



Commercial Land for Sale in El Mirage, AZ

## 7.1 Acre Lot Re-parceled Into 3 Lots

### Call For Pricing

+/- 100,540 SF Available

SW corner of West Cactus Rd and N El Mirage Rd

[www.DavisCREAZ.com](http://www.DavisCREAZ.com)

Andrea Davis, CCIM  
480.225.0838  
✉ [Andrea@DavisCREAZ.com](mailto:Andrea@DavisCREAZ.com)

Christine Juby  
480.239.3645  
✉ [CJ@DavisCREAZ.com](mailto:CJ@DavisCREAZ.com)



## EL-MIRAGE

24/7 ER & MEDICAL CENTER

### Lot 3: Sold

To be developed into a Surgical Center with Ambulatory Entrance. Breaking ground 4th Quarter 2022

A 7.1 AC lot just re-parceled into 3 lots located near the SW corner of West Cactus Rd and N El Mirage in the City of El Mirage. This site is pre-approved by the City of El Mirage for Commercial PAD and parking development.

Adjacent Gas station and new subway restaurant drive lots of traffic to this site in addition to the Walgreens on the NE corner of W Cactus Rd and El Mirage Rd. The City of El Mirage is in the process of widening and adding more lanes to El Mirage Rd.

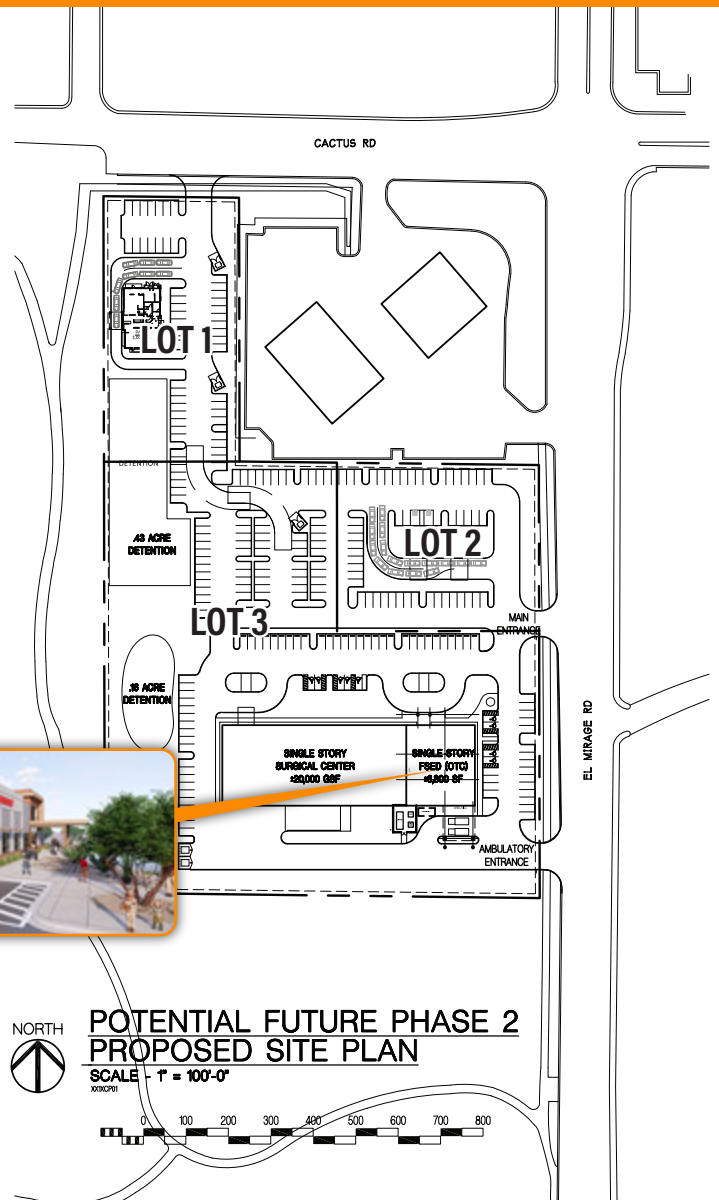
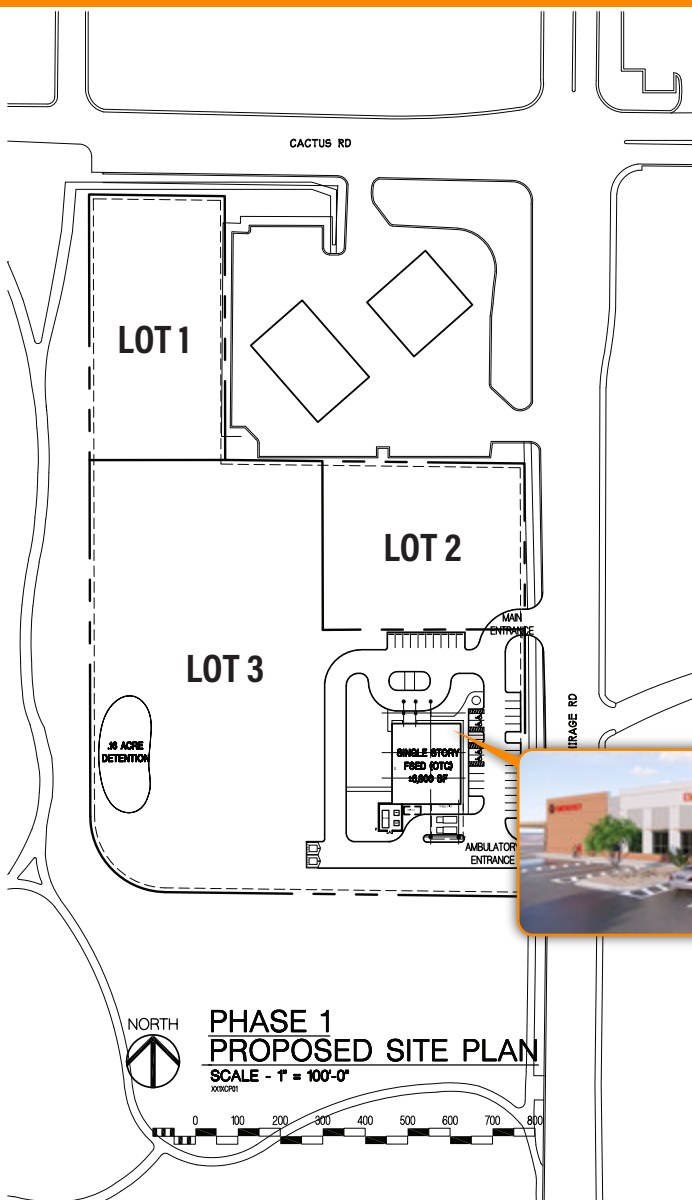
This is a great location for retail, restaurant or office users.

