

THE GROVE ON BASELINE

RETAIL SHOPS & PADS **COMING SOON**
SEC 19th Ave & Baseline Rd | Phoenix, AZ



Conceptual Rendering



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D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

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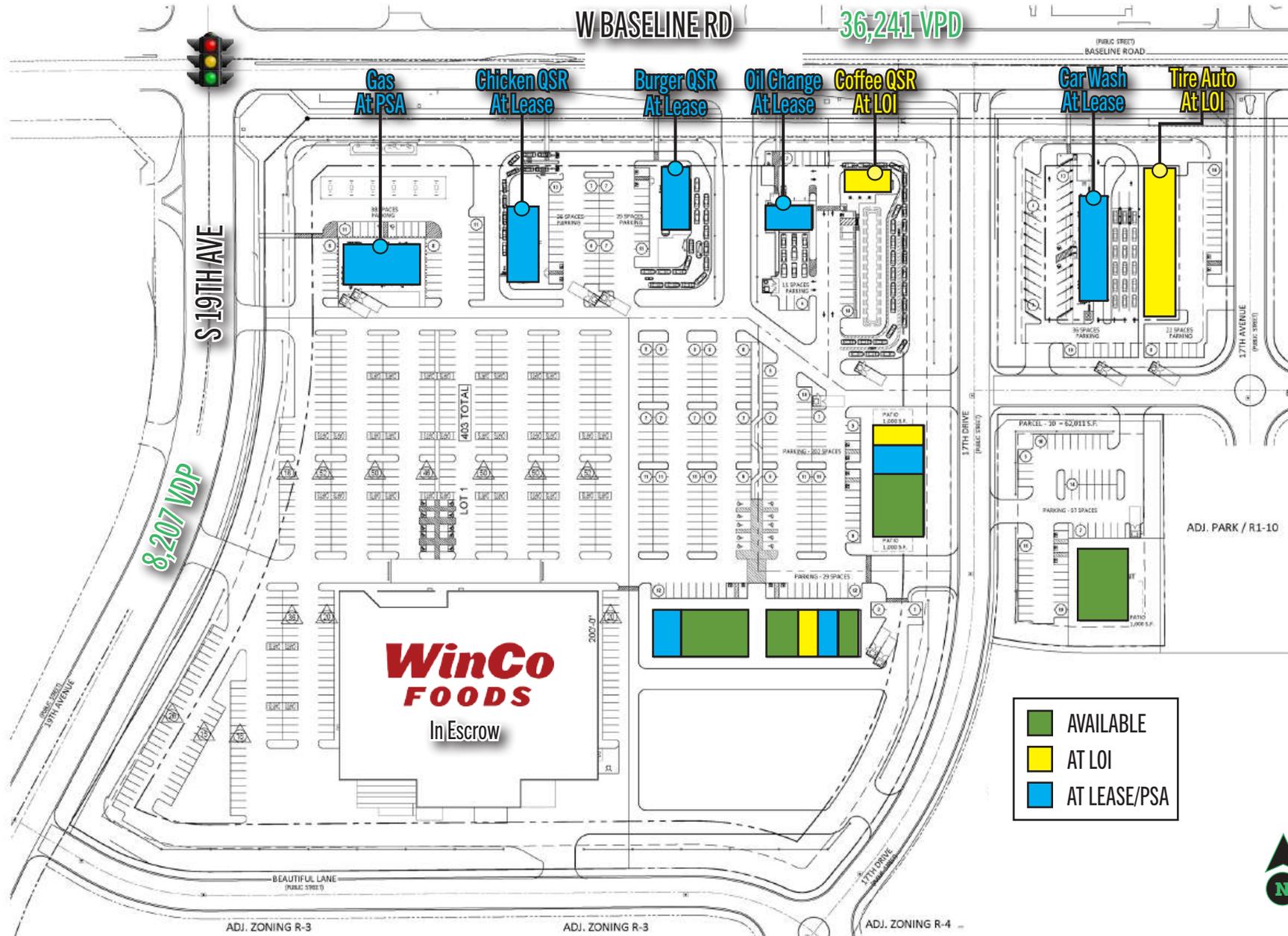
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PROPERTY HIGHLIGHTS

- Booming traffic counts on Baseline Rd: 44,445 VPD at the intersection
- Major retailers at the intersection including Lowe's, EOS Fitness, CVS, Starbucks, Chipotle, McDonald's and more!
- Dense trade area with an estimated 97,637 residents within a 3-mile radius
- Significant residential growth in the immediate area
- Cesar Chavez High School nearby with nearly 3,000 students



