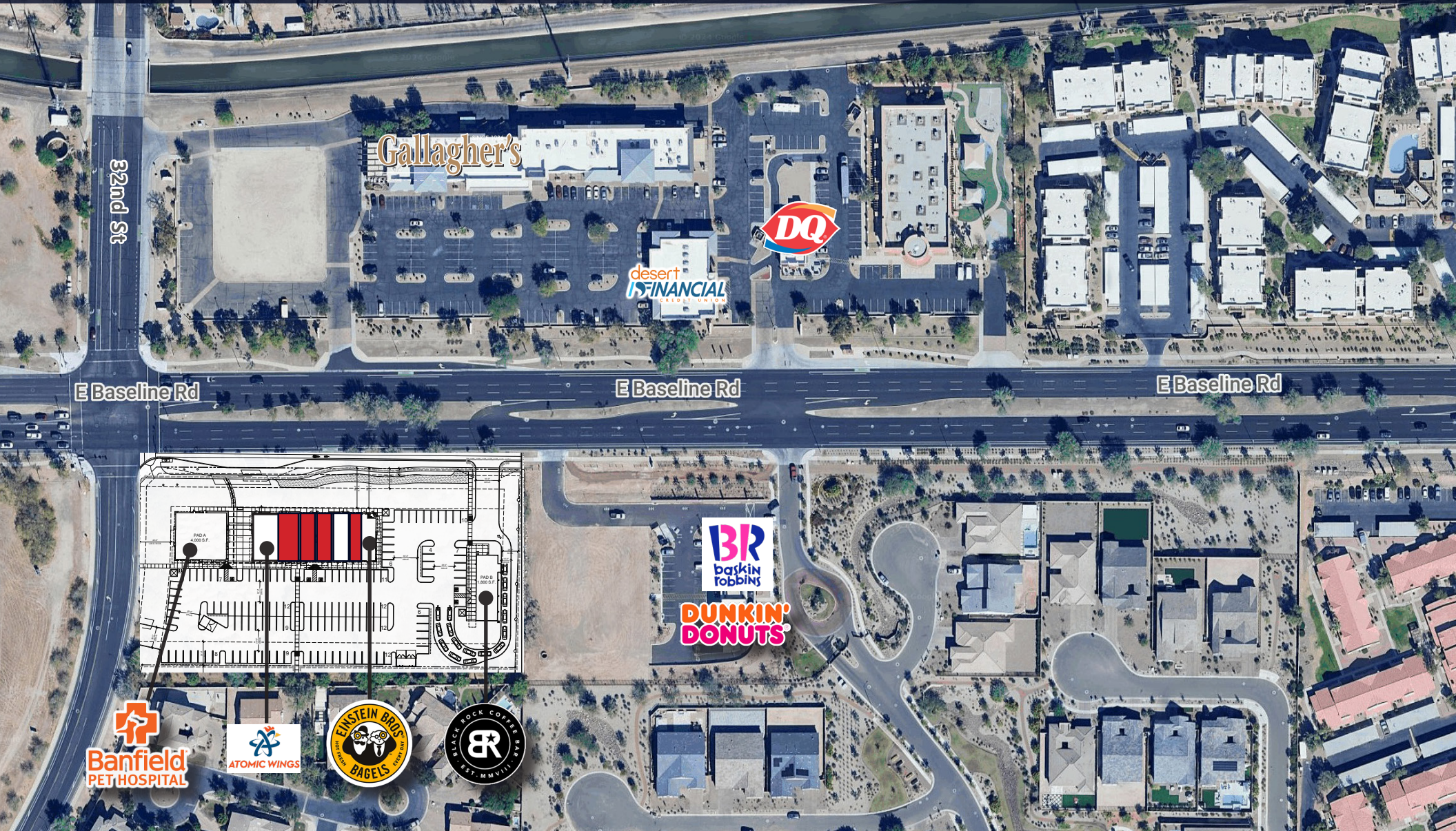


SEC BASELINE RD & 32ND STREET
PHOENIX AZ, 85042

SHOP SPACE AVAILABLE
FOR LEASE



CAMCRE.

