

MULTI-TENANT BUILDING & PADS AVAILABLE

East of the Southeast Corner of Florence Blvd and Arizola Rd
Casa Grande, Arizona

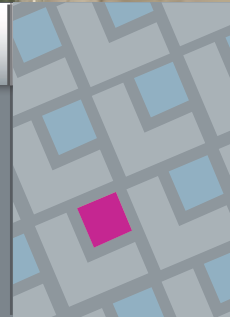


PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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Darren Pitts
602.682.6050
darren.pitts@velocityretail.com

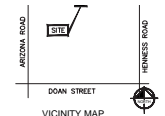
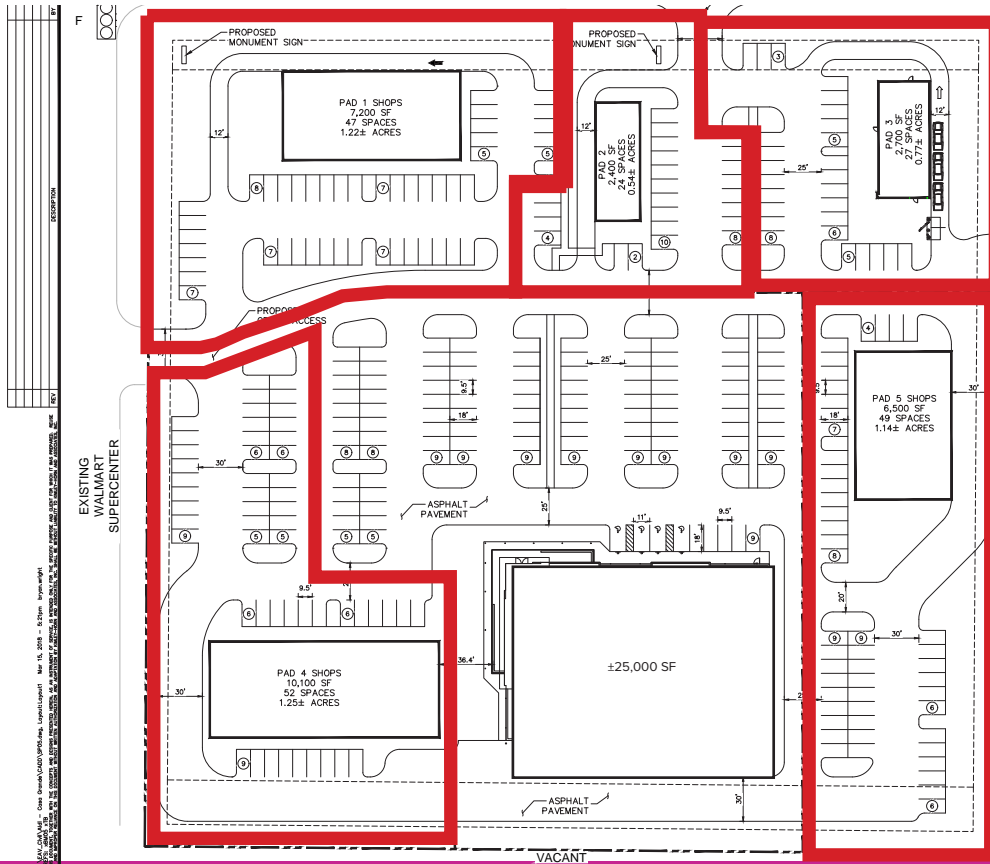
Brian Harpel
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brian.harpel@velocityretail.com

Brad Ranly
602.682.8120
brad.ranly@velocityretail.com



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Casa Grande, Arizona



CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1001 W SOUTHERN AVE, SUITE 131
MESA, ARIZONA 85205
TEL: (480) 207-2666
FAX: (602) 844-7423
CONTACT: STERLING MARGRETT, PE

