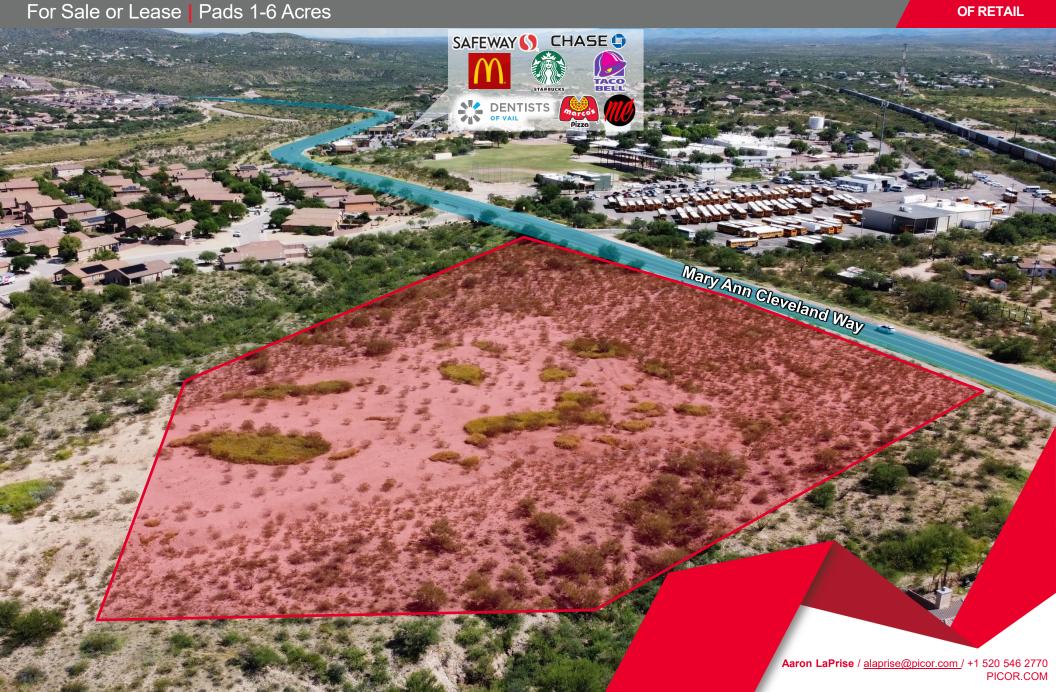
RANCHO DEL LAGO PADS



13051 E Mary Ann Cleveland Way, Vail, AZ 85641

WE ARE THE CENTER





RANCHO DEL LAGO PADS

13051 E Mary Ann Cleveland Way, Vail, AZ 85641

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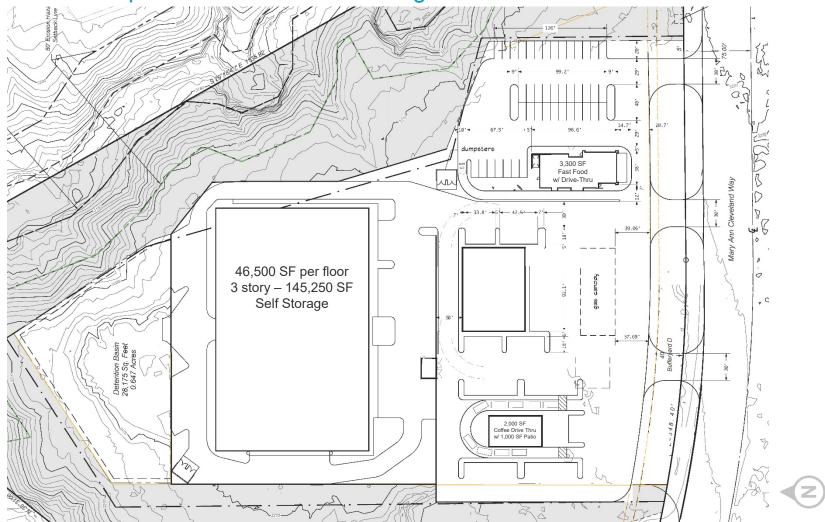
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Conceptual Site Plan - Self Storage with 2 Drive-Thru & Retail



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