

# Commercial Land Parcels

NEC of W Thunderbird Rd & N El Mirage Rd, El Mirage, AZ

FOR SALE

# 12228 W. Thunderbird RD



ONE

REALTYONEGROUP  
COMMERCIAL

RealtyOneGroupCommercial.com

AGENT  
COLLECTIVE



## PROPERTY OVERVIEW

Opportunity to acquire Four (4) commercial land parcels totalling ±.58 acres located in Downtown El Mirage. The parcels are located on the Northeast corner of W Thunderbird Rd and N El Mirage Rd a major East-West thoroughfare lined with residential neighborhoods. Includes parcels 501-27-031-A 5203 501-27-032-A--5,291 SF 501-27-033--7,369 SF 501-27-034--7,473 SF Total land square footage 25,336. The property is County zoned [C-C] The purpose of the CC zone is to designate areas for high intensity commercial and some light industrial activities within unincorporated community boundaries. The zone is intended to accommodate all commercial needs of the community, surrounding rural areas, and visitors. The subject property is located within close proximity to a major highway Phoenix-Wicke.



### LOCATION

W Thunderbird Rd @ N El Mirage Rd



### LAND SIZE

25,336 SF / ±0.58 AC



### ZONING

C-C



### SALE PRICE

\$598,000

### ALSO AVAILABLE

12018 W Thunderbird Rd  
16,800 SF / ±0.38 AC

12212 W Thunderbird Rd  
19,338 SF / ±0.44 AC

12228

# Thunderbird

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Primary Listing Agent

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**Geoff Adams, CCIM, Realtor**

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This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, in-dependent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.





## TRAFFIC COUNTS



W Thunderbird Rd: 19,546 VPD ('22)

N El Mirage Rd: 11,053 VPD ('22)

US-60/Grand Ave: 53,904 VPD ('22)