SITE INFORMATION
ADDRESS: NEAR SEC OF FLORENCE BLVD, & ARIZOLA ROAD, CASA GRANDE, AZ

PROPOSED ALDI LOT AREA: 2.29± AC
ALDI BUILDING AREA: 22,102 SF

PARKING SUMMARY - ALDI
REQUIRES PARKING RATIO: 1 SPACE PER 250 SF
22,102 SF / 250 SF = 89 SPACES

INDIVIDUAL PARKING: REQUIRED PROVIDED
STANDARD 85 102
ACCESSIBLE PER ADA 6 5
TOTAL PARKING 89 107

PARKING SUMMARY - PAD 1 SHOPS
REQUIRES PARKING RATIO: 1 SPACE PER 250 SF
7,200 SF / 250 SF = 29 SPACES

INDIVIDUAL PARKING: REQUIRED PROVIDED
STANDARD 7 45
ACCESSIBLE PER ADA 2 2
TOTAL PARKING 29 47

PARKING SUMMARY - PAD 2
REQUIRES PARKING RATIO: 1 SPACE PER 250 SF
2,400 SF / 250 SF = 10 SPACES

INDIVIDUAL PARKING: REQUIRED PROVIDED
STANDARD 23 25
ACCESSIBLE PER ADA 2 2
TOTAL PARKING 25 27

PARKING SUMMARY - PAD 3
REQUIRES PARKING RATIO: 1 SPACE PER 250 SF
2,700 SF / 250 SF = 11 SPACES

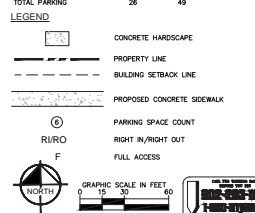
INDIVIDUAL PARKING: REQUIRED PROVIDED
STANDARD 23 25
ACCESSIBLE PER ADA 2 2
TOTAL PARKING 25 27

PARKING SUMMARY - PAD 4 SHOPS
REQUIRES PARKING RATIO: 1 SPACE PER 250 SF
10,100 SF / 250 SF = 41 SPACES

INDIVIDUAL PARKING: REQUIRED PROVIDED
STANDARD 39 49
ACCESSIBLE PER ADA 2 2
TOTAL PARKING 41 52

PARKING SUMMARY - PAD 5 SHOPS
REQUIRES PARKING RATIO: 1 SPACE PER 250 SF
6,500 SF / 250 SF = 26 SPACES

INDIVIDUAL PARKING: REQUIRED PROVIDED
STANDARD 24 47
ACCESSIBLE PER ADA 2 2
TOTAL PARKING 26 49



◆ New Retail Development with Florence Blvd Frontage!

Property Highlights

- Multi-Tenant Building with Drive-Thru
- Located 1 mile west of Interstate 10
- Regional draw from Banner Hospital and Walmart Supercenter
- Extensive housing growth in the trade area
- Pads available
- Pricing: Call to Discuss

Demographics	1 mi	3 mi	5 mi
Estimated Population	8,106	39,588	56,816
Estimated Households	3,428	14,714	21,022
Med Household Income	\$46,900	\$48,061	\$50,686
Daytime Population	3,606	13,887	18,131