GABE ORTEGA

480.561.0189

gortega@camcre.com

CHRIS GEROW

602.491.1041

cgerow@camcre.com

SHELBY TWOREK

602.491.1030

stworek@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

AVAILABLE 909 - 3,971 SF Available for Lease (Divisible)

- Inline spaces available Summer 2025
- Strong storefront visibility to Baseline Rd (63,045 VPD)
- Monument signage available on Baseline Road
- One mile away from South Mountain Community College (8,000+ students)
- Less than a quarter mile from The Raven Golf Club and Legacy at South Mountain
- Convenient access to Sky Harbor Airport and Interstate 10
- Lease Rate: \$42.00 PSF
- First year NNN estimate: \$7.75 PSF

NEARBY TENANTS



CAMCRE.

GABE ORTEGA

480.561.0189

gortega@camcre.com

CHRIS GEROW

602.491.1041

cgerow@camcre.com

SHELBY TWOREK

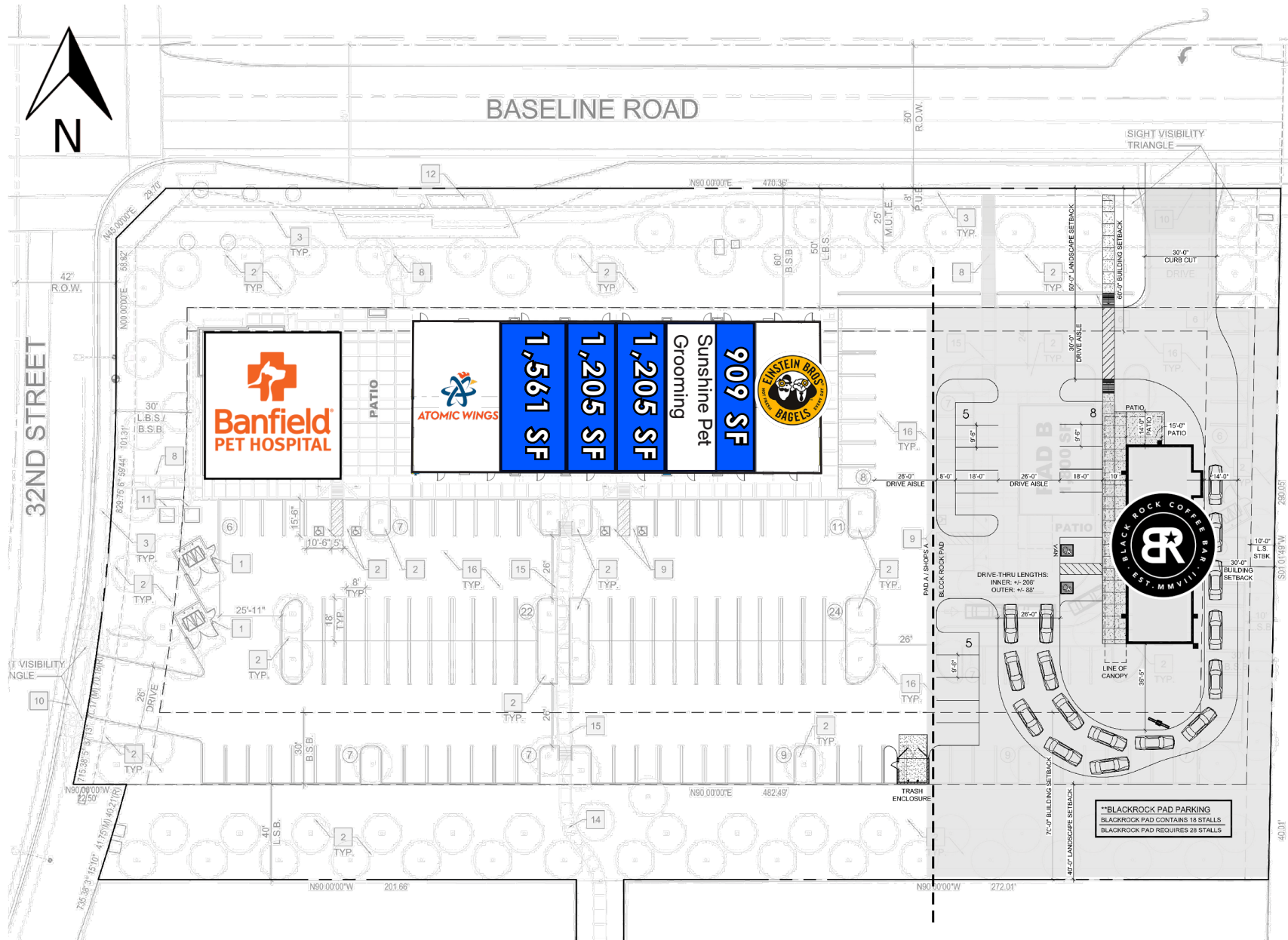
602.491.1030

stworek@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



SITE PLAN



CAMCRE.

