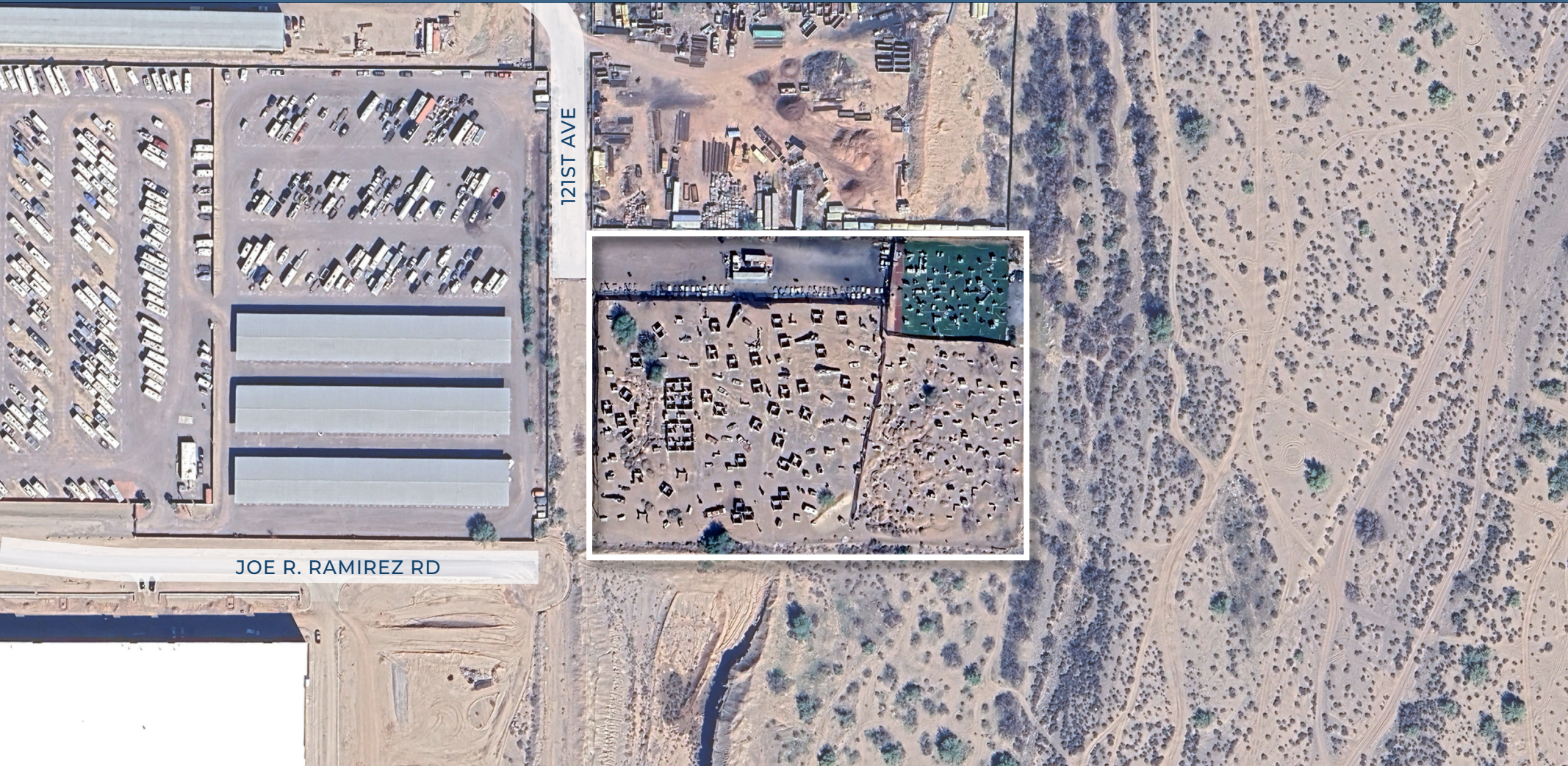


9825 N. 121 AVENUE - EL MIRAGE, ARIZONA 85335

North of Olive Avenue off El Mirage Road
Loop 303/Surprise Submarket



INDUSTRIAL LAND FOR SALE

±6.36 Acres (±277,042 SF)

TENANT OCCUPIED, DO NOT DISTURB



Jordan Tennant

O: (480) 739-6940 M: (785) 231-9243

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Brett Ranta

O: (480) 739-6945 M: (602) 686-4049

brett.ranta@orionprop.com



PARCEL INFORMATION

APN / Parcel Number: **501-45-018Q**

Total Property Taxes (2024):
\$6,408.42



PROPERTY OVERVIEW

Offering Price: **\$5,600,000**

Price-per-SF: **\$20.21**

Land Size: **± 6.36 Acres (± 277,042 SF)**

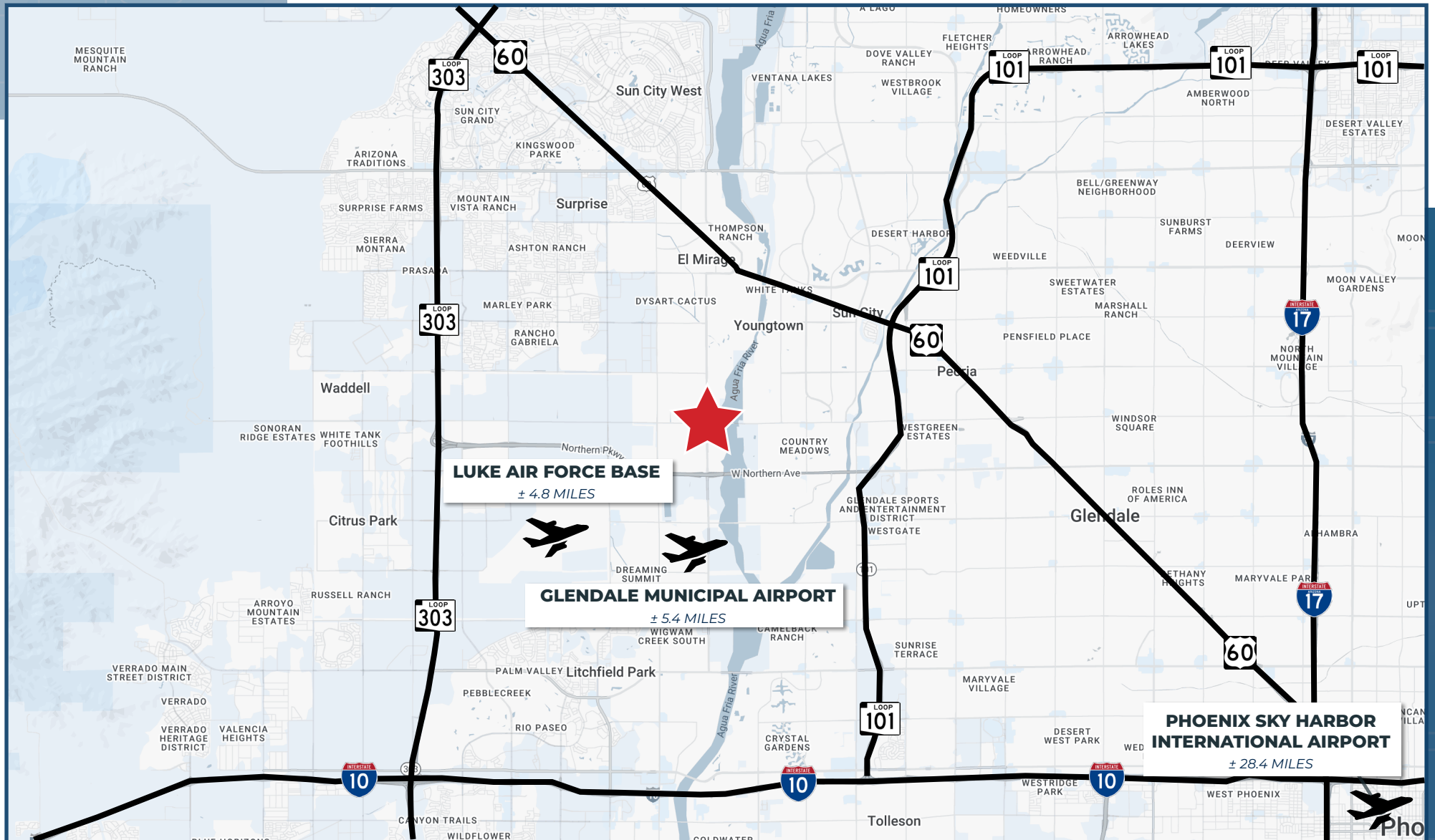
Zoning: **EI (Employment/Industrial),
City of El Mirage**

Cross Streets: **El Mirage Rd (13,266 VPD)
Olive Ave (21,627 VPD)**

PROPERTY HIGHLIGHTS

- **Heavy Industrial Uses Allowed:** contractor storage yard, automotive repair, RV/Boat storage, equipment leasing, parking lot, industrial outdoor storage, manufacturing, warehousing
- City of El Mirage is expanding 121st Avenue to connect to Ramirez Road, construction scheduled for 2026.
- Water, Sewer and Electric utilities near site

Convenient Access to Multiple ***FREEWAYS + AIRPORTS***



AREA DEMOGRAPHICS

1, 3, 5 Mile Radius of 9825 N. 121 Avenue - El Mirage, Arizona 85335



5 Mile

Daytime
Population

266,313



1 Mile

Average
Household Income

\$96,202



5 Mile

Median
Age

40.1



1 Mile

Average
Household Size

2.5



2024 SUMMARY (SitesUSA)

1 Mile

3 Mile

5 Mile

Daytime Population:

4,479

81,435

266,313

Estimated Population:

3,977

67,268

220,213

Average Household Income:

\$94,791

\$82,033

\$96,202

Median Age:

43.7

41.4

40.1

Average Household Size:

2.5

2.5

2.5

Total Household Expenditure:

\$145.68 M

\$2.44 B

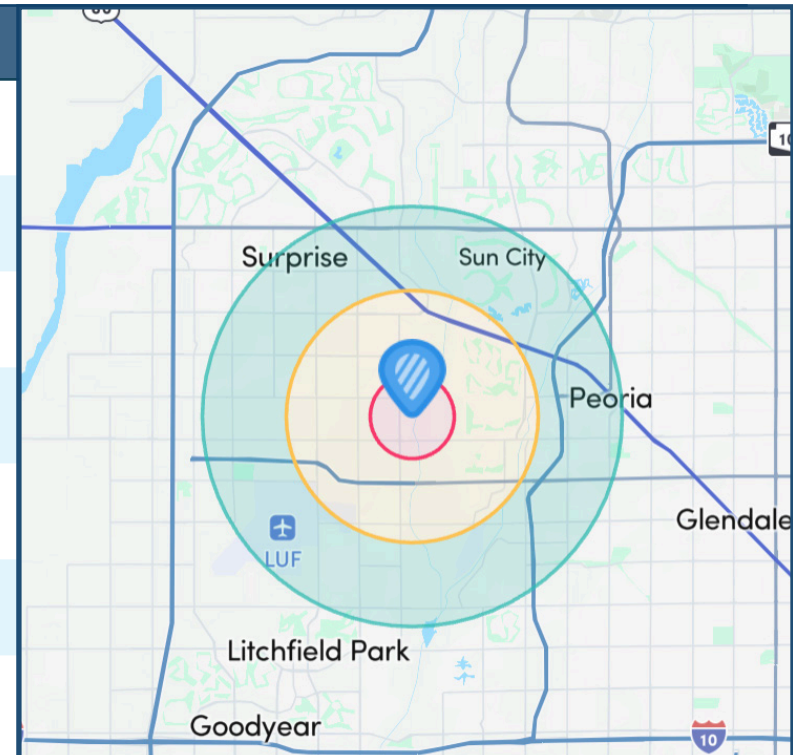
\$8.39 B

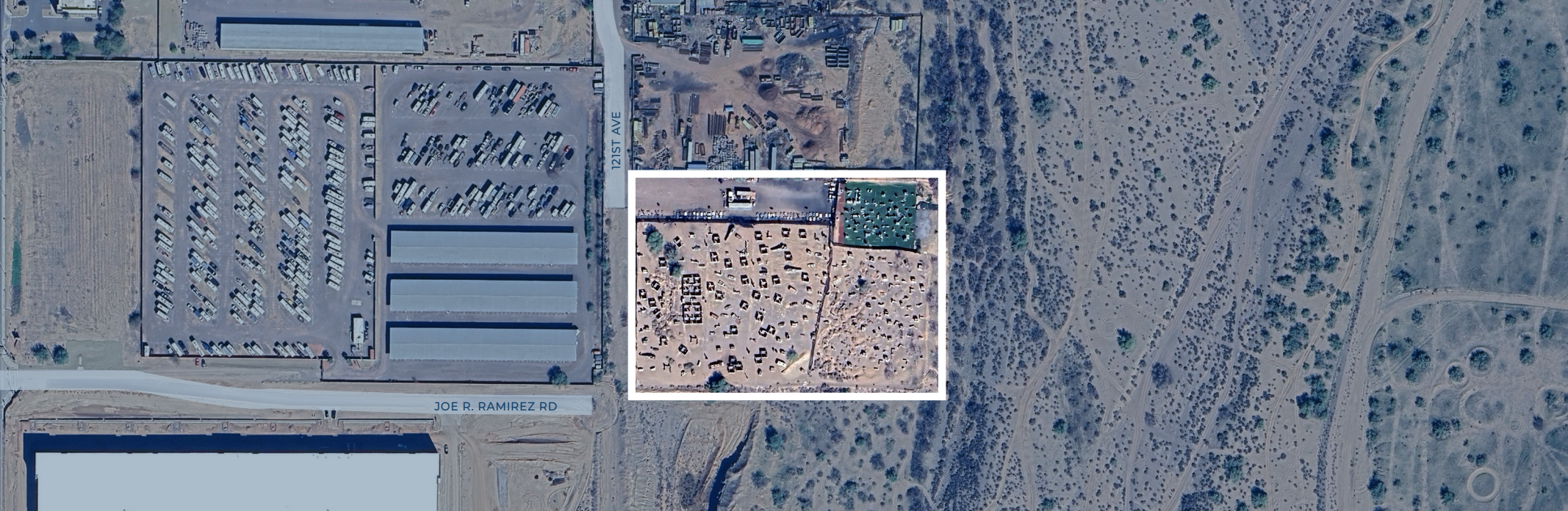
Total Employees:

502

14,167

46,100





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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.
