

PROPERTY HIGHLIGHTS

- Call for Pricing
- 6.94 Net Acres Available
- Retail Pads pads available!
- High growth area with strong demographics and traffic counts!
- Over 40,000 CPD at the intersection of Gantzel & Combs
- Major intersection with many national retailers including: Frys Marketplace, Sprouts, Target and many others!

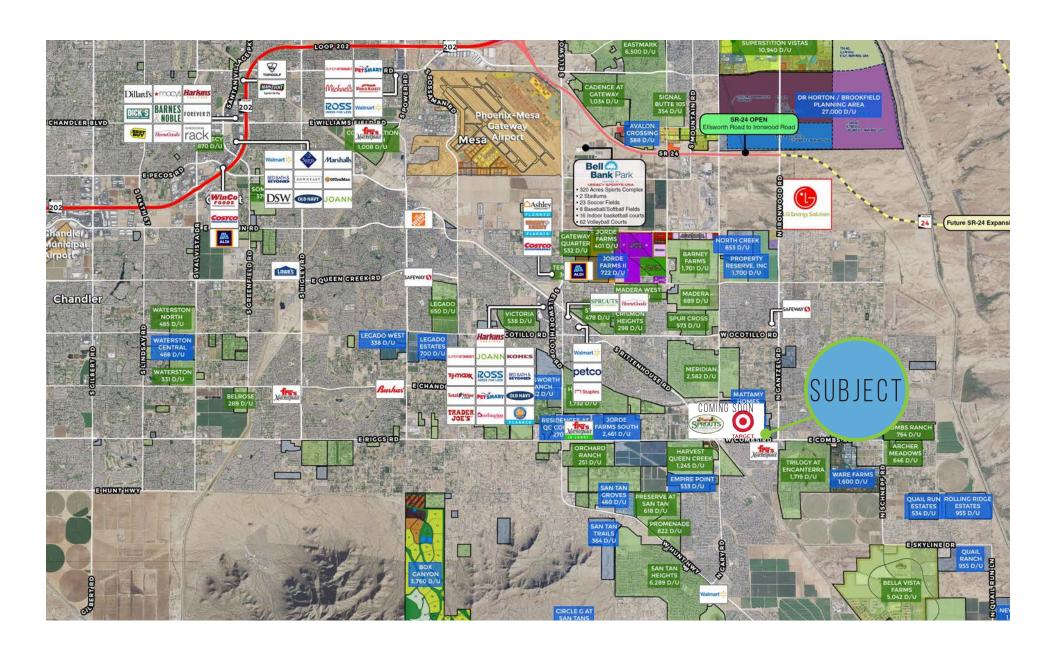
PROPERTY DEMOGRAPHICS

	IWILE	3 MILE	5 MILE
2023 Population:	11,304	71,252	131,102
2028 Population:	12,295	76,474	138,356
2023 Total Households:	3,645	21,980	40,881
Med Household Income:	\$87,537	\$90,583	\$88,671

PROPERTY SUMMARY

ASKING PRICE:	CALL FOR PRICING
LAND AREA:	6.94 Net Acres
APN:	104-53-010F
I OCATION:	GANT7FI & COMBS

AERIAL MAP



ADVISORSTM

For Additional details contact the team by phone at: (602) 888. CRE8 or by email: Lindsey@CRE8Advisors.com