

E/NEC RURAL RD. & BASELINE RD.,
TEMPE, AZ 85283

30,000 SF
FOR SALE OR LEASE



CAMCRE.

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PROPERTY SUMMARY

940 E Baseline Rd., Tempe, AZ 85283

- 30,000 SF Available for Sale or Lease
- Divisible to 15,000-20,000 SF
- Monument signage available on Baseline Road
- Truckwell and (8x10) rollup door
- Zoning: PCC-2, Tempe
- Ample parking (121 parking spaces)
- Inquire with agent for sale price or lease
- Sale includes 30,000 SF box + 5,187 SF occupied shop space
- Existing shop tenants: Barro's Pizza (45+ locations) and Chiropure

**Click here for
video walkthrough**



Truckwell Loading Area

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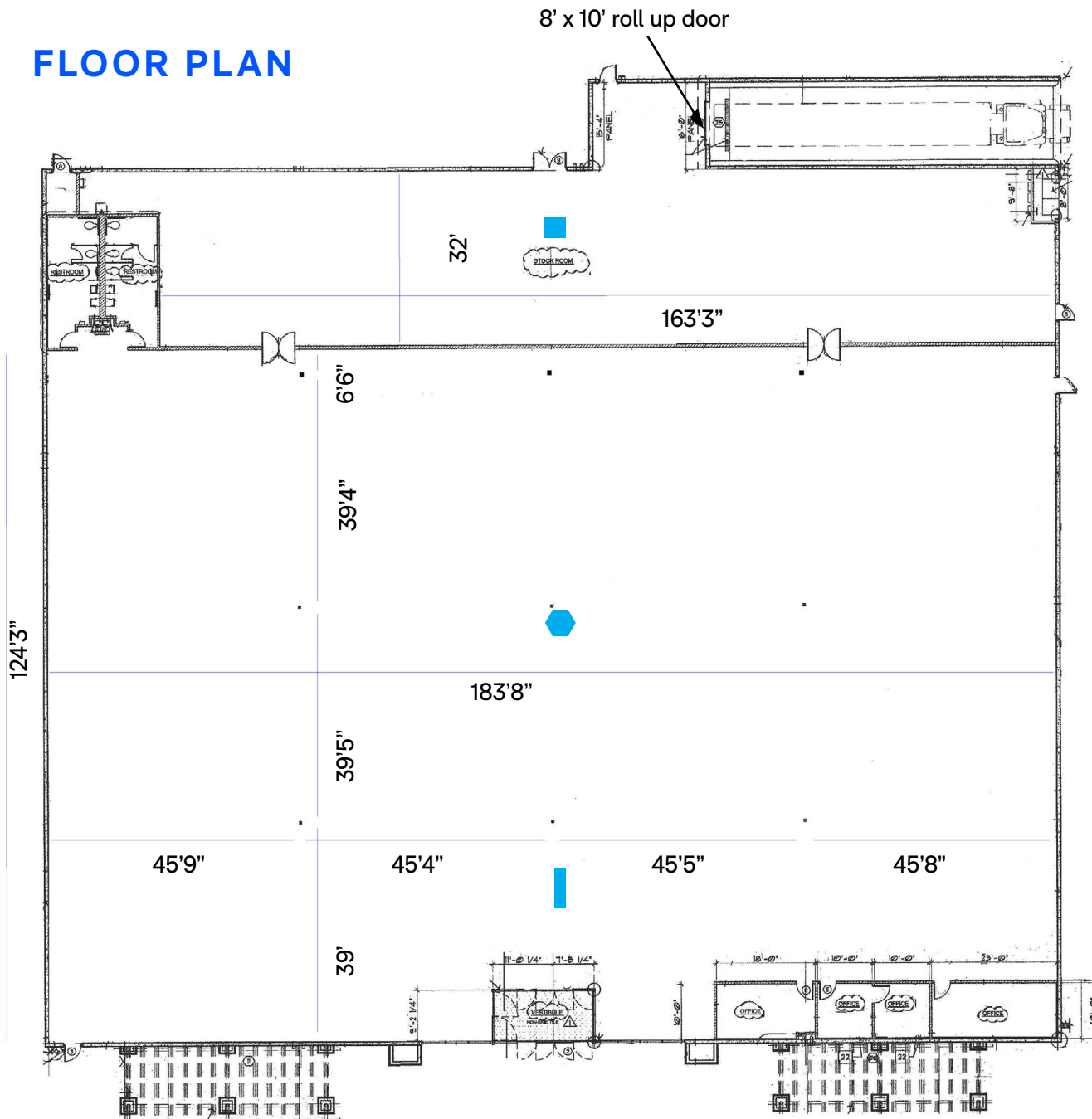
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FLOOR PLAN



Legend

- 16' clear height in stockroom
- ⬡ 15'9" clear height to roof beam
- ⬢ 17' clear height to rafter
- ▭ 14' clear height (floor to drop ceiling)