Source: Pitney Bowes

Nearby Tenants

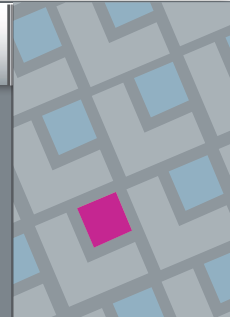


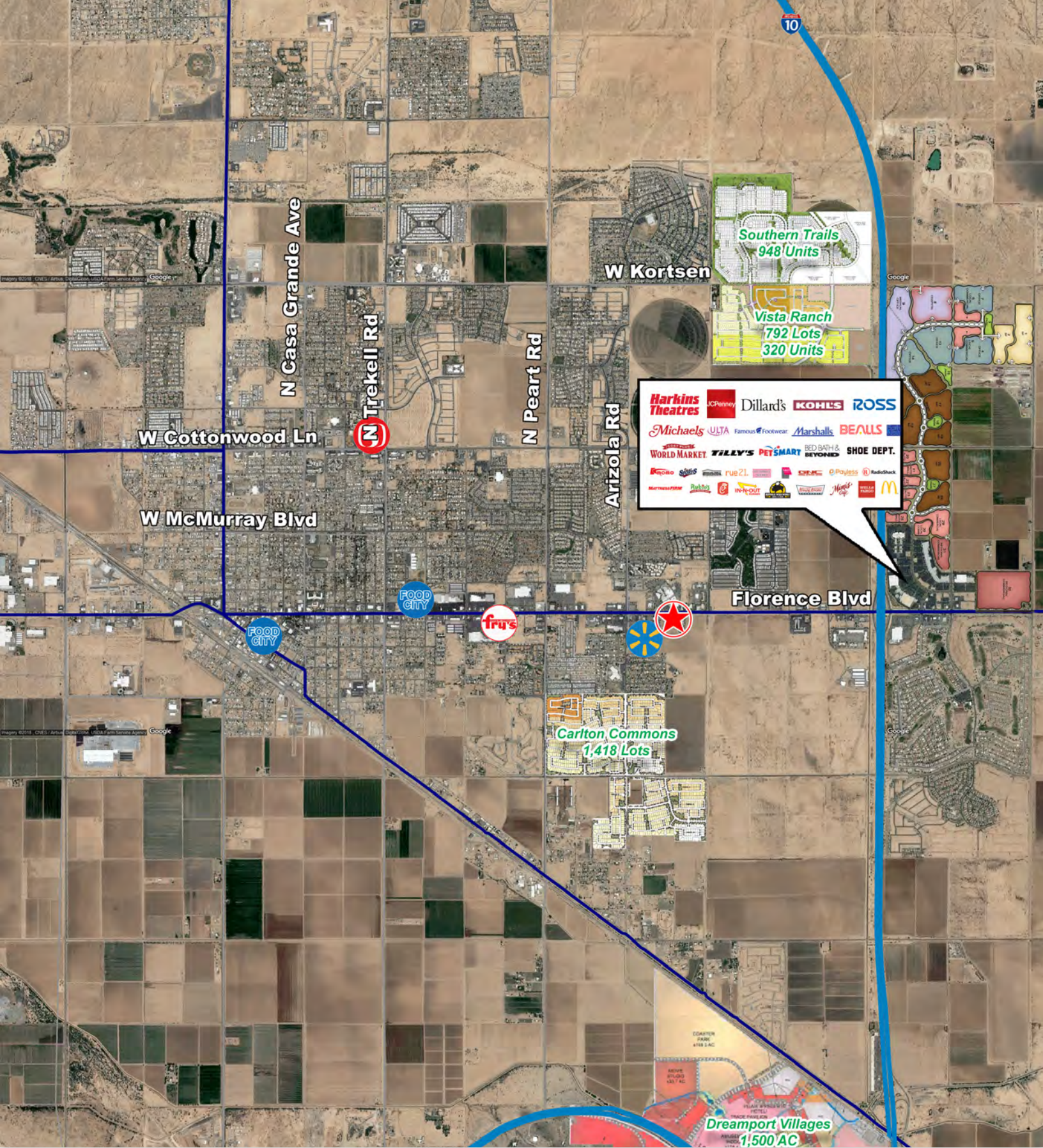
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- Harkins Theatres
- JCPenney
- Dillard's
- KOHL'S
- ROSS
- Michaels
- ULTA
- Famous Footwear
- Marshalls
- BEALLS
- WORLD MARKET
- TILLY'S
- PETSMART
- BED BATH & BEYOND
- SHOE DEPT.
- McDonald's
- Wendy's
- Subway
- Domino's
- Chick-fil-A
- Five Guys
- Arby's
- Jack-in-the-Box
- Wendy's
- McDonald's

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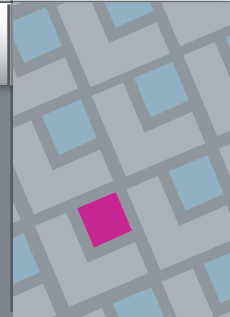


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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

