

RETAIL DEVELOPMENT

Anchor & Two PADs

CAVE CREEK RD

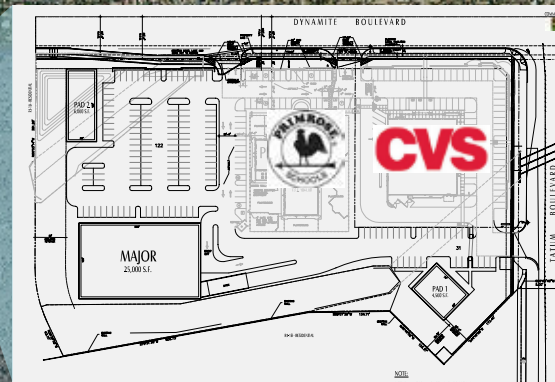
DIXILETA DR

56TH ST

64TH ST



TATUM BLVD



DYNAMITE BLVD

JOMAX RD

SWC Tatum Blvd & Dynamite Road

Phoenix, Arizona

Scott Boardman

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Property Features:

Location: Tatum Blvd & Dynamite Road

APN: 212-18-201

Size: ±4.1 Acres (±178,207 SF)

Zoning: C1, City of Phoenix

Features: Retail Development
Anchor and Two PADs

Traffic Counts:

Dynamite Blvd 13,292 VPD

Tatum Blvd 21,027 VPD

2012 CoStar

Demographics: 1 Mile 3 Mile 5 Mile

Avg HH Income \$112,857 \$115,581 \$118,600

Population 6,403 23,924 61,119

2013 Esri

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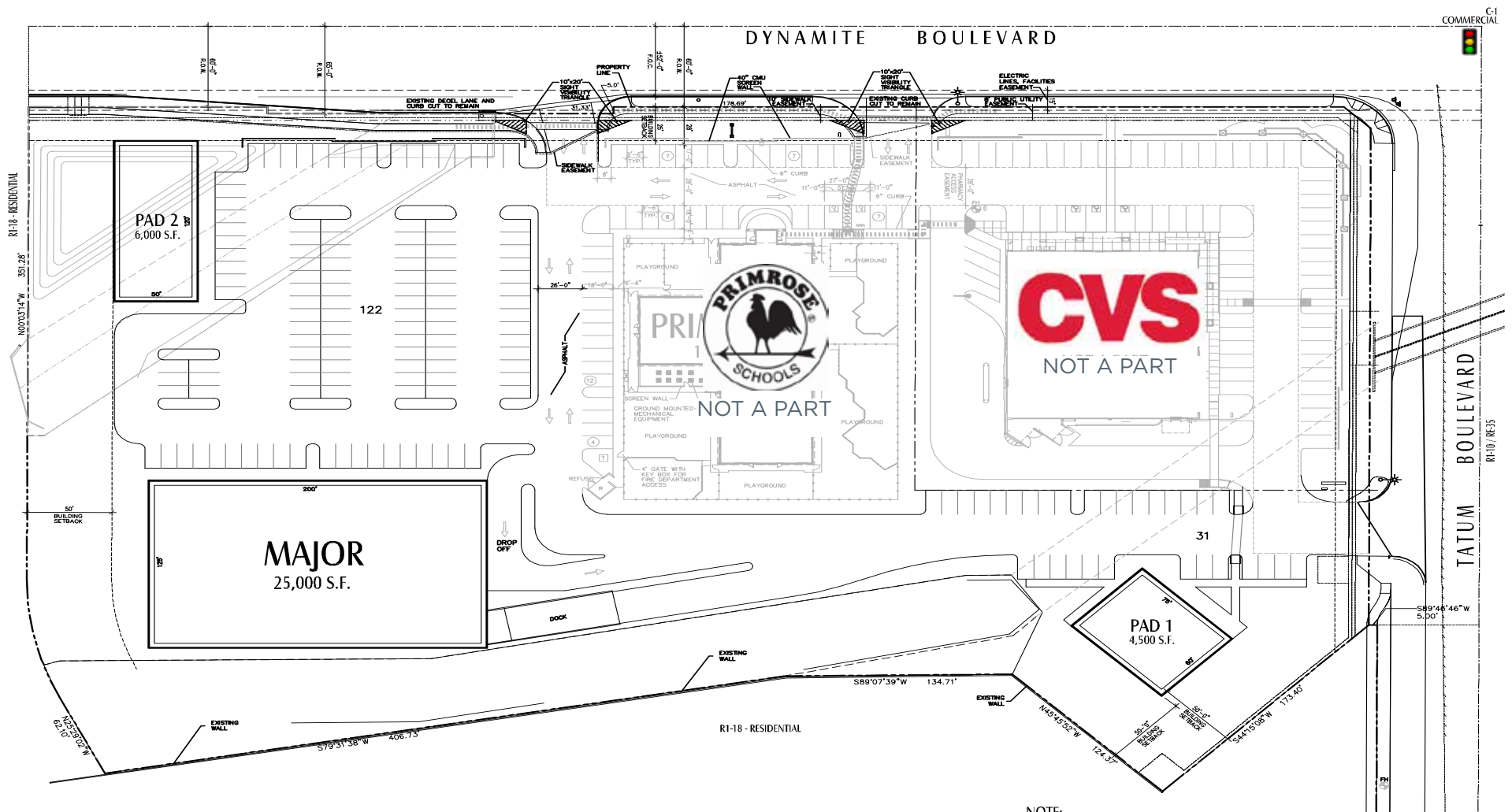
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Conceptual Site Plan:



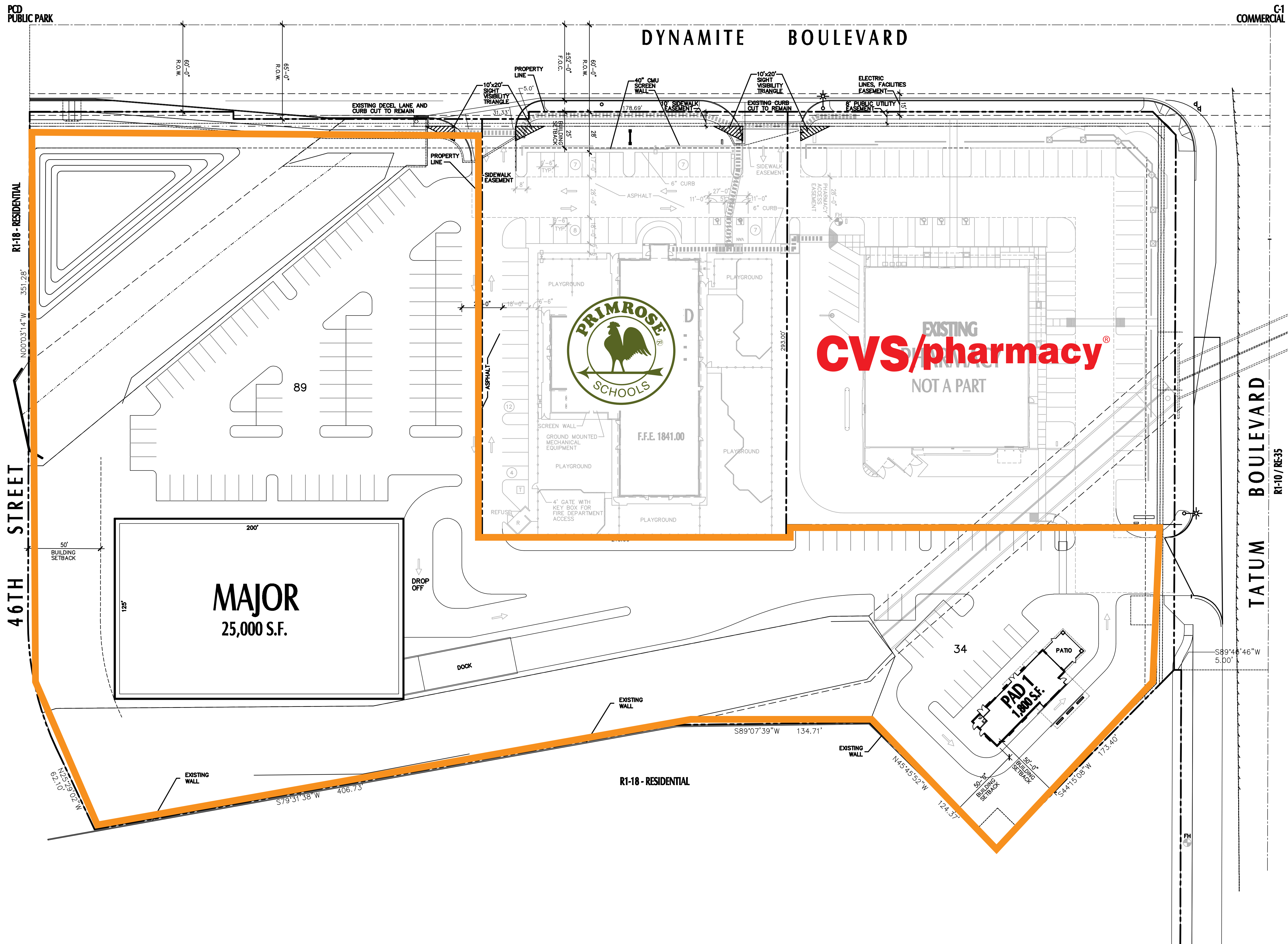
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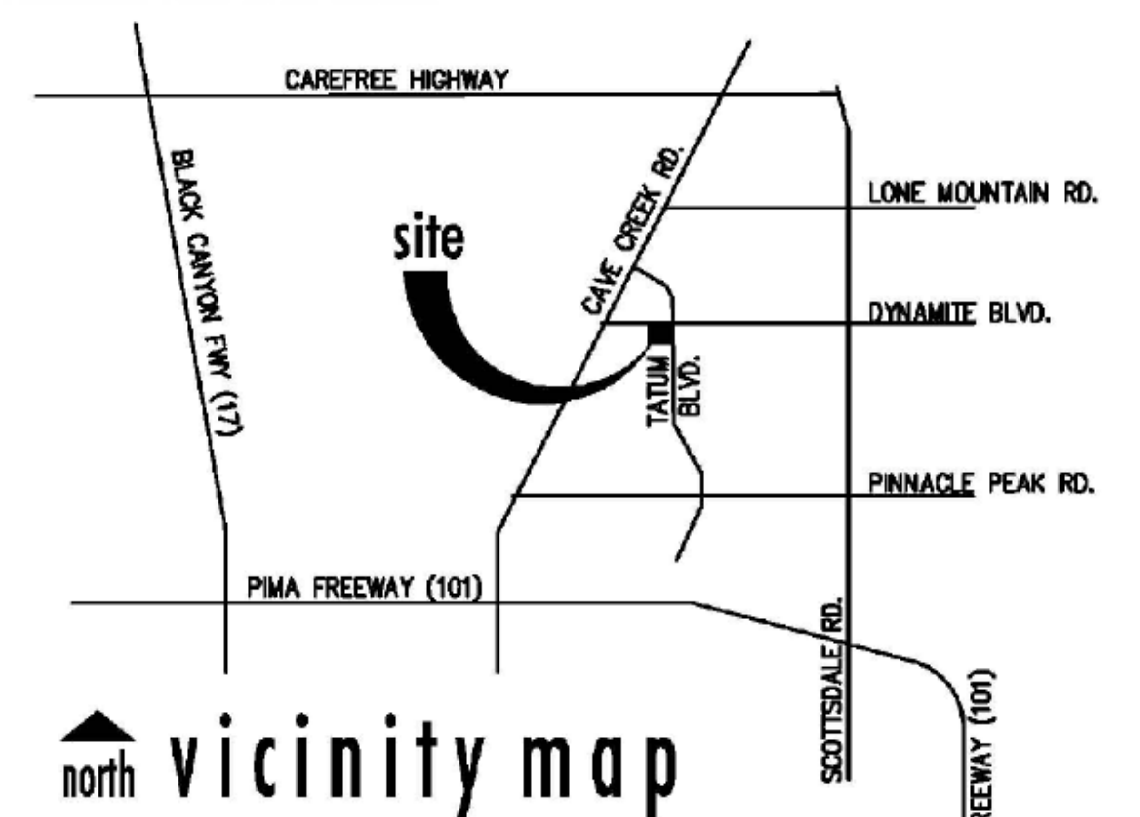


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PROJECT DATA

EXISTING ZONING	C-1
GROSS SITE AREA	217,957 SQ. FT. = 5 ACRES
NET SITE AREA	145,566 SQ. FT. = 3.34 ACRES
COVERAGE	
BUILDING AREA	26,800 SQ. FT.
PARKING AREA REQUIRED	105 SP
PROVIDED	123 SP



LEGEND

scale: 1" = 40'-0"

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28 APRIL 2014

ESB
ELLERMANN SCHICK & BRUNO
architecture & planning

- ADA PEDESTRIAN PATH
- ACCESSIBLE PARKING SPACE
- REFUSE ENCLOSURE
- OFF-SITE STREET LIGHT
- ON-SITE STREET LIGHT
- FIRE HYDRANT
- TRANSFORMER