

SOUTHWEST CORNER BASELINE RD & 19TH AVE

PHOENIX, ARIZONA

**±20,390 SF
AVAILABLE**

Goodwill

LOWE'S

**WELLS
FARGO**

**BURGER
KING**

**STARBUCKS
COFFEE**

SUBWAY

Grand Mart

**CVS
pharmacy**

Chevron

BASELINE RD 36,596 CPD

19TH AVE 13,077 CPD

**SUPER STAR
CAR WASH**

VELOCITYRETAILGROUP

McDonald's



◆ ±20,390 SF AVAILABLE

Property Highlights

- Situated between two strong anchors – Lowe’s and Goodwill
- Suitable for variety of service-retail uses
- High visibility location off of 19th and Baseline Road
- +/- 36,596 VPD on Baseline Road
- Growing submarket with no retail construction
- Professional, local property management

Traffic Counts

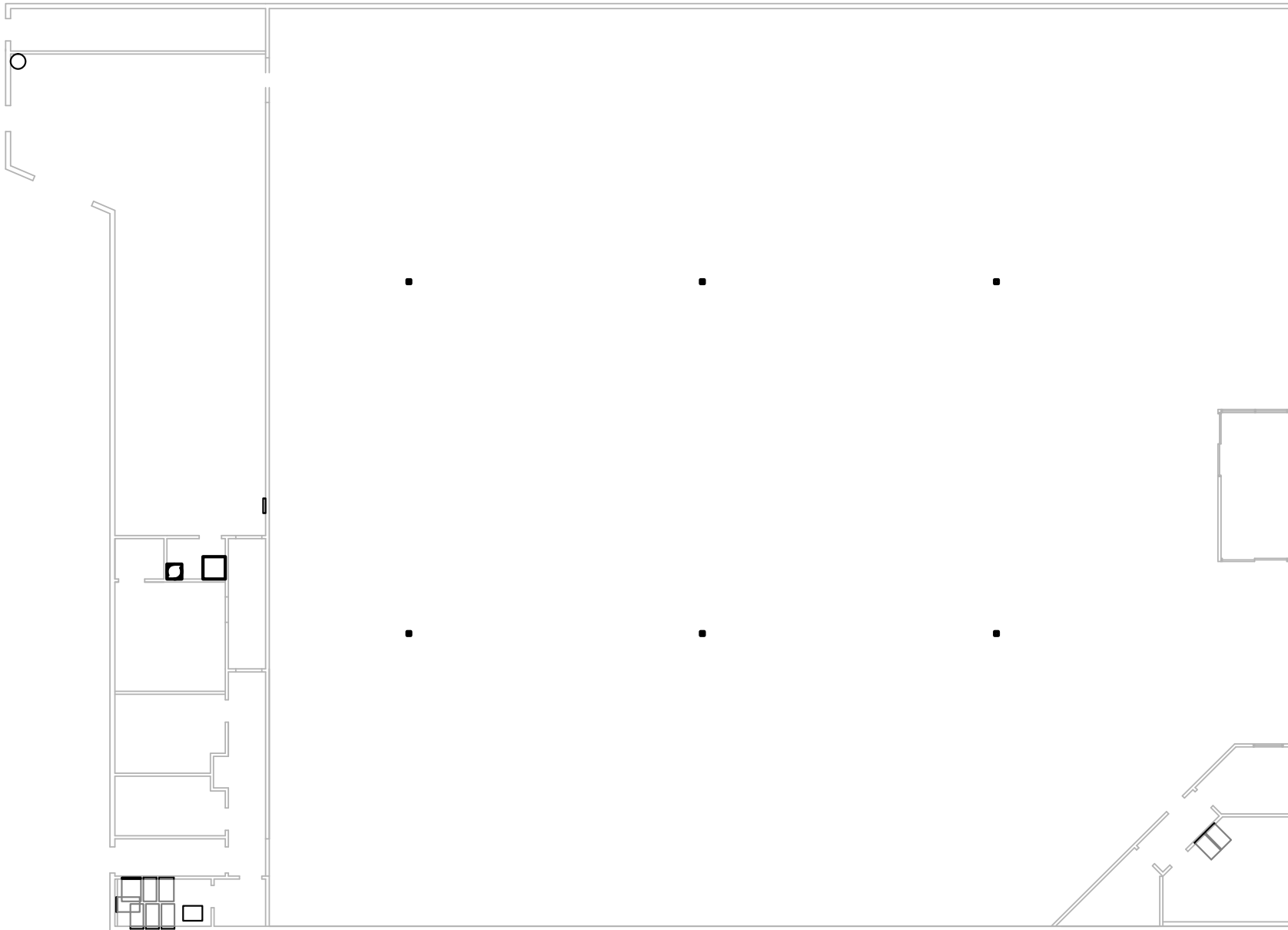
Baseline Rd	36,596CPD
19th Ave	13,077 CPD
Total	49,673 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	11,508	102,338	201,365
Estimated Households	3,490	30,638	61,137
Avg Household Income	\$106,214	\$107,977	\$110,026
Daytime Population	1,317	12,606	64,331

Source: SitesUSA

SITE PLAN



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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	11,508	102,338	201,365
	2026 TOTAL HOUSEHOLDS	3,490	30,638	61,137
	MEDIAN HOUSEHOLD INCOME	\$106,214	\$107,977	\$110,026
	2026 MEDIAN HOME VALUE	\$394,787	\$405,661	\$419,427
	2026 TOTAL EMPLOYEES	1,317	12,606	64,331
	2026 TOTAL BUSINESSES	268	1,940	5,964

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