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Lat/Lon: 32.8796/-111.7143

RF5

E Florence Blvd & N Arizola Rd			
	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2018)	8,106	39,588	56,816
Projected Population (2023)	9,163	44,752	64,180
Census Population (2010)	7,158	33,908	48,423
Census Population (2000)	3,977	21,966	29,370
Projected Annual Growth (2018 to 2023)	1,057 2.6%	5,164 2.6%	7,364 2.6%
Historical Annual Growth (2010 to 2018)	948 1.7%	5,680 2.1%	8,393 2.2%
Historical Annual Growth (2000 to 2010)	3,181 8.0%	11,942 5.4%	19,053 6.5%
Estimated Population Density (2018)	2,582 <i>psm</i>	1,401 <i>psm</i>	724 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.52 <i>sq mi</i>
Households			
Estimated Households (2018)	3,428	14,714	21,022
Projected Households (2023)	3,671	15,749	22,488
Census Households (2010)	2,978	12,400	17,629
Census Households (2000)	1,438	7,708	10,345
Estimated Households with Children (2018)	826 24.1%	4,838 32.9%	6,892 32.8%
Estimated Average Household Size (2018)	2.35	2.67	2.69
Average Household Income			
Estimated Average Household Income (2018)	\$65,429	\$59,550	\$59,974
Projected Average Household Income (2023)	\$73,676	\$66,750	\$67,298
Estimated Average Family Income (2018)	\$76,206	\$69,167	\$70,505
Median Household Income			
Estimated Median Household Income (2018)	\$46,900	\$48,081	\$50,686
Projected Median Household Income (2023)	\$52,702	\$54,572	\$57,704
Estimated Median Family Income (2018)	\$55,836	\$55,579	\$58,436
Per Capita Income			
Estimated Per Capita Income (2018)	\$27,783	\$22,221	\$22,256
Projected Per Capita Income (2023)	\$29,618	\$23,568	\$23,639
Estimated Per Capita Income 5 Year Growth	\$1,835 6.6%	\$1,347 6.1%	\$1,383 6.2%
Estimated Average Household Net Worth (2018)	\$498,193	\$488,670	\$517,889
Daytime Demos (2018)			
Total Businesses	433	1,422	1,739
Total Employees	3,606	13,887	18,131
Company Headquarter Businesses	2 0.4%	4 0.3%	4 0.2%
Company Headquarter Employees	5 0.1%	63 0.5%	77 0.4%
Employee Population per Business	8.3	9.8	10.4
Residential Population per Business	18.7	27.8	32.7

