



SITE

**LENNAR
AT MARBELLA
RANCH**

INDUSTRIAL / COMMERCIAL LAND AVAILABLE FOR SALE | 2.76 ACRES
E OF NEC OLIVE AVE & EI MIRAGE RD | EL MIRAGE, AZ 85335

SALE PRICE
\$1,450,000

Jeff Hays
 D 480.889.2552
 M 602.373.8800
 jhays@cpiaz.com

Sam Rutledge
 D 480.621.3292
 M 765.993.5039
 srutledge@cpiaz.com

COMMERCIAL PROPERTIES INC.
 Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
 SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 11 28 22



INDUSTRIAL / COMMERCIAL LAND AVAILABLE FOR SALE | 2.76 ACRES
E OF NEC OLIVE AVE & EL MIRAGE RD | EL MIRAGE, AZ 85335

SALE PRICE
\$1,450,000

EXECUTIVE SUMMARY

Location:	E of NEC Olive Ave & El Mirage Rd El Mirage, AZ 85335
Parcel Size:	±2.76 Acres
Zoning:	Commerce Park (CP)
Parcel No:	501-45-923
Frontage:	W Olive Ave

PROPERTY HIGHLIGHTS

- Easy Access to Northern Parkway, Loop 303, and Loop 101 Freeways
- Prime Location in a booming commercial market
- Some nearby national brands include, but are not limited to: Microsoft, Amazon, Carvana, Red Bull, and The Coca-Cola Company.



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 11 28 22



Jeff Hays
D 480.889.2552
M 602.373.8800
jhays@cpiaz.com

Sam Rutledge
D 480.621.3292
M 765.993.5039
srutledge@cpiaz.com

COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected. CORFAC

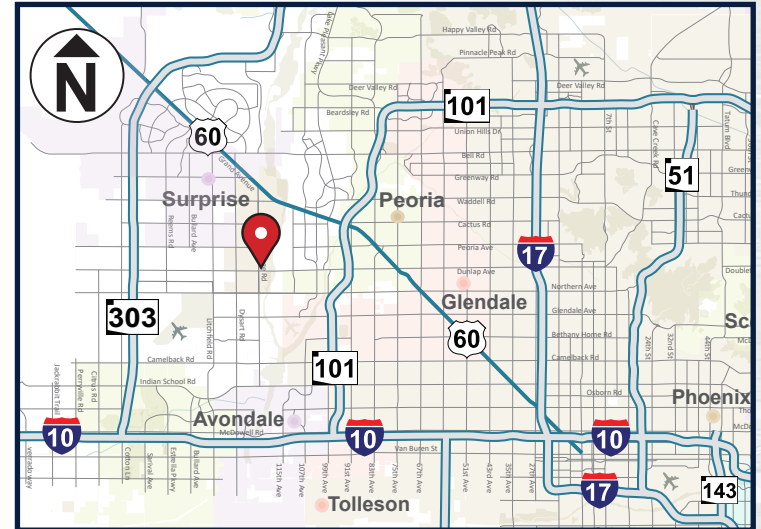
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 11 28 22



INDUSTRIAL / COMMERCIAL LAND AVAILABLE FOR SALE | 2.76 ACRES
E OF NEC OLIVE AVE & EL MIRAGE RD | EL MIRAGE, AZ 85335

SALE PRICE
\$1,450,000



Jeff Hays
 D 480.889.2552
 M 602.373.8800
 jhays@cpiaz.com

Sam Rutledge
 D 480.621.3292
 M 765.993.5039
 srutledge@cpiaz.com

COMMERCIAL PROPERTIES INC.
 Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
 SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

