

PRIME RETAIL SPACE AT SOUTH MOUNTAIN PAVILION

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



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D **DIVERSIFIED
PARTNERS**
Nationwide Real Estate Services

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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demographics 2025

Source: Sites USA

	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 • S 19th Avenue | 8,207 VPD

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property highlights

- ± 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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