

2ND GENERATION RESTAURANT

±3,500 SF

BEAZER HOMES

Mountain Trails Subdivision
163 Lots



FOR LEASE

Marketplace at South Mountain

SEC Baseline Rd & 24th Street | Phoenix, AZ 85042



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2ND GENERATION END CAP RESTAURANT WITH PATIO
COMING SOON

FOR LEASE

±3,500 SF

End-Cap + Outdoor Patio

DO NOT DISTURB TENANT

ABOUT THE PROPERTY

- Established Walmart Neighborhood Market and PetSmart anchored shopping center
- End-cap fronting Baseline Rd with dedicated covered patio
- Monument signage on Baseline Road & 24th Street
- Approximately 1/2 mile south of South Mountain Community College campus



Broker Contact

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STEPHANIE DAVIS

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Est Population	11,670	86,834	215,728
2030 Est Population	11,928	89,810	221,256
Average HH Income	\$140,276	\$106,390	\$110,240
Daytime Population	9,788	87,274	284,547

Year: 2025 | Source: Esri

TRAFFIC COUNTS

Baseline Road	58,482 VPD
24th Street	9,689 VPD

Year: 2024 | Source: ADOT



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AVAILABLE (NOV 1, 2026)
±3,500 SF
DO NOT DISTURB TENANT

