

Development Opportunity at Camelback & El Mirage

West Northwest Corner Camelback Road & El Mirage Road | Litchfield Park, Arizona

**Price Reduced
\$850,000!**



Property Highlights

- 3.47 Acres gross/2.42 Acres net developable (226' x 454')
- Adjacent to a 13 Acre, 170 unit Hancock Homes housing development (under construction)
- Located on Camelback Rd, the busiest East-West arterial in West Valley
- Already zoned C-2, fully improved pad with utilities

Area Co-Tenants



Contact

BRIAN GAUSDEN 602.778.3740
bgausden@w-retail.com

JAKE MCCLAUGHRY 602.368.1088
jmclaughry@w-retail.com



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2555 E Camelback Rd, Ste 200, Phoenix, AZ 85016

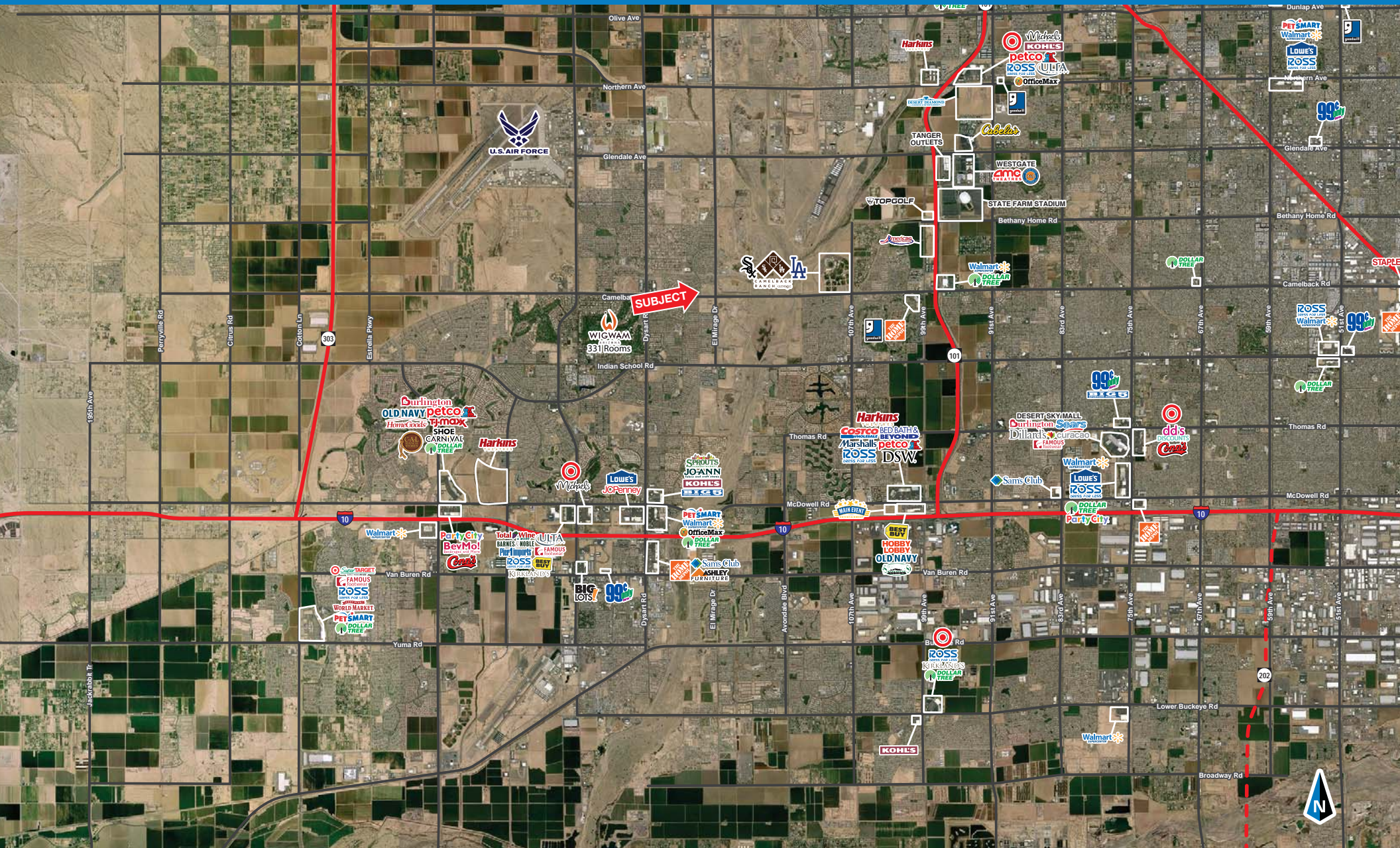
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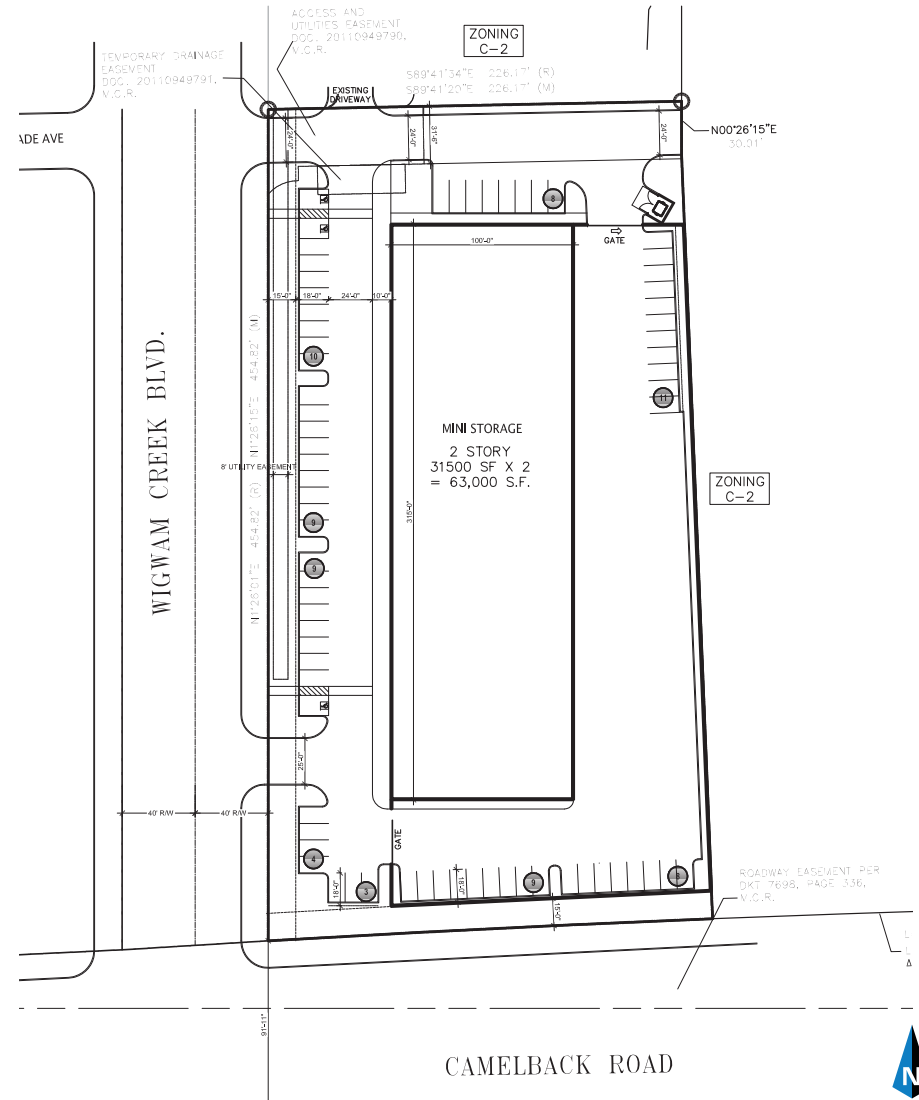
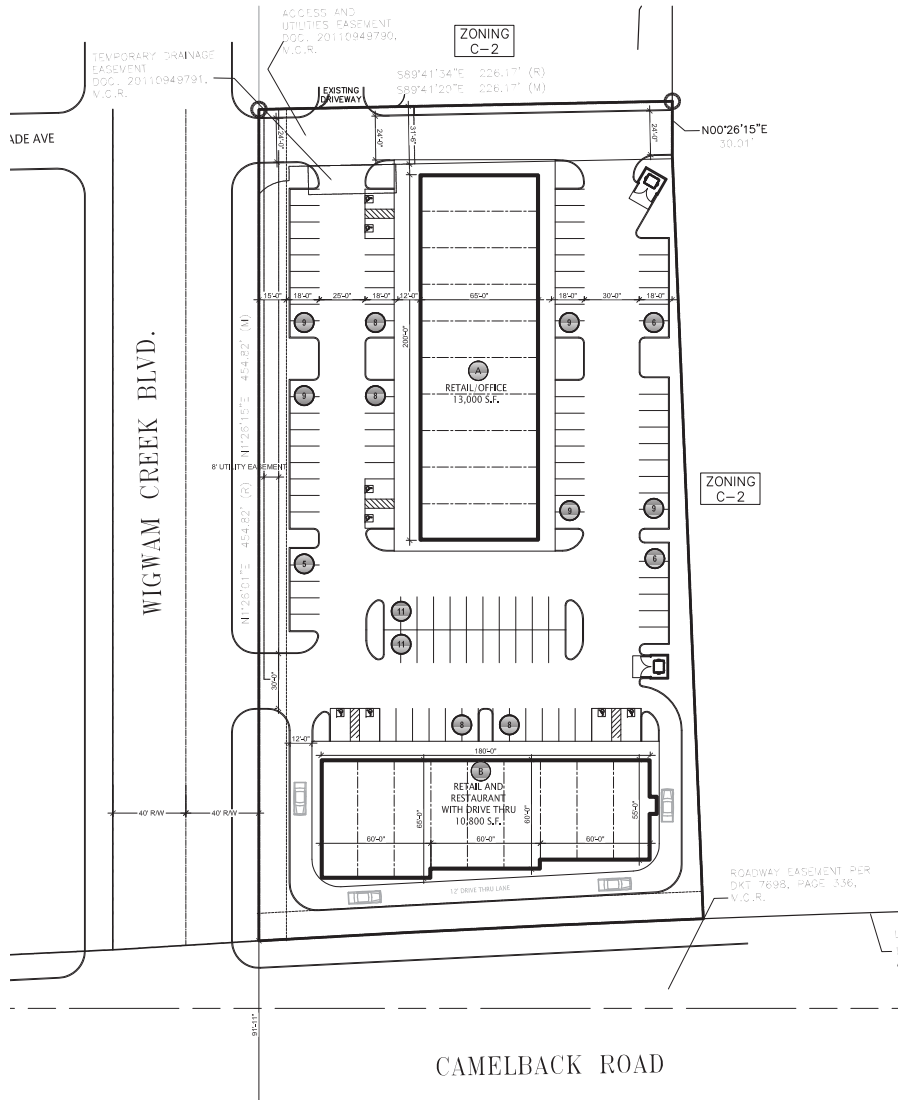