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Race & Ethnicity							
White (2018)	5,768	71.2%	24,993	63.1%	36,853	64.9%	
Black or African American (2018)	420	5.2%	2,123	5.4%	2,936	5.2%	
American Indian or Alaska Native (2018)	261	3.2%	1,787	4.5%	2,342	4.1%	
Asian (2018)	173	2.1%	767	1.9%	1,083	1.9%	
Hawaiian or Pacific Islander (2018)	12	0.1%	82	0.2%	97	0.2%	
Other Race (2018)	1,065	13.1%	7,499	18.9%	10,397	18.3%	
Two or More Races (2018)	407	5.0%	2,338	5.9%	3,108	5.5%	
Not Hispanic or Latino Population (2018)	5,330	65.8%	22,772	57.5%	33,361	58.7%	
Hispanic or Latino Population (2018)	2,776	34.2%	16,816	42.5%	23,455	41.3%	
Not Hispanic or Latino Population (2023)	5,867	64.0%	25,035	55.9%	36,664	57.1%	
Hispanic or Latino Population (2023)	3,296	36.0%	19,717	44.1%	27,516	42.9%	
Not Hispanic or Latino Population (2010)	4,865	68.0%	19,868	58.6%	28,757	59.4%	
Hispanic or Latino Population (2010)	2,293	32.0%	14,040	41.4%	19,666	40.6%	
Not Hispanic or Latino Population (2000)	2,566	64.5%	12,940	58.9%	17,681	60.2%	
Hispanic or Latino Population (2000)	1,411	35.5%	9,026	41.1%	11,689	39.8%	
Projected Hispanic Annual Growth (2018 to 2023)	520	3.7%	2,901	3.5%	4,062	3.5%	
Historic Hispanic Annual Growth (2000 to 2018)	1,365	5.4%	7,790	4.8%	11,766	5.6%	
Age Distribution (2018)							
Age Under 5	378	4.7%	2,365	6.0%	3,333	5.9%	
Age 5 to 9 Years	455	5.6%	2,680	6.8%	3,821	6.7%	
Age 10 to 14 Years	502	6.2%	2,866	7.2%	4,100	7.2%	
Age 15 to 19 Years	484	6.0%	2,834	7.2%	4,018	7.1%	
Age 20 to 24 Years	397	4.9%	2,584	6.5%	3,654	6.4%	
Age 25 to 29 Years	376	4.6%	2,270	5.7%	3,261	5.7%	
Age 30 to 34 Years	333	4.1%	2,122	5.4%	3,087	5.4%	
Age 35 to 39 Years	407	5.0%	2,294	5.8%	3,310	5.8%	
Age 40 to 44 Years	412	5.1%	2,266	5.7%	3,332	5.9%	
Age 45 to 49 Years	422	5.2%	2,260	5.7%	3,253	5.7%	
Age 50 to 54 Years	377	4.7%	2,097	5.3%	3,054	5.4%	
Age 55 to 59 Years	449	5.5%	2,269	5.7%	3,252	5.7%	
Age 60 to 64 Years	563	6.9%	2,324	5.9%	3,267	5.8%	
Age 65 to 74 Years	1,500	18.5%	4,704	11.9%	6,746	11.9%	
Age 75 to 84 Years	839	10.3%	2,744	6.9%	4,013	7.1%	
Age 85 Years or Over	211	2.6%	909	2.3%	1,314	2.3%	
Median Age	47.8		39.2		39.5		
Gender Age Distribution (2018)							
Female Population	4,166	51.4%	20,306	51.3%	29,117	51.2%	
Age 0 to 19 Years	858	20.6%	5,191	25.6%	7,407	25.4%	
Age 20 to 64 Years	1,995	47.9%	10,674	52.6%	15,320	52.6%	
Age 65 Years or Over	1,314	31.5%	4,442	21.9%	6,390	21.9%	
Female Median Age	49.2		40.5		40.6		
Male Population	3,940	48.6%	19,282	48.7%	27,699	48.8%	
Age 0 to 19 Years	961	24.4%	5,555	28.8%	7,866	28.4%	
Age 20 to 64 Years	1,742	44.2%	9,811	50.9%	14,150	51.1%	
Age 65 Years or Over	1,236	31.4%	3,915	20.3%	5,683	20.5%	
Male Median Age	46.2		37.9		38.3		

