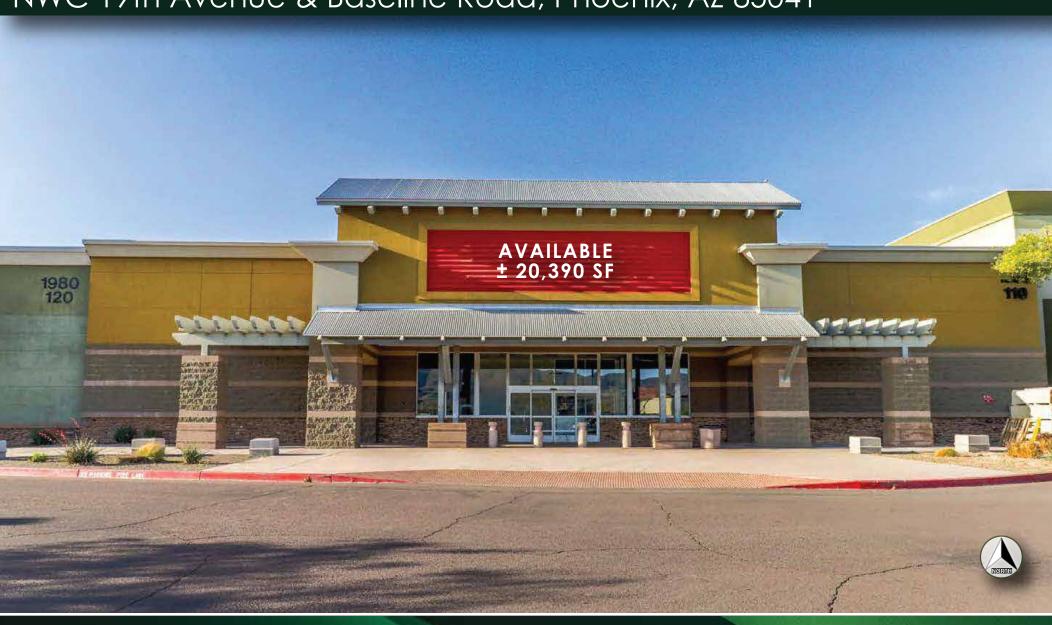
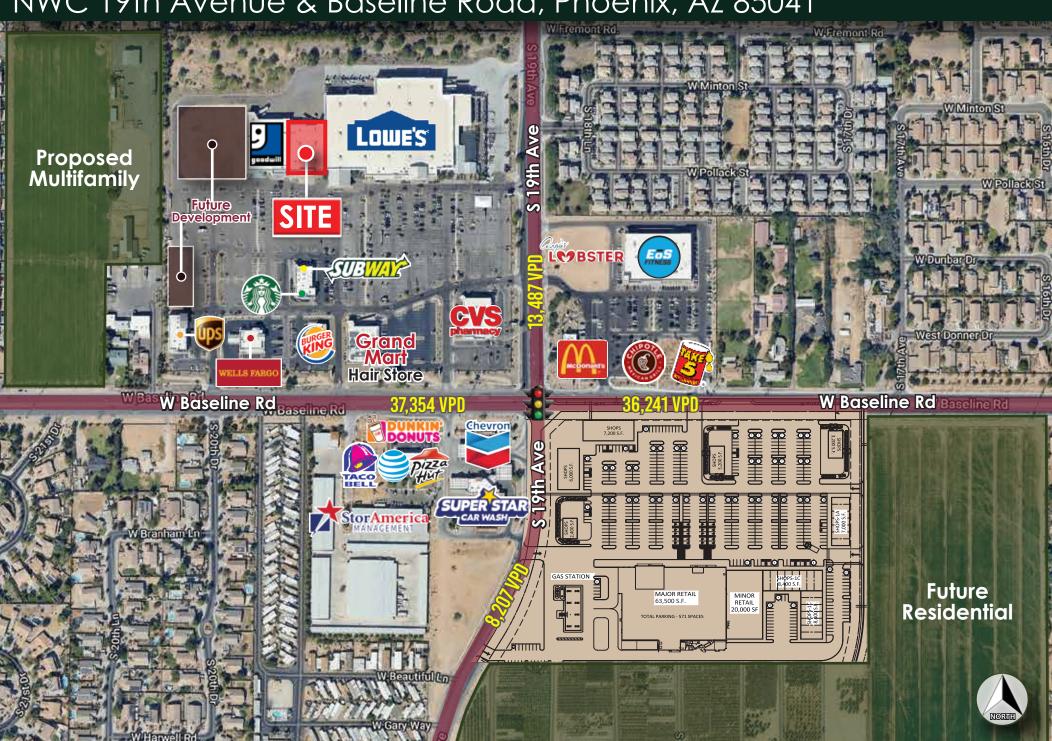
NWC 19th Avenue & Baseline Road, Phoenix, AZ 85041