## 2022 DEMOGRAPHICS



### POPULATION

1 mile: 23,657

3 Mile: 98,447

5 Mile: 240,275



### DAYTIME POP.

1 mile: 16,204

3 Mile: 88,087

5 Mile: 221,233



### HOUSEHOLDS

1 mile: 6,771

3 Mile: 37,804

5 Mile: 100,121



### AVG HH INCOME

1 mile: \$74,499

3 Mile: \$76,255

5 Mile: \$78,691



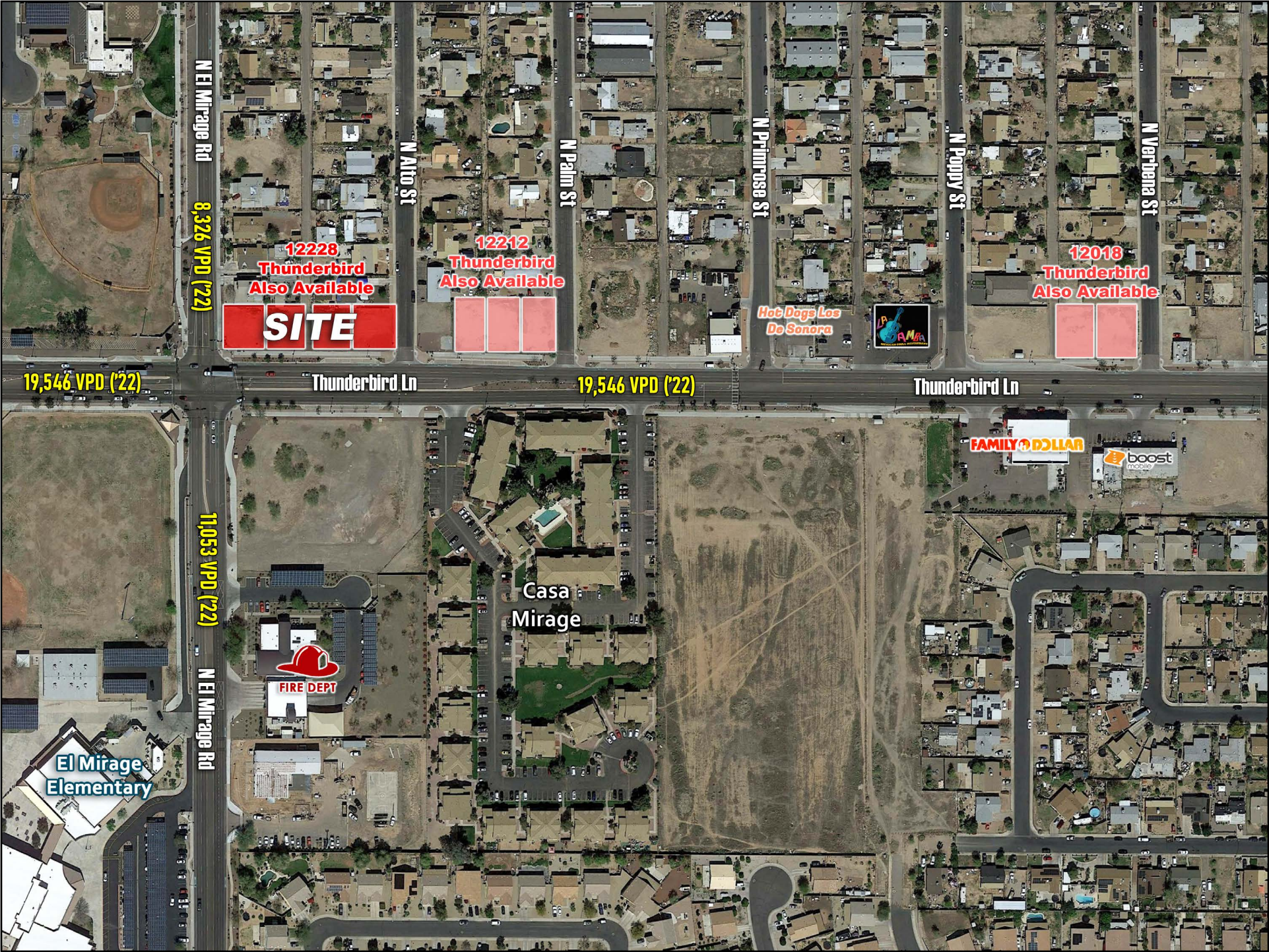
### AVG HOME VALUE

1 mile: \$269,435

3 Mile: \$286,226

5 Mile: \$300,283





N El Mirage Rd

8,326 VPD (22)

N Aito St

N Palm St

N Primrose St

N Poppy St

N Verdana St

12228  
Thunderbird  
Also Available

**SITE**

12212  
Thunderbird  
Also Available

12018  
Thunderbird  
Also Available

Hot Dogs Los  
De Sonora

PA  
RAMA

12018  
Thunderbird  
Also Available

19,546 VPD (22)

Thunderbird Ln

19,546 VPD (22)

Thunderbird Ln

11,053 VPD (22)