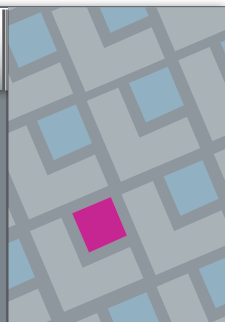
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Household Income Distribution (2018)			
HH Income \$200,000 or More	48 1.4%	222 1.5%	419 2.0%
HH Income \$150,000 to \$199,999	149 4.3%	552 3.8%	794 3.8%
HH Income \$100,000 to \$149,999	287 8.4%	1,420 9.6%	2,234 10.6%
HH Income \$75,000 to \$99,999	385 11.2%	1,688 11.5%	2,510 11.9%
HH Income \$50,000 to \$74,999	734 21.4%	3,150 21.4%	4,568 21.7%
HH Income \$35,000 to \$49,999	567 16.6%	2,294 15.6%	3,250 15.5%
HH Income \$25,000 to \$34,999	396 11.5%	1,653 11.2%	2,278 10.8%
HH Income \$15,000 to \$24,999	340 9.9%	1,642 11.2%	2,119 10.1%
HH Income Under \$15,000	522 15.2%	2,094 14.2%	2,851 13.6%
HH Income \$35,000 or More	2,171 63.3%	9,325 63.4%	13,775 65.5%
HH Income \$75,000 or More	869 25.3%	3,881 26.4%	5,957 28.3%
Housing (2018)			
Total Housing Units	4,761	17,181	24,130
Housing Units Occupied	3,428 72.0%	14,714 85.6%	21,022 87.1%
Housing Units Owner-Occupied	2,284 66.6%	9,360 63.6%	13,770 65.5%
Housing Units, Renter-Occupied	1,144 33.4%	5,354 36.4%	7,251 34.5%
Housing Units, Vacant	1,332 28.0%	2,467 14.4%	3,108 12.9%
Marital Status (2018)			
Never Married	1,970 29.1%	10,975 34.6%	15,785 34.6%
Currently Married	3,097 45.7%	12,606 39.8%	18,639 40.9%
Separated	172 2.5%	1,424 4.5%	2,265 5.0%
Widowed	583 8.6%	2,259 7.1%	2,942 6.5%
Divorced	949 14.0%	4,414 13.9%	5,931 13.0%
Household Type (2018)			
Population Family	6,693 82.6%	33,665 85.0%	48,490 85.3%
Population Non-Family	1,352 16.7%	5,650 14.3%	8,025 14.1%
Population Group Quarters	61 0.8%	273 0.7%	300 0.5%
Family Households	2,291 66.8%	10,187 69.2%	14,653 69.7%
Non-Family Households	1,137 33.2%	4,527 30.8%	6,369 30.3%
Married Couple with Children	427 13.8%	2,545 20.2%	3,752 20.1%
Average Family Household Size	2.9	3.3	3.3
Household Size (2018)			
1 Person Households	960 28.0%	3,626 24.6%	5,075 24.1%
2 Person Households	1,493 43.6%	5,377 36.5%	7,646 36.4%
3 Person Households	372 10.9%	1,947 13.2%	2,847 13.5%
4 Person Households	298 8.7%	1,743 11.8%	2,525 12.0%
5 Person Households	156 4.5%	996 6.8%	1,461 7.0%
6 or More Person Households	149 4.4%	1,026 7.0%	1,468 7.0%
Household Vehicles (2018)			
Households with 0 Vehicles Available	226 6.6%	969 6.6%	1,253 6.0%
Households with 1 Vehicles Available	1,764 51.4%	6,018 40.9%	8,252 39.3%
Households with 2 or More Vehicles Available	1,439 42.0%	7,727 52.5%	11,516 54.8%
Total Vehicles Available	5,225	24,900	36,594
Average Vehicles Per Household	1.5	1.7	1.7