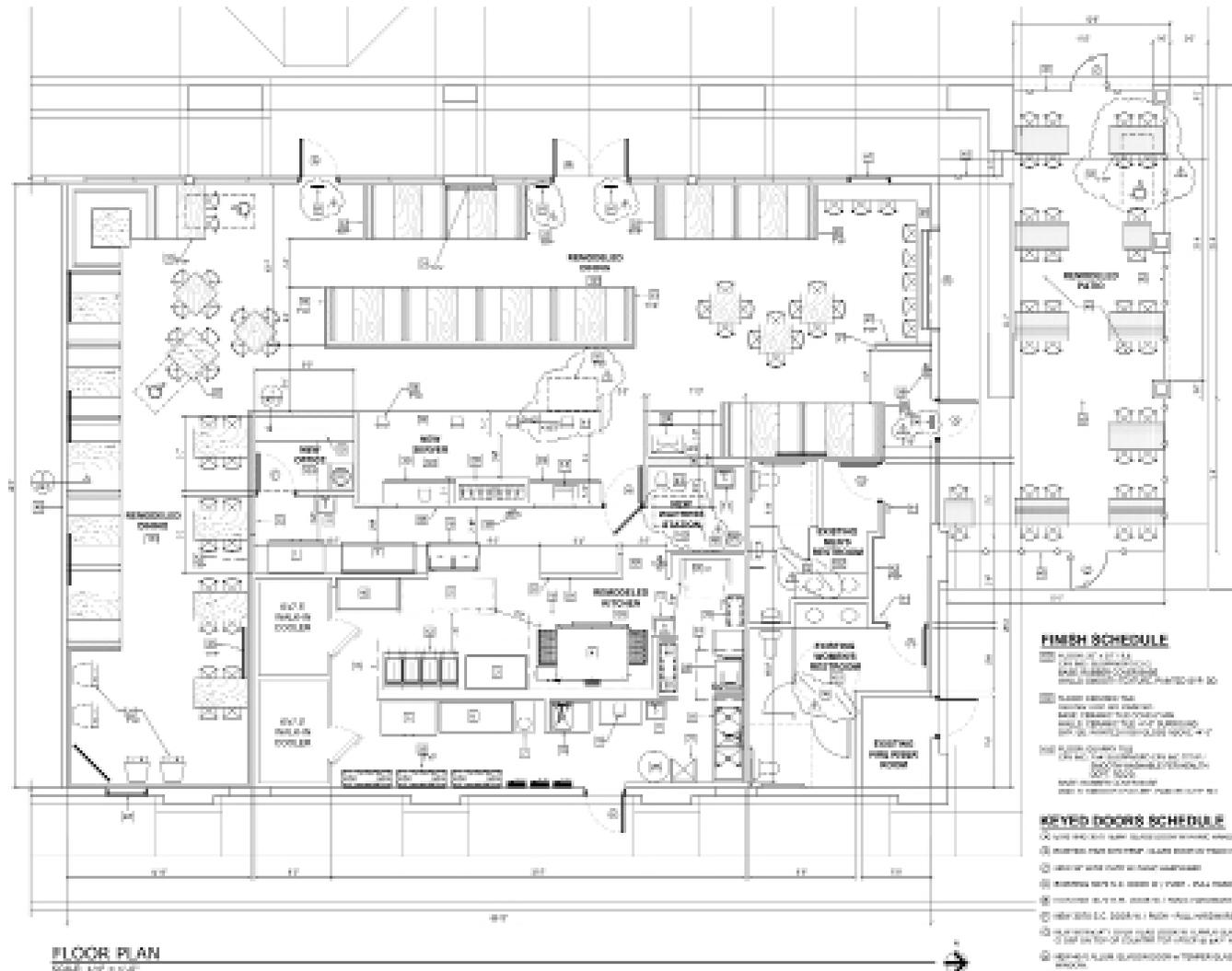


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FLOOR PLAN | ±3,500 SF (AVAILABLE NOV 1, 2026)



FLOOR PLAN KEYED NOTES

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KEYED DOORS SCHEDULE

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NOTE

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Restaurant Remodel for:
Barro's Pizza
 2485 E. Baseline Rd., Suite #157
 Phoenix, Az 85042

NO.	DATE	DESCRIPTION
1	01/15/2025	ISSUED FOR PERMIT
2	02/15/2025	ISSUED FOR PERMIT
3	03/15/2025	ISSUED FOR PERMIT
4	04/15/2025	ISSUED FOR PERMIT
5	05/15/2025	ISSUED FOR PERMIT
6	06/15/2025	ISSUED FOR PERMIT
7	07/15/2025	ISSUED FOR PERMIT
8	08/15/2025	ISSUED FOR PERMIT
9	09/15/2025	ISSUED FOR PERMIT
10	10/15/2025	ISSUED FOR PERMIT
11	11/15/2025	ISSUED FOR PERMIT
12	12/15/2025	ISSUED FOR PERMIT
13	01/15/2026	ISSUED FOR PERMIT
14	02/15/2026	ISSUED FOR PERMIT
15	03/15/2026	ISSUED FOR PERMIT
16	04/15/2026	ISSUED FOR PERMIT
17	05/15/2026	ISSUED FOR PERMIT
18	06/15/2026	ISSUED FOR PERMIT
19	07/15/2026	ISSUED FOR PERMIT
20	08/15/2026	ISSUED FOR PERMIT
21	09/15/2026	ISSUED FOR PERMIT
22	10/15/2026	ISSUED FOR PERMIT
23	11/15/2026	ISSUED FOR PERMIT
24	12/15/2026	ISSUED FOR PERMIT
25	01/15/2027	ISSUED FOR PERMIT
26	02/15/2027	ISSUED FOR PERMIT
27	03/15/2027	ISSUED FOR PERMIT
28	04/15/2027	ISSUED FOR PERMIT
29	05/15/2027	ISSUED FOR PERMIT
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48	12/15/2028	ISSUED FOR PERMIT
49	01/15/2029	ISSUED FOR PERMIT
50	02/15/2029	ISSUED FOR PERMIT

PDC
 PERMITTING DESIGN & CONSULTING LLC
 2025 North Central Ex. Blvd., Suite 2000
 Phoenix, AZ 85016
 Phone: 602.998.1111
 Email: info@pdc.com

FLOOR PLAN

NO.	DATE	DESCRIPTION
1	01/15/2025	ISSUED FOR PERMIT
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Marketplace at South Mountain