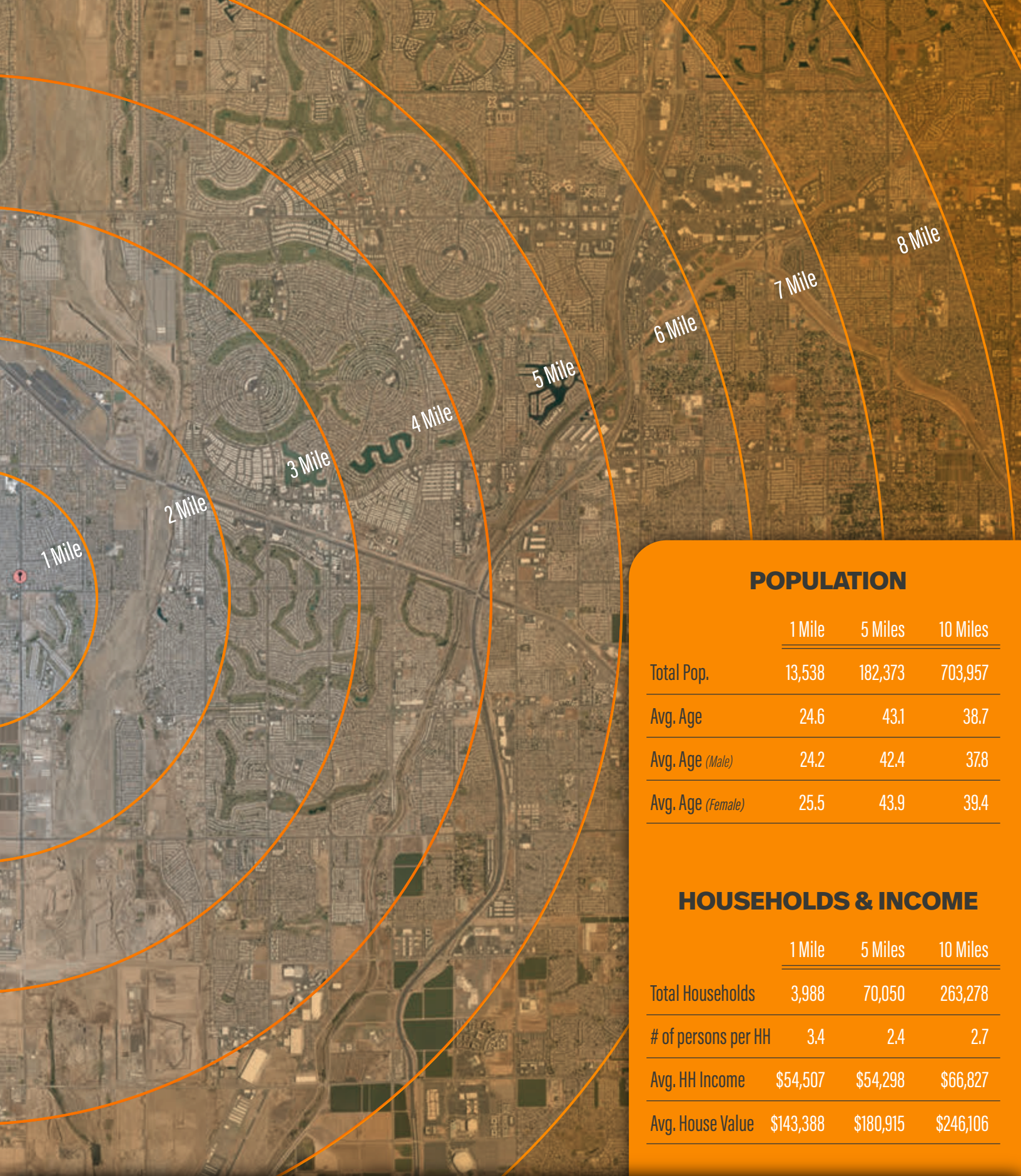
**CALL 480-435-9777  
FOR PRICING**

### **PADS sold individually or as a single group**

- **Lot 1:** +/- 50,270 s.f. / 1.2 ac available
- **Lot 2:** +/- 50,270 s.f. / 1.2 ac available
- **Lot 3: SOLD**

**Total Square footage:** +/- 100,540 or 2.4 ac





### POPULATION

	1 Mile	5 Miles	10 Miles
Total Pop.	13,538	182,373	703,957
Avg. Age	24.6	43.1	38.7
Avg. Age (Male)	24.2	42.4	37.8
Avg. Age (Female)	25.5	43.9	39.4

### HOUSEHOLDS & INCOME

	1 Mile	5 Miles	10 Miles
Total Households	3,988	70,050	263,278
# of persons per HH	3.4	2.4	2.7
Avg. HH Income	\$54,507	\$54,298	\$66,827
Avg. House Value	\$143,388	\$180,915	\$246,106



# EL MIRAGE, ARIZONA

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 35,000.

The City's mission is to enhance the quality of life through leadership, partnerships and the efficient delivery of outstanding service to our diverse community.

## 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.

# ABOUT DAVIS COMMERCIAL AZ

At Davis Commercial AZ, we are committed to helping our clients realize their commercial real estate vision. With more than 30 years of experience, we ensure a premier standard of service in the Phoenix metroplex and surrounding areas.

Davis Commercial has closed more than \$140M in client transactions. Active in Phoenix, Chandler, Tempe, Scottsdale, and surrounding areas, we know the unique commercial real estate climate of Arizona and how to help our customers receive all possible incentives and achieve maximum value in every transaction. Clients of Davis Commercial AZ gain from our undivided support, attention, and effort. Our dedication to our clients is at the center of everything we do.

