RANCHO DEL LAGO PADS

13051 E Mary Ann Cleveland Way, Vail, AZ 85641

CUSHMAN & WAKEFIELD | PICOR

For Sale or Lease | Pads 1-6 Acres

SAFEWAY · CHASE · McDonald's · STARBUCKS · TACO BELL · DENTISTS OF VAIL · Marco's Pizza · me

Mary Ann Cleveland Way

Aaron LaPrise / alaprise@picor.com / +1 520 546 2770
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LAND AVALIABLE

Pads 1-6 Acres

SALE PRICE

Rear 3 Acre Pad: $1,500,000
Each Frontage Pad: $1,000,000

GROUND LEASE

Submit

ZONING

Rancho Del Lago Specific Plan

NEIGHBORING TENANTS

Safeway, Vail Nails and Spa, Marco's Pizza, Dentists of Vail, Taco Bell, Chase Bank, Walgreens, & More.

COMMENTS

- Frontage pads available
- Vail is booming submarket
- Dense residential surrounding site
- Traffic counts on Mary Ann Cleveland Way 8,504 VPD (2022)

NEIGHBORHOOD DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	4,430	$132,590	756	$60.4 M
3 Miles	14,986	$116,093	1,719	$196.71 M
5 Miles	24,081	$104,931	3,143	$298.07 M

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Conceptual Site Plan – Self Storage with 2 Drive-Thru & Retail

46,500 SF per floor
3 story – 145,250 SF
Self Storage

3,300 SF
Fast Food
w/ Drive-Thru

2,000 SF
Coffee Drive Thru
w/ 1,000 SF Patio

Detention Basin
28,175 Sq. Feet
0.647 Acres

dumpsters

gas canopy

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HOUGHTON RD
5 MILES

1.5 MILES

INTERSTATE 10

INTERSTATE 10

Vail Inclusive Preschool

Cienega High School

Mary Ann Cleveland Way

Old Vail Rd

SUBJECT

Old Vail Middle School

VAIL COFFEE CO.

ReSources
Neighbors Helping Neighbors

Colossal Cave Rd

Acacia Elementary School

RANCHO DEL LAGO
MASTER PLANNED
COMMUNITY
2,000 HOUSES

Via Rancho Del Lago

Camino Loma Alta

SAFEWAY

CHASE

McDonald's

Starbucks

Taco Bell

DENTISTS OF VAIL

Marco's Pizza

me

W

DQ

Fina's Taco & Burro

HOT STUFF PIZZA

TRAIL BOSS Outfitters GUNS & GEAR

Chevron

QT

Montgomery's GRILL & SALOON VAIL · ARIZONA · ESTABLISHED

AZP
arizona pizza company

THE LUXXY

ADT Solar

N

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WE ARE THE CENTER OF RETAIL
PICOR.COM