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SRS | 3131 E Camelback Road, Suite 110 | Phoenix, AZ 85016 | 602.682.6000

This information contained herein was obtained from sources deemed to be reliable; however SRS makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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DEMOGRAPHIC HIGHLIGHTS (2025)

1 MILE

11,670	11,928	\$140,276	9,788
2025 Population	2030 Population	Avg Household Income	Daytime Population

3 MILES

86,834	89,810	\$106,390	87,274
2025 Population	2030 Population	Avg Household Income	Daytime Population

5 MILES

215,728	221,256	\$110,240	284,547
2025 Population	2030 Population	Avg Household Income	Daytime Population

TRAFFIC COUNTS (2024)

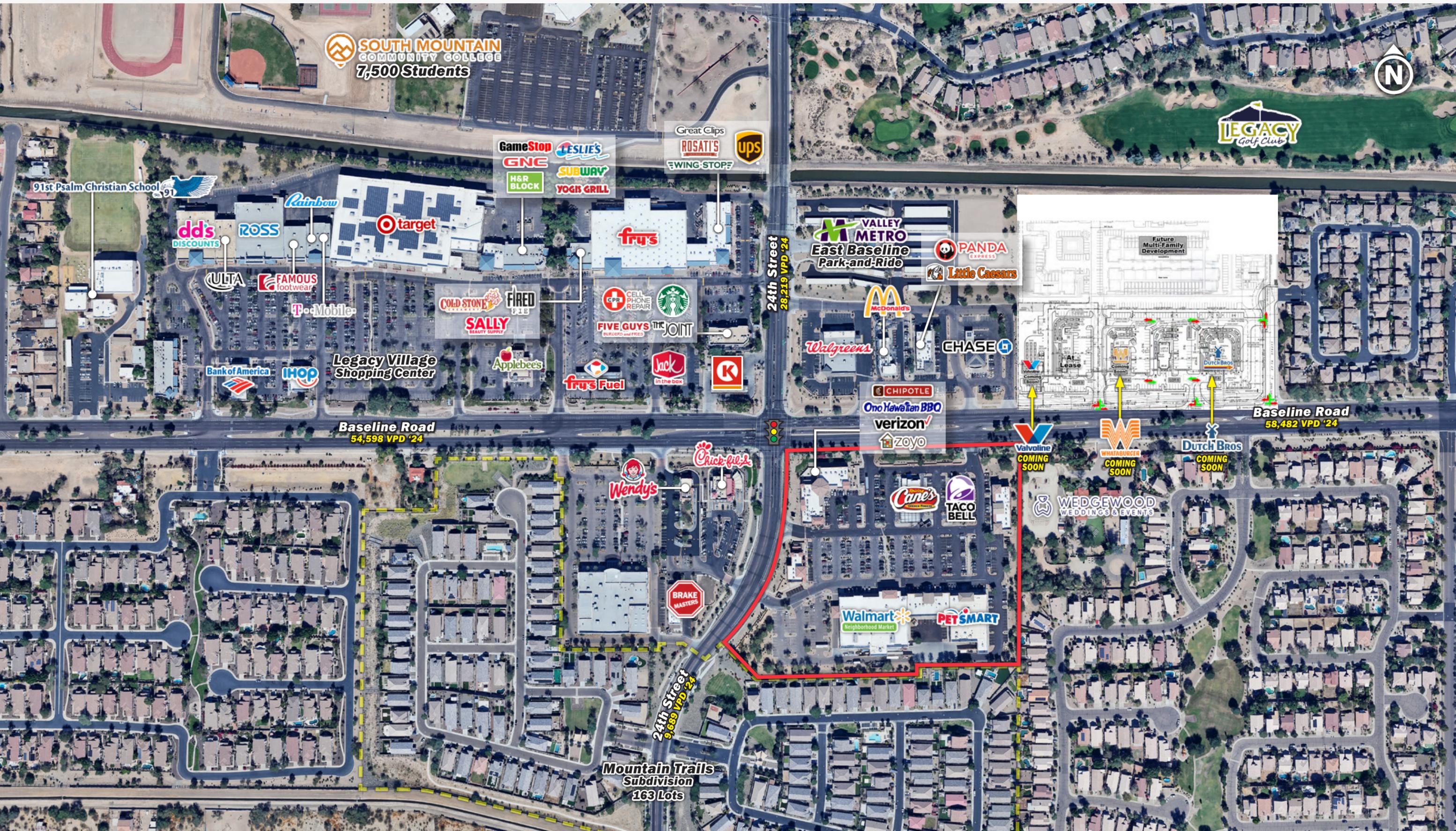
58,482 VPD	9,689 VPD
Baseline Rd	24th St