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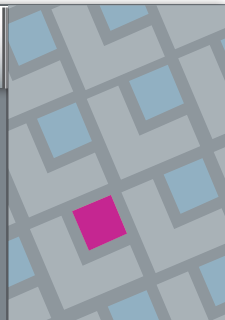
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Labor Force (2018)			
Estimated Labor Population Age 16 Years or Over	6,673	31,099	44,732
Estimated Civilian Employed	2,976 44.6%	15,291 49.2%	23,308 52.1%
Estimated Civilian Unemployed	97 1.5%	902 2.9%	1,248 2.8%
Estimated in Armed Forces	15 0.2%	78 0.3%	94 0.2%
Estimated Not in Labor Force	3,584 53.7%	14,827 47.7%	20,082 44.9%
Unemployment Rate	1.5%	2.9%	2.8%
Occupation (2015)			
Occupation: Population Age 16 Years or Over	2,950	15,357	23,443
Management, Business, Financial Operations	314 10.6%	1,886 12.3%	2,609 11.1%
Professional, Related	489 16.6%	2,262 14.7%	3,378 14.4%
Service	723 24.5%	4,025 26.2%	5,948 25.4%
Sales, Office	690 23.4%	3,509 22.9%	5,675 24.2%
Farming, Fishing, Forestry	19 0.6%	169 1.1%	300 1.3%
Construct, Extraction, Maintenance	314 10.7%	1,378 9.0%	1,805 7.7%
Production, Transport Material Moving	401 13.6%	2,128 13.9%	3,728 15.9%
White Collar Workers	1,493 50.6%	7,657 49.9%	11,662 49.7%
Blue Collar Workers	1,458 49.4%	7,700 50.1%	11,781 50.3%
Consumer Expenditure (2018)			
Total Household Expenditure	\$180 M	\$721 M	\$1.04 B
Total Non-Retail Expenditure	\$92.9 M 51.6%	\$371 M 51.5%	\$533 M 51.5%
Total Retail Expenditure	\$87.2 M 48.4%	\$350 M 48.5%	\$502 M 48.5%
Apparel	\$6.25 M 3.5%	\$25.1 M 3.5%	\$36.1 M 3.5%
Contributions	\$7.29 M 4.0%	\$28.9 M 4.0%	\$41.9 M 4.0%
Education	\$5.98 M 3.3%	\$24.2 M 3.4%	\$35.1 M 3.4%
Entertainment	\$9.95 M 5.5%	\$40.0 M 5.6%	\$57.6 M 5.6%
Food and Beverages	\$27.0 M 15.0%	\$108 M 15.0%	\$155 M 15.0%
Furnishings and Equipment	\$6.00 M 3.3%	\$24.1 M 3.3%	\$34.7 M 3.4%
Gifts	\$4.19 M 2.3%	\$16.7 M 2.3%	\$24.2 M 2.3%
Health Care	\$15.2 M 8.4%	\$59.8 M 8.3%	\$85.4 M 8.2%
Household Operations	\$4.81 M 2.7%	\$19.4 M 2.7%	\$28.1 M 2.7%
Miscellaneous Expenses	\$2.71 M 1.5%	\$10.8 M 1.5%	\$15.5 M 1.5%
Personal Care	\$2.35 M 1.3%	\$9.39 M 1.3%	\$13.5 M 1.3%
Personal Insurance	\$1.25 M 0.7%	\$5.02 M 0.7%	\$7.26 M 0.7%
Reading	\$400 K 0.2%	\$1.59 M 0.2%	\$2.28 M 0.2%
Shelter	\$37.1 M 20.6%	\$148 M 20.5%	\$213 M 20.5%
Tobacco	\$1.21 M 0.7%	\$4.81 M 0.7%	\$6.82 M 0.7%
Transportation	\$34.5 M 19.2%	\$139 M 19.3%	\$199 M 19.3%
Utilities	\$14.0 M 7.8%	\$56.0 M 7.8%	\$80.0 M 7.7%
Educational Attainment (2018)			
Adult Population Age 25 Years or Over	5,890	26,258	37,889
Elementary (Grade Level 0 to 8)	297 5.0%	1,690 6.4%	2,311 6.1%
Some High School (Grade Level 9 to 11)	549 9.3%	2,625 10.0%	4,114 10.9%
High School Graduate	1,848 31.4%	8,463 32.2%	11,498 30.3%
Some College	1,437 24.4%	6,586 25.1%	10,087 26.6%
Associate Degree Only	580 9.8%	2,607 9.9%	3,701 9.8%
Bachelor Degree Only	722 12.3%	2,664 10.1%	3,992 10.5%
Graduate Degree	458 7.8%	1,623 6.2%	2,185 5.8%