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demographics 2025

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	14,471	100,779	203,153
PROJECTED POPULATION (2030)	14,506	104,684	213,303
AVERAGE HOUSEHOLD INCOME	\$103,624	\$105,631	\$107,255
DAYTIME POPULATION	5,731	41,852	140,426
MEDIAN AGE	31.7	31.8	32.3
ESTIMATED HOUSEHOLDS	4,280	29,993	61,364



traffic counts:

W Baseline Road | 36,241 VPD ● \$ 19th Avenue | 8,207 VPD

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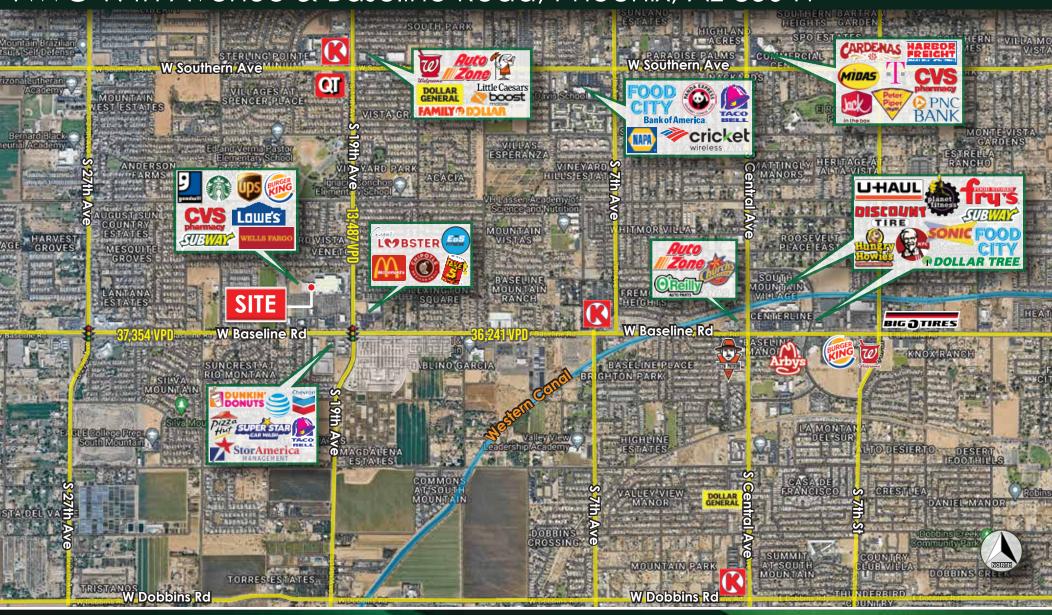
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property highlights

Source: Sites USA

- ± 20,390 SF of prime retail space with Lowe's and Goodwill as strong anchor tenants
- Excellent visibility at the intersection with monument signage available
- Full build out, move-in ready, high exposed ceilings, loading dock, rear access doors & a dumpster
- Adjoining national tenants like Starbucks, CVS, Burger King, Subway and The UPS Store
- Growing population of over 190,000 within 5 miles and 1.9 billion in annual consumer spending
- Direct access to I-17, I-10 and South Mountain Freeway and only 15 minutes from Phoenix Sky Harbor
- One-story storefront, junior anchor style retail, built in 2007 with 94 parking spaces

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