

The Marketplace - Proposed Sale

SWC Cactus Road and North El Mirage, El Mirage, AZ, 85335

<https://thebrokerlist.com/have/marketplace-proposed-sale-88058>

FOR SALE

Property Type:

Other Land

Last Verified:

Apr 28, 2020

Presented by:

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Highlights

- Frontage on El Mirage Road
- Anchor position in planned new shopping center
- Lot size adjustable to fit user needs
- Fast-growing area
- Zoned urban commercial

Description

High-identity anchor position in planned new shopping center - The Marketplace at El Mirage

High-visibility frontage on El Mirage Rd.

Located south of the corner of Cactus & El Mirage Rd. (south of Subway, Shell & Walgreen's) - about 1 mile south of Grand Ave./Rt. 60

Close to new construction & planned new construction/planned new housing

1 to 1.5 AC site; site's size can be configured to user's requirement

In the heart of fast-growing El Mirage (population -±35,043)

High-identify anchor position in planned new shopping center - the Market Place. The Market Place is a new development that offers excellent visibility in an area on the verge of tremendous growth! With 150 new municipal jobs being added just south of this center and 250 new homes being added east of this center at Thunderbird and Grand, now is the time to join Shell Oil and Fast & Friendly Car Wash in this new construction environment with over 215,700 people within five miles. The project is located at the signalized intersection of Cactus and El Mirage which sees nearly 33,893 vehicles per day. The proposed plan for the Marketplace offers unobstructed visibility to passing cars and provides convenient and ample surface parking with beautiful construction.

The "Gateway to the West Valley" lies approximately 18 miles northwest of downtown Phoenix and borders Luke Air Force Base. Incorporated in 1951, El Mirage has transcended its modest agricultural beginnings to become a growing economy supporting several different industry sectors. El Mirage continues to develop its economic potential and has adopted an aggressive strategy to attract new commercial and industrial businesses to the city. The Northern Parkway transportation corridor will provide access from US60 to Loop 303, connecting to Interstate 10 and 17. El Mirage is a modern, business-driven suburb northwest of Phoenix with the ability to attract new residents and companies in a very competitive economic development environment. Over the last several years, their goal has been to create a community that provides their residents with the opportunity to purchase any good or service without having to leave the city limits.

El Mirage is a place where exceptional business market opportunities await. El Mirage has a young diverse workforce supporting a thriving and growing economy with a regional population supporting over 4 million people in the Greater Phoenix area and projected to reach 6.3 million by 2030.

Building Size: 47405.0sq ft

Lot Size: 1.0 acres

Map of SWC Cactus Road and North El Mirage, El Mirage, AZ, 85335