GABE ORTEGA

480.561.0189

gortega@camcre.com

CHRIS GEROW

602.491.1041

cgerow@camcre.com

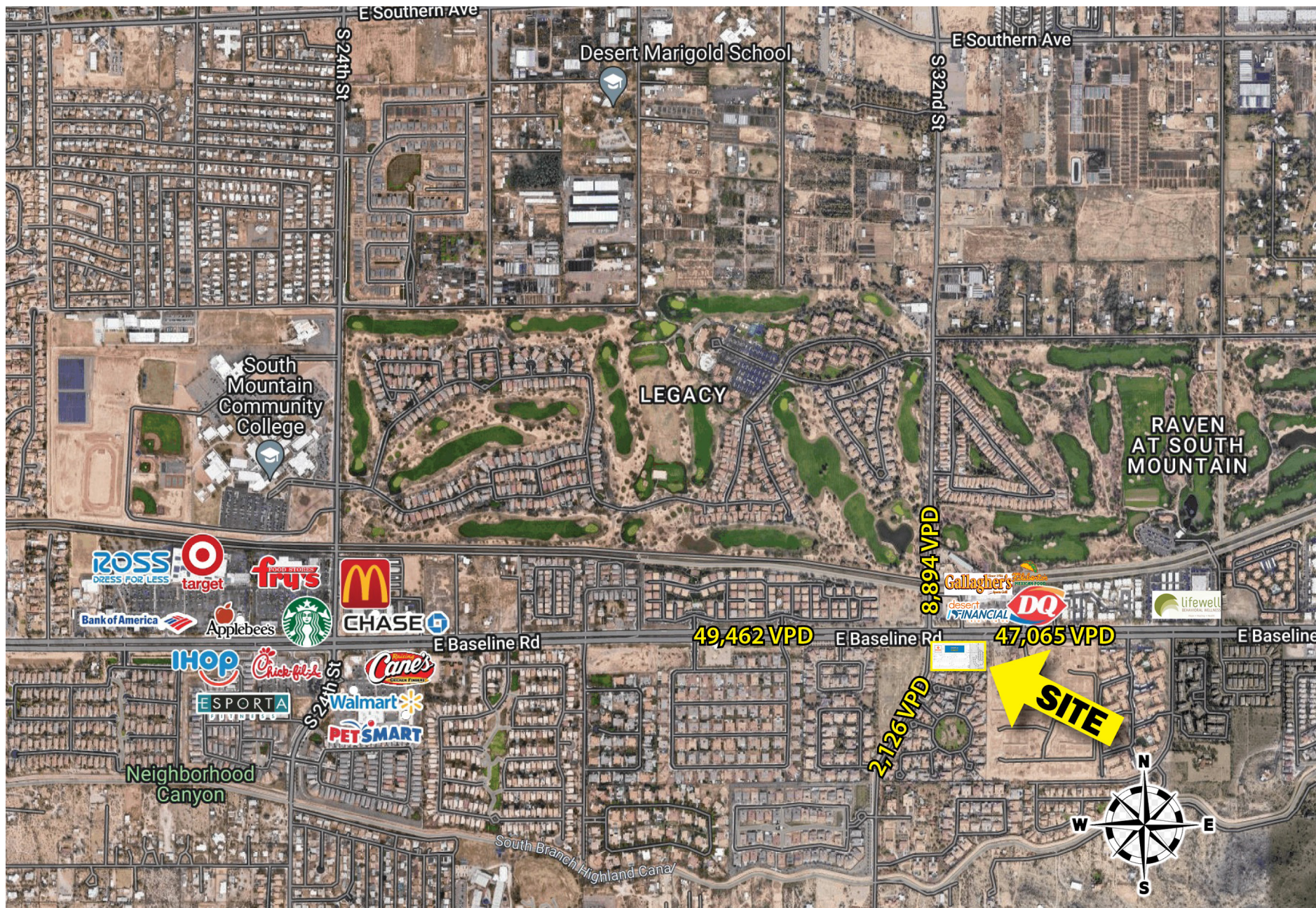
SHELBY TWOREK

602.491.1030

stworek@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM

AERIAL



CAMCRE.