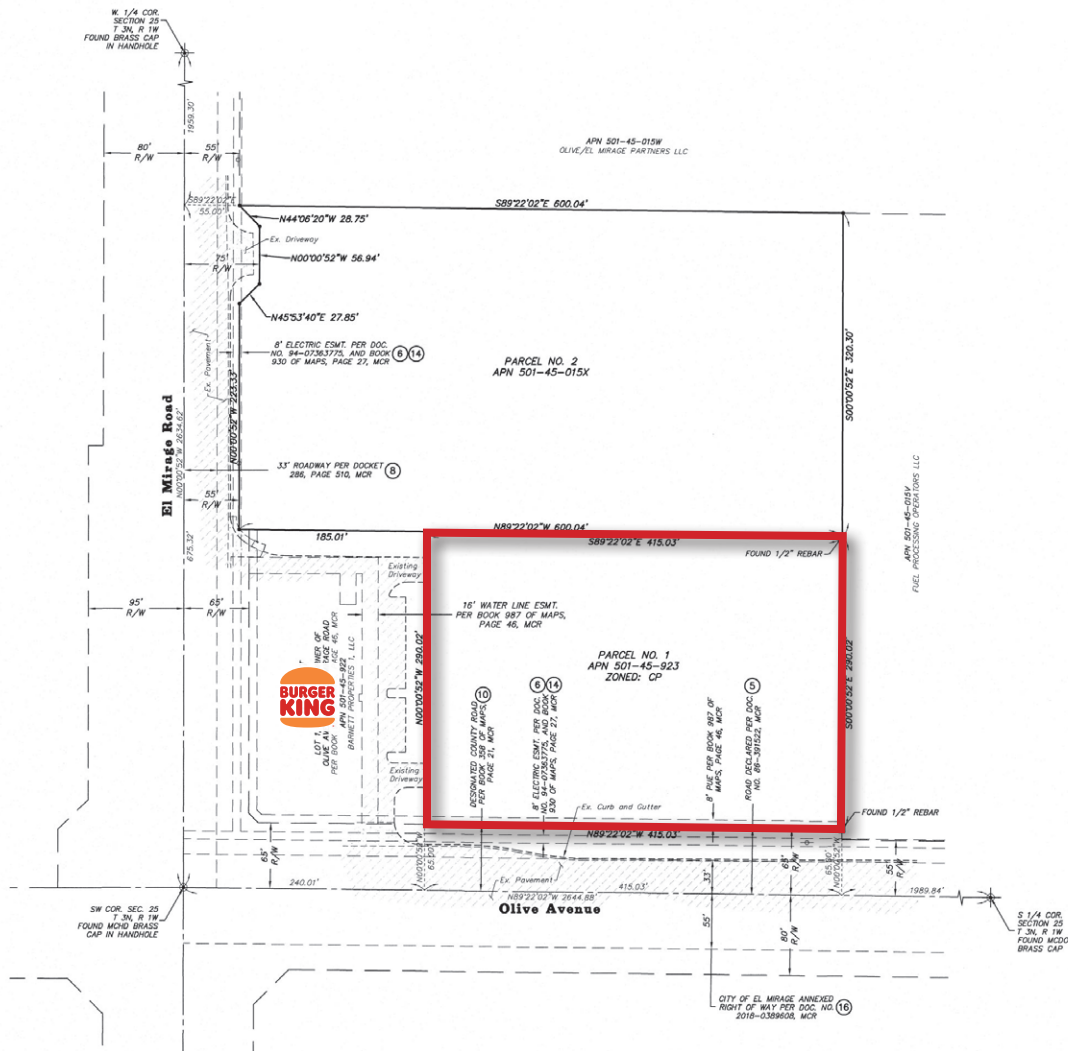


INDUSTRIAL / COMMERCIAL LAND AVAILABLE FOR SALE | 2.76 ACRES

E OF NEC OLIVE AVE & EL MIRAGE RD | EL MIRAGE, AZ 85335

SALE PRICE

\$1,450,000



Jeff Hays
D 480.889.2552
M 602.373.8800
jhays@cpiaz.com

Sam Rutledge
D 480.621.3292
M 765.993.5039
srutledge@cpiaz.com

COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com



INDUSTRIAL / COMMERCIAL LAND AVAILABLE FOR SALE | 2.76 ACRES

E OF NEC OLIVE AVE & EI MIRAGE RD | EL MIRAGE, AZ 85335

SALE PRICE

\$1,450,000

DEMOGRAPHIC SUMMARY

W Olive Ave, El Mirage, Arizona, 85335 2
Ring of 5 miles

KEY FACTS

204,297

Population



74,210

Households

37.1

Median Age

\$55,095

Median Disposable Income

EDUCATION

11%

No High School Diploma



28%

High School Graduate



37%

Some College



24%

Bachelor's/Grad/Prof Degree

INCOME



\$65,442

Median Household Income



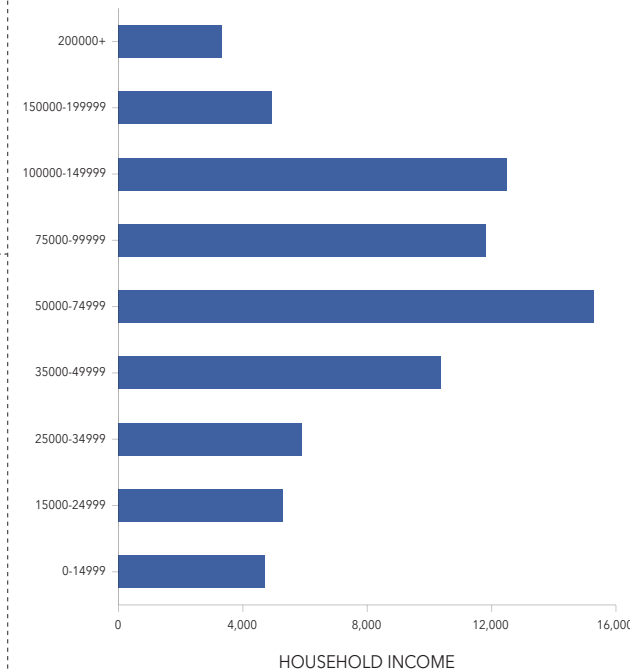
\$31,524

Per Capita Income



\$161,474

Median Net Worth



EMPLOYMENT

White Collar 64%

Blue Collar 22%

Services 18%

3.4%

Unemployment Rate

Jeff Hays
D 480.889.2552
M 602.373.8800
jhays@cpiaz.com

Sam Rutledge
D 480.621.3292
M 765.993.5039
srutledge@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com