N El Mirage Rd

Casa  
Mirage

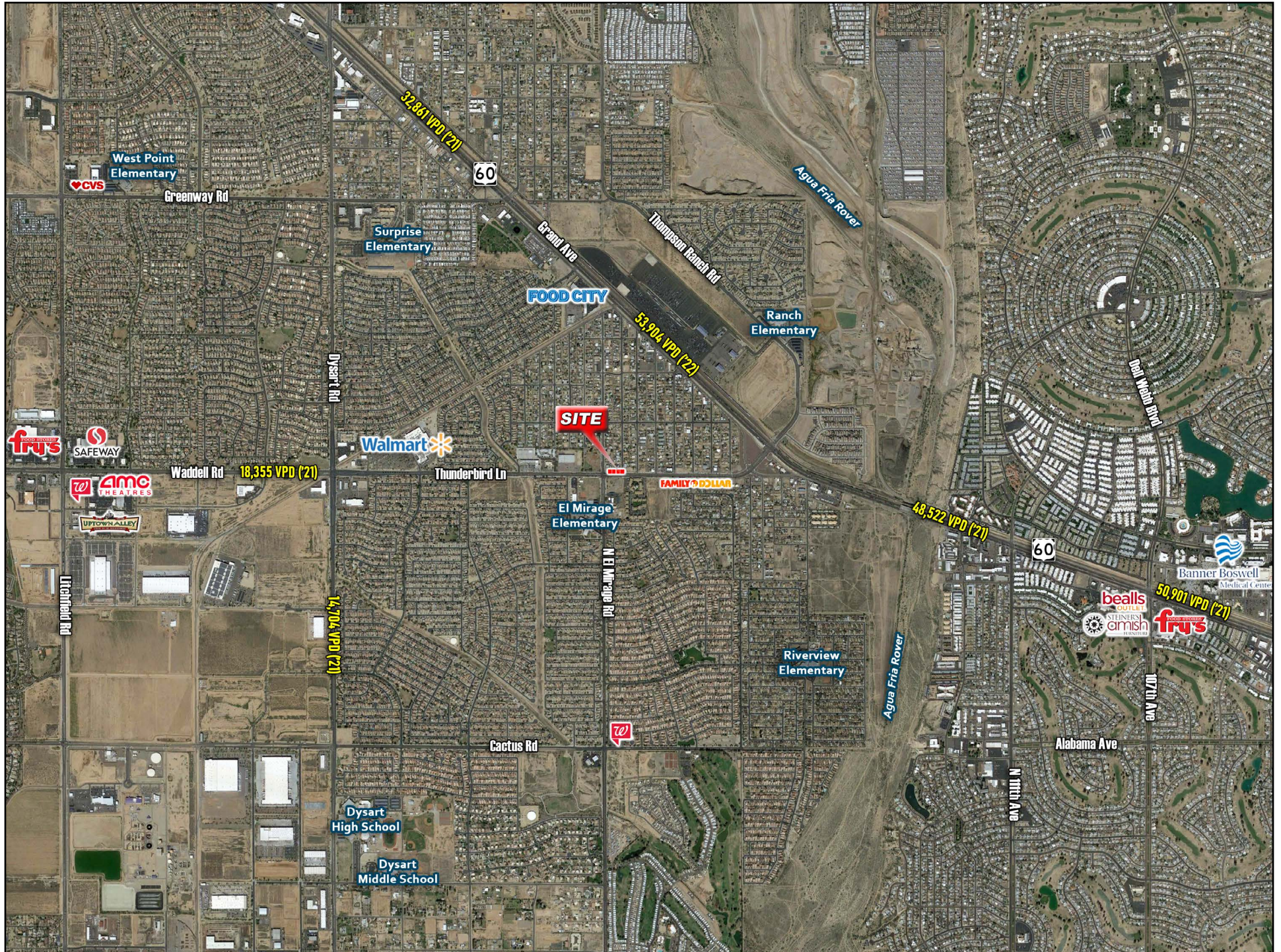
FIRE DEPT

FAMILY DOLLAR

boost  
mobile

El Mirage  
Elementary









### FACTS:

2022 Population:	36,084
2027 Proj. Pop.:	37,011
Median Age:	30.7
Avg. HH Income:	\$76,268

**El Mirage, Arizona** is considered the gateway to the Northwest Valley of the Greater Phoenix Metro Area, El Mirage has grown from a small town, dependent on agriculture, to a diverse urban economy with population of more than 36,000.

### Location:

El Mirage is located approximately 10 miles northwest of downtown Phoenix and minutes away from Luke Air Force Base, the largest fighter pilot training facility in the world.

On the City's southern border, the Northern Parkway transportation corridor provides access to the Loop 303, connecting to Interstate 10 and Interstate 17. On the City's northern edge, U.S. Highway 60 provides easy access to the Loop 101 and Loop 303, two of the areas busiest regional highways.

### Quality of Life:

There are approximately 20 neighborhoods within the city representing a culturally diverse community. Affordable housing, small-town feel, and proximity to Phoenix have attracted young working families, retirees looking for community cohesion and a less hurried pace, and entrepreneurs seeking expansion into new markets.

El Mirage schools are a part of the nationally and internationally recognized Dysart Unified School District (DUSD).

The City has a cooperative agreement with DUSD to allow residents to utilize recreational fields.

Public safety and recreation have been the focus of voter-

approved bonds in recent years resulting in a new fire station, new police station, Northwest Valley Family YMCA facility, and a new City Hall.

City leaders are committed to keeping pace with such growth through fiscal stewardship and sound financial management.

### Economy:

El Mirage is part of a multi-jurisdictional effort in the West Valley known as the Greater Maricopa Foreign Trade Zone (FTZ). The zone is a government designated, 400-acre site at the City's southern end where foreign and domestic goods may be stored, assembled, or exhibited for sale exempted from U.S. Customs duties and excise taxes.

Retail expansion in El Mirage is also a significant economic driver due to its potential for generating tax revenues, creating jobs, and drawing new visitors and residents.

### History:

El Mirage celebrated its 70th Anniversary in 2021. Since the City's incorporation in 1951, El Mirage has transcended its rural, agricultural beginnings to emerge as a diverse urban community.



Source: <https://www.elmirageaz.gov/379/About-Us>

# PHOENIX OVERVIEW

Phoenix is the capital and most populous city in Arizona, with 1,608,139 residents as of 2020. It is also the fifth-most populous city in the United States, the largest state capital by population, and the only state capital with a population of more than one million residents.

Phoenix is the anchor of the Phoenix metropolitan area, also known as the Valley of the Sun, which in turn is part of the Salt River Valley. The metropolitan area is the 11th largest by population in the United States, with approximately 4.85 million people as of 2020. Phoenix is the seat of Maricopa County and the largest city in the state at 517.9 square miles, more than twice the size of Tucson and one of the largest cities in the United States.

Phoenix was settled in 1867 as an agricultural community near the confluence of the Salt and Gila Rivers and was incorporated as a city in 1881. It became the capital of Arizona Territory in 1889. It is in the northeastern reaches of the Sonoran Desert and has a hot desert climate. Despite this, its canal system led to a thriving farming community with the original settlers' crops remaining important parts of the Phoenix economy for decades, such as alfalfa, cotton, citrus, and hay. Cotton, cattle, citrus, climate, and copper were known locally as the "Five C's" anchoring Phoenix's economy. These remained the driving forces of the city until after World War II, when high-tech companies began to move into the valley and air conditioning made Phoenix's hot summers more bearable.

The city averaged a four percent annual population growth rate over a 40-year period from the mid-1960s to the mid-2000s. This growth rate slowed during the Great Recession of 2007–09, and has rebounded slowly. Phoenix is the cultural center of the state of Arizona.

Source: [https://en.wikipedia.org/wiki/Phoenix,\\_Arizona](https://en.wikipedia.org/wiki/Phoenix,_Arizona)



**City of Phoenix**



**FOUR LOTS  
FOR SALE**  
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El Mirage, AZ

12228

**Thunderbird**

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