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AERIAL MAP



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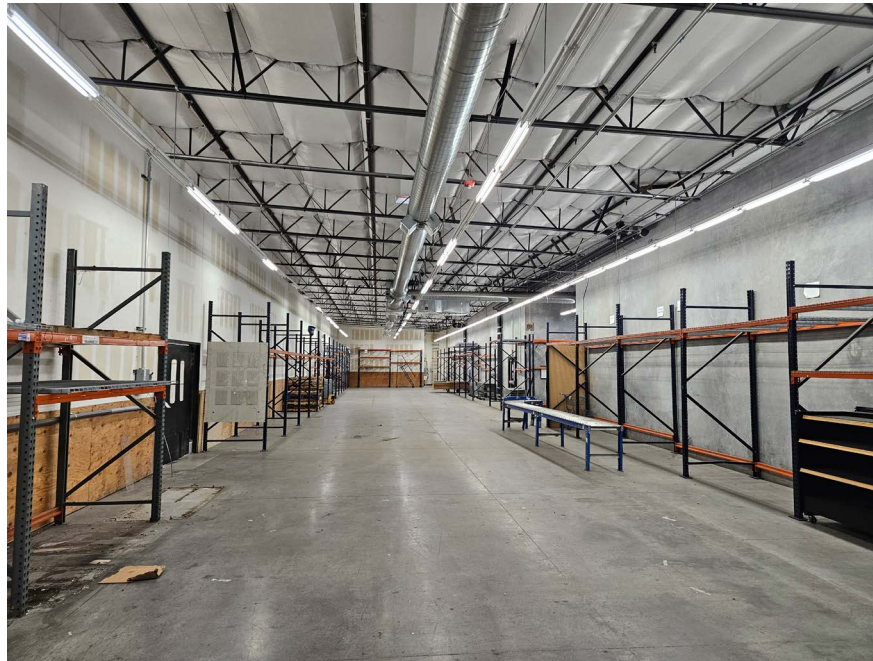
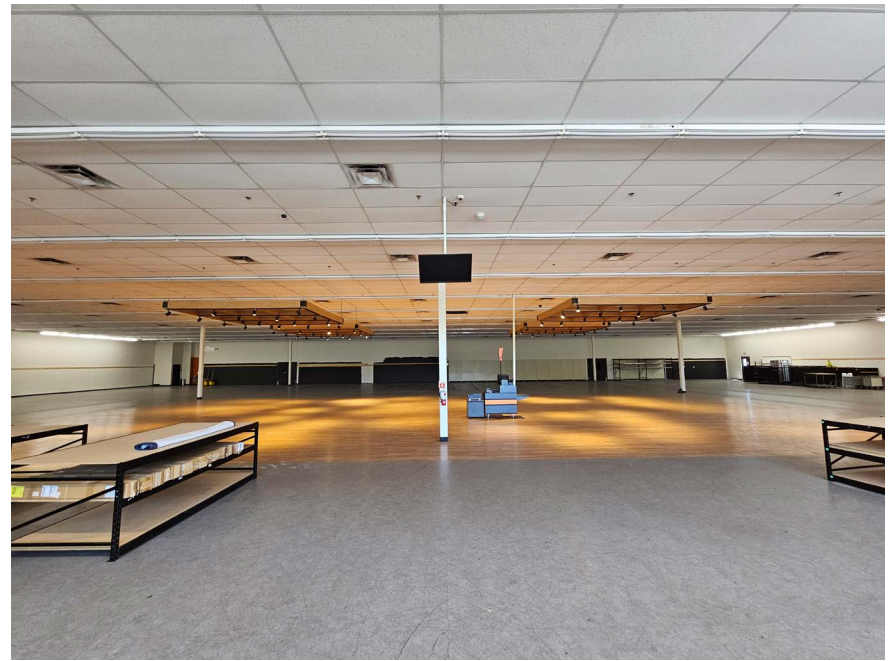
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PROPERTY PHOTOS



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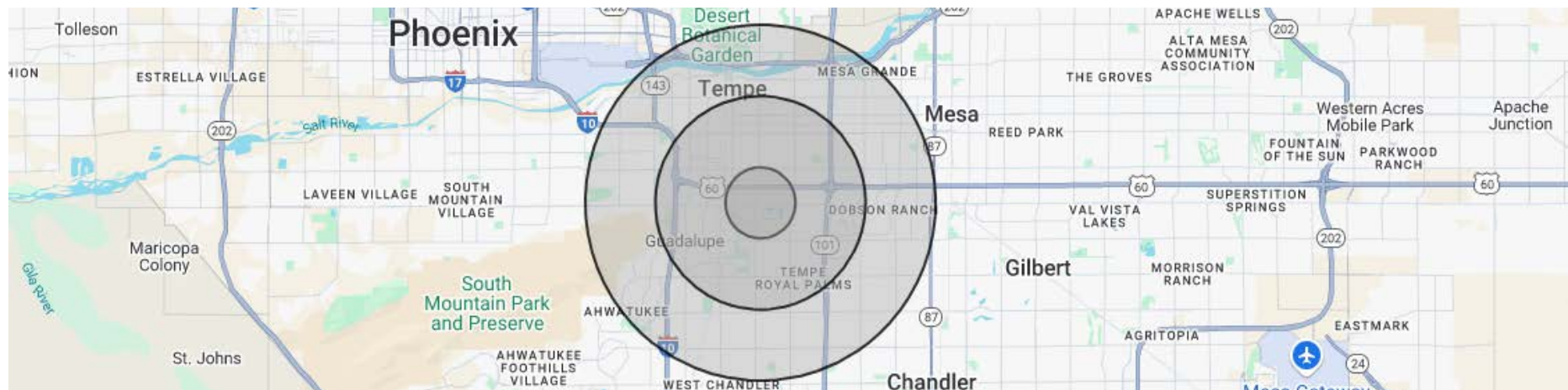
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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	19,555	163,103	389,296
Current Year	18,110	151,737	361,125
2020 Population	17,924	152,248	358,950
Growth Current Year - 2029	1.6%	1.5%	1.6%
Growth 2020 - Current Year	0.3%	-0.1%	0.2%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	8,132	66,101	159,613
Current Year	7,526	61,309	147,708
2020 Population	7,514	61,929	147,267
Growth Current Year - 2029	1.6%	1.6%	1.6%
Growth 2020-Current Year	0.3%	0%	0.3%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$93,326	\$88,264	\$88,795
Median Household Income	\$73,459	\$67,776	\$69,095

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