Source: ADOT



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SOUTH MOUNTAIN COMMUNITY COLLEGE
7,500 Students



LEGACY
Golf Club

91st Psalm Christian School

GameStop
GNC
H&R BLOCK
LESLIE'S
SUBWAY
YOGI'S GRILL
Great Clips
ROSATI'S
UPS
'WING STOP'

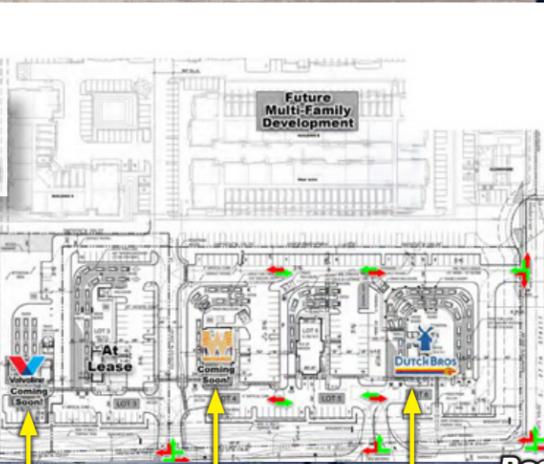
dd's DISCOUNTS
ROSS
Rainbow
Target
ULTA
FAMOUS Footwear
T-Mobile
Bank of America
IHOP
Legacy Village Shopping Center

Fry's
Fry's Fuel
COLD STONE
SALLY
Applebee's
FIRE D PIE
FIVE GUYS
THE JOINT
Jack in the box
K

24th Street
28,219 VPD '24

VALLEY METRO
East Baseline Park-and-Ride
PANDA EXPRESS
Little Caesars

McDonald's
Walgreens
CHASE



Baseline Road
58,482 VPD '24

Baseline Road
54,598 VPD '24

CHIPOTLE
Ono Hawaiian BBQ
verizon
zoyo

Wendy's
Chick-fil-A
BRAKE MASTERS

Cane's
TACO BELL
Walmart Neighborhood Market
PET SMART

24th Street
9,689 VPD '24

Mountain Trails Subdivision
163 Lots

Valvoline COMING SOON
WHATABURGER COMING SOON
Dutch Bros COMING SOON

WEDGEWOOD WEDDINGS & EVENTS

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South Mountain High School
1,722 Students

South Mountain Community College
7,500 Students

Auto Zone

O'Reilly

FAMILY DOLLAR

RANCH MARKET
HARBOR FREIGHT TOOLS

CVS pharmacy

SAFeway

FAMILY DOLLAR

Auto Zone

Walgreens

FAMILY DOLLAR
FOOD CITY

Burlington dds Harkins
DISCOUNTS THEATRES
H&M LEGOLAND Marshalls
OLD NAVY ROSS SEA LIFE

FOOD CITY

FRUITS

dds DISCOUNTS
FRUITS
ULTA
ROSS target

Walgreens

FRUITS
GOODWILL

Auto Zone

Walgreens

Baseline Rd

Baseline Rd

O'Reilly

DOLLAR TREE
planet fitness

PET SMART
Walmart
Neighborhood Market

Dobbins Rd

Guadalupe Rd



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