Formerly known as Andrea Davis CRE, Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose breadth of knowledge spans through every aspect of commercial real estate. Acknowledged in Commercial AZ 's prestigious Office Brokerage top-ten list, as well as recognized by commercial influencers on social media, Davis is respected in the realtor community as an innovative thought leader. Andrea has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpleLEASEity™ neutralizes fears of business owners and equips them with much-needed knowledge when leasing office or retail space, and Simply Own It, the American Dream equips readers with tools and confidence when purchasing property.

Although the information furnished regarding property for sale, lease, or financing is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. It is submitted subject to errors, omissions, change of price, rental, or other conditions prior to sale, lease, or financing, or withdrawal without notice.



**480.435.9777**

**[www.DavisCREAZ.com](http://www.DavisCREAZ.com)**

8160 E. Butherus Dr., Suite 2  
Scottsdale, AZ 85260



**Dana McDonald**

Business Development Officer /  
Residential & Commercial Services  
Stewart Title - Arizona

P. 480.387.0106

[dana.mcdonald@stewart.com](mailto:dana.mcdonald@stewart.com)

[www.stewart.com/phoenix](http://www.stewart.com/phoenix)

Davis Commercial AZ is a proud supporter of



[www.200orphanagesworldwide.org](http://www.200orphanagesworldwide.org)