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Conceptual



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	1 miles	3 miles	5 miles
POPULATION SUMMARY			
2018 Total Population	9,196	84,323	192,387
2023 Total Population	9,714	89,769	206,580
2015-2020 Annual Growth Rate	1.10%	1.26%	1.43%
2018 Median Age	29.7	32.5	32.3
INCOME SUMMARY			
Median Household Income	\$65,110	\$71,830	\$63,635
Average Household Income	\$85,949	\$85,831	\$79,219
BUSINESS DATA			
Total Businesses:	123	1,252	3,882
Total Employees:	840	13,746	56,499
Daytime Population:	9,196	84,323	192,387
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	9.5%	10.1%	9.3%
Bachelor's Degree	18.2%	16.7%	15.3%
Graduate/Professional Degree	10.7%	9.9%	8.9%
Percent of Population with Degrees	38.4%	36.7%	33.5%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	4,235	43,335	92,301
White Collar	66.6%	62.6%	58.2%
Services	21.3%	17.4%	18.0%
Blue Collar	12.1%	20.0%	23.8%
HOUSEHOLD SUMMARY			
2018 Households	2,559	26,890	62,415
2018 Average Household Size	3.59	3.13	3.06
2018 Average Family Size	3.89	3.53	3.52
2018 Median Home Value	\$85,949	\$85,831	\$79,219