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520.721.7999

brian.harpel@velocityretail.com

Brad Ranly

602.682.8120

brad.ranly@velocityretail.com

EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 32.8796/-111.7143

RF5

E Florence Blvd & N Arizola Rd		1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2015)							
1 Detached Unit	1,952	65.6%	10,206	82.3%	14,705	83.4%	
1 Attached Unit	178	6.0%	580	4.7%	618	3.5%	
2 to 4 Units	94	3.1%	514	4.1%	615	3.5%	
5 to 9 Units	139	4.7%	418	3.4%	500	2.8%	
10 to 19 Units	172	5.8%	714	5.8%	900	5.1%	
20 to 49 Units	6	0.2%	99	0.8%	122	0.7%	
50 or More Units	98	3.3%	338	2.7%	407	2.3%	
Mobile Home or Trailer	689	23.1%	1,822	14.7%	3,133	17.8%	
Other Structure	74	2.5%	111	0.9%	124	0.7%	
Homes Built By Year (2015)							
Homes Built 2010 or later	35	1.2%	70	0.6%	103	0.6%	
Homes Built 2000 to 2009	1,674	56.2%	6,335	51.1%	9,801	55.6%	
Homes Built 1990 to 1999	740	24.9%	2,186	17.6%	2,887	16.4%	
Homes Built 1980 to 1989	354	11.9%	1,569	12.7%	2,178	12.4%	
Homes Built 1970 to 1979	237	8.0%	2,033	16.4%	2,759	15.7%	
Homes Built 1960 to 1969	121	4.1%	810	6.5%	1,146	6.5%	
Homes Built 1950 to 1959	113	3.8%	874	7.0%	1,033	5.9%	
Homes Built Before 1949	22	0.7%	416	3.4%	470	2.7%	
Home Values (2015)							
Home Values \$1,000,000 or More	3	0.2%	11	0.1%	16	0.1%	
Home Values \$500,000 to \$999,999	36	1.8%	135	1.7%	169	1.4%	
Home Values \$400,000 to \$499,999	24	1.2%	105	1.3%	211	1.8%	
Home Values \$300,000 to \$399,999	107	5.3%	417	5.3%	829	7.1%	
Home Values \$200,000 to \$299,999	204	10.2%	1,490	18.8%	2,201	18.8%	
Home Values \$150,000 to \$199,999	694	34.6%	2,619	33.0%	3,412	29.1%	
Home Values \$100,000 to \$149,999	418	20.8%	1,592	20.1%	2,560	21.8%	
Home Values \$70,000 to \$99,999	217	10.8%	946	11.9%	1,297	11.1%	
Home Values \$50,000 to \$69,999	191	9.5%	752	9.5%	1,090	9.3%	
Home Values \$25,000 to \$49,999	203	10.1%	572	7.2%	891	7.6%	
Home Values Under \$25,000	179	8.9%	756	9.5%	1,176	10.0%	
Owner-Occupied Median Home Value	\$128,433		\$134,699		\$137,819		
Renter-Occupied Median Rent	\$682		\$683		\$692		
Transportation To Work (2015)							
Drive to Work Alone	2,431	78.6%	11,603	76.9%	17,019	78.8%	
Drive to Work in Carpool	330	10.7%	2,133	14.1%	2,853	13.2%	
Travel to Work by Public Transportation	-	-	40	0.3%	44	0.2%	
Drive to Work on Motorcycle	20	0.7%	52	0.3%	61	0.3%	
Walk or Bicycle to Work	135	4.4%	458	3.0%	564	2.6%	
Other Means	33	1.1%	152	1.0%	191	0.9%	
Work at Home	142	4.6%	652	4.3%	864	4.0%	
Travel Time (2015)							
Travel to Work in 14 Minutes or Less	1,320	44.7%	6,747	46.7%	10,280	49.6%	
Travel to Work in 15 to 29 Minutes	833	28.2%	4,190	29.0%	6,926	33.4%	
Travel to Work in 30 to 59 Minutes	498	16.9%	2,522	17.5%	3,670	17.7%	
Travel to Work in 60 Minutes or More	168	5.7%	1,225	8.5%	1,615	7.8%	
Average Minutes Travel to Work	15.0		15.3		15.5		

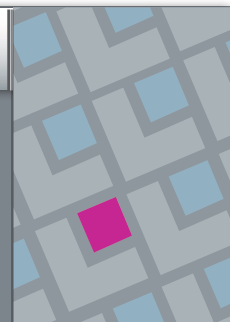
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PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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Darren Pitts
602.682.6050
darren.pitts@velocityretail.com

Brian Harpel
520.721.7999
brian.harpel@velocityretail.com

Brad Ranly
602.682.8120
brad.ranly@velocityretail.com





2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016
602.682.8100

Darren Pitts

602.682.6050
darren.pitts@velocityretail.com

Brad Ranly

602.682.8120
brad.ranly@velocityretail.com

Brian Harpel

520.721.7999
brian.harpel@velocityretail.com

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

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