GABE ORTEGA

480.561.0189

gortega@camcre.com

CHRIS GEROW

602.491.1041

cgerow@camcre.com

SHELBY TWOREK

602.491.1030

stworek@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM

DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,251	68,044	199,433
Average Age	34.1	31.3	31.3
Average Age (Male)	35.0	30.8	30.7
Average Age (Female)	32.4	31.4	31.8



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$95,324	\$82,315	\$82,641
Average House Value	\$302,806	\$241,851	\$265,439



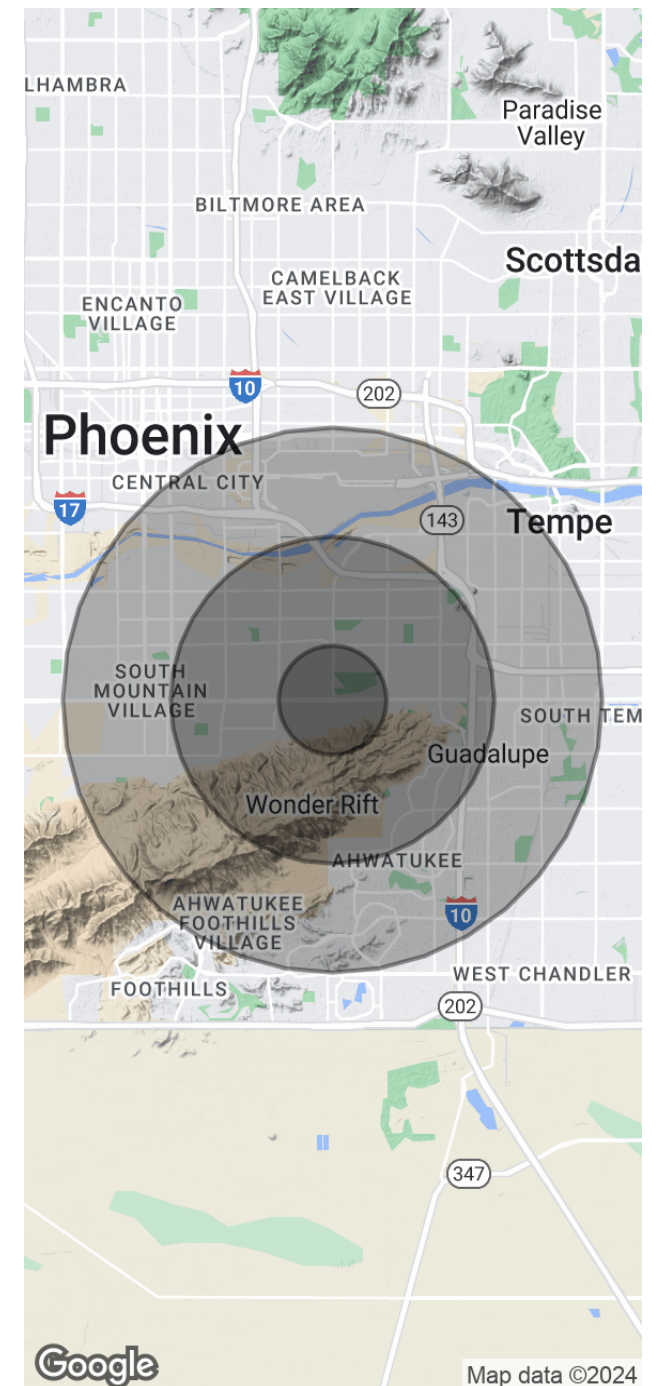
HH UNITS	1 MILE	3 MILES	5 MILES
# of Persons per HH	2.4	2.9	2.8



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Employees	1,589	65,281	180,061
Total Businesses	194	4,359	13,529



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households	3,266	30,473	87,583
2028 Households	3,500	33,260	95,762



CAMCRE.

GABE ORTEGA

480.561.0189

gortega@camcre.com

CHRIS GEROW

602.491.1041

cgerow@camcre.com

SHELBY TWOREK

602.491.1030

stworek@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM