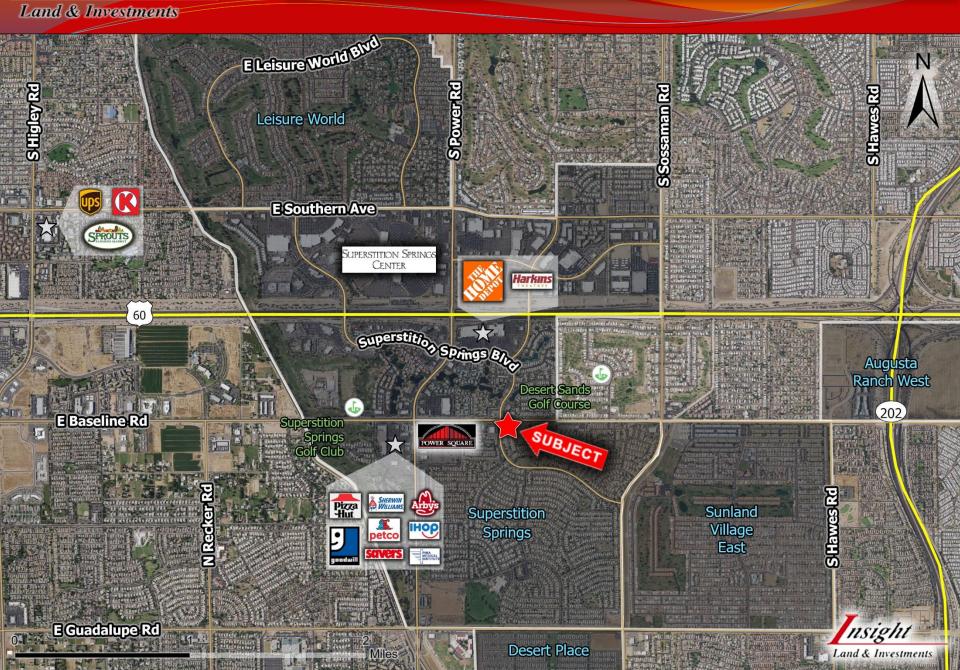
EXCLUSIVELY LISTED

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to scottsdale, Arizona 85250 errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Kenneth Reycraft

Direct: 602-385-1529 kreycraft@insightland.com



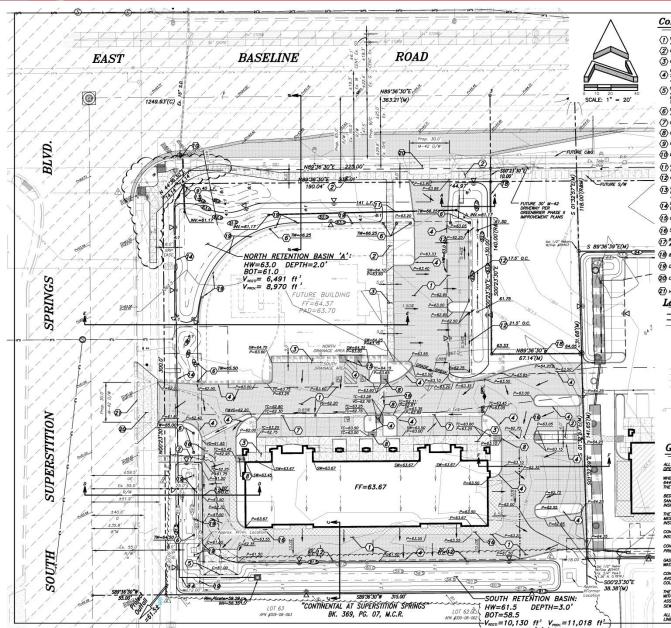


Aerial Map





Land & Investments



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

- CONSTRUCT DOUBLE REFUSE ENCLOSURE W/6' HIGH MASONRY SCREEN WALL 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 COST.

- (15) CONSTRUCT SIDEWALK RAMPS . ACCESSIBLE PARKING STALL PER DETAIL, SHEET CS.
- (16) STAINED PATTERNED CONCRETE; SEE ARCHITECT'S PLAN FOR DESIGN AND INSTALLATION.

Legend

=		Street Right-of-Way Line Property Line	□TP	Telephone Pedestal
-		Easement Line	E	Electrical Transformer
	(R)	Record Bearing & Distance	ΓV	Cable Box
	(M)	Measured Bearing & Distance		Telephone Riser
	1111	Exist AC Pavement	0	Sanitary Sewer Manhole
	1//		0	Storm Drain Manhole
	9-A153	Exist Concrete	⊗w.	Water Valve
			OFH.	Fire Hydrant
	W	Water Line	SEE WM	Water Meter
		Sanitary Sewer Line Telephone Line	-00-	Backflow Prevention Device
	-E-	Electric Line		Water Meter
	-O _{P,P.}	Power Pole	Fd.	Found
		Street Light	B.C.	Brass Cap
<u> </u>	M	Traffic Signal Pole	H.H.	Handhole
	Tramic Signal Pole	T.	Township	
	•	Parking Lot Light	R.	Range
	TS8	Traffic Control Box	Sec.	Section
	E2rs₽	Traffic Signal	Cor.	Corner
	h			

Gas General Notes

CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EXISTING UTILITIES AND

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 MEEBER, IN DETERMINING IF THE UTILITY (GAS, WATER AND SEVER ONLY) IS ABANDONED BY CALLING 480-644-4500.

GREENBRIER

PLAN

PAVING

B

DRAINAGE

GRADING,









Land & Investments