DEMOGRAPHICS 2025



POPULATION



HOUSEHOLDS



AVG HH INCOME



MEDIAN HOME VALUE



DAYTIME POPULATION



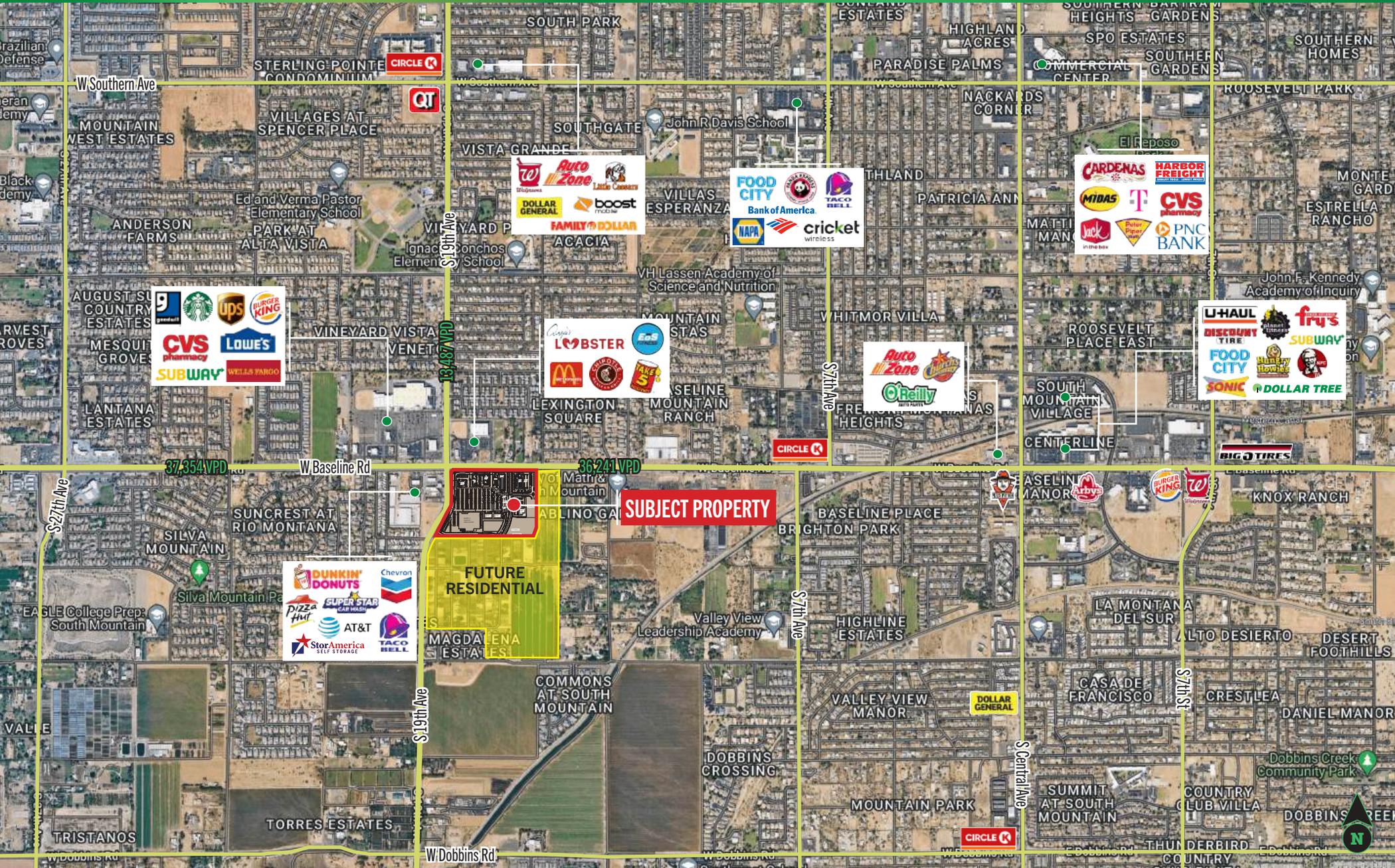
TOTAL BUSINESSES

1 MILE	11,675	3,549	\$103,654	\$393,531	4,961	264
3 MILE	101,385	30,435	\$107,525	\$403,836	42,385	1,945
5 MILE	197,959	60,165	\$109,879	\$419,395	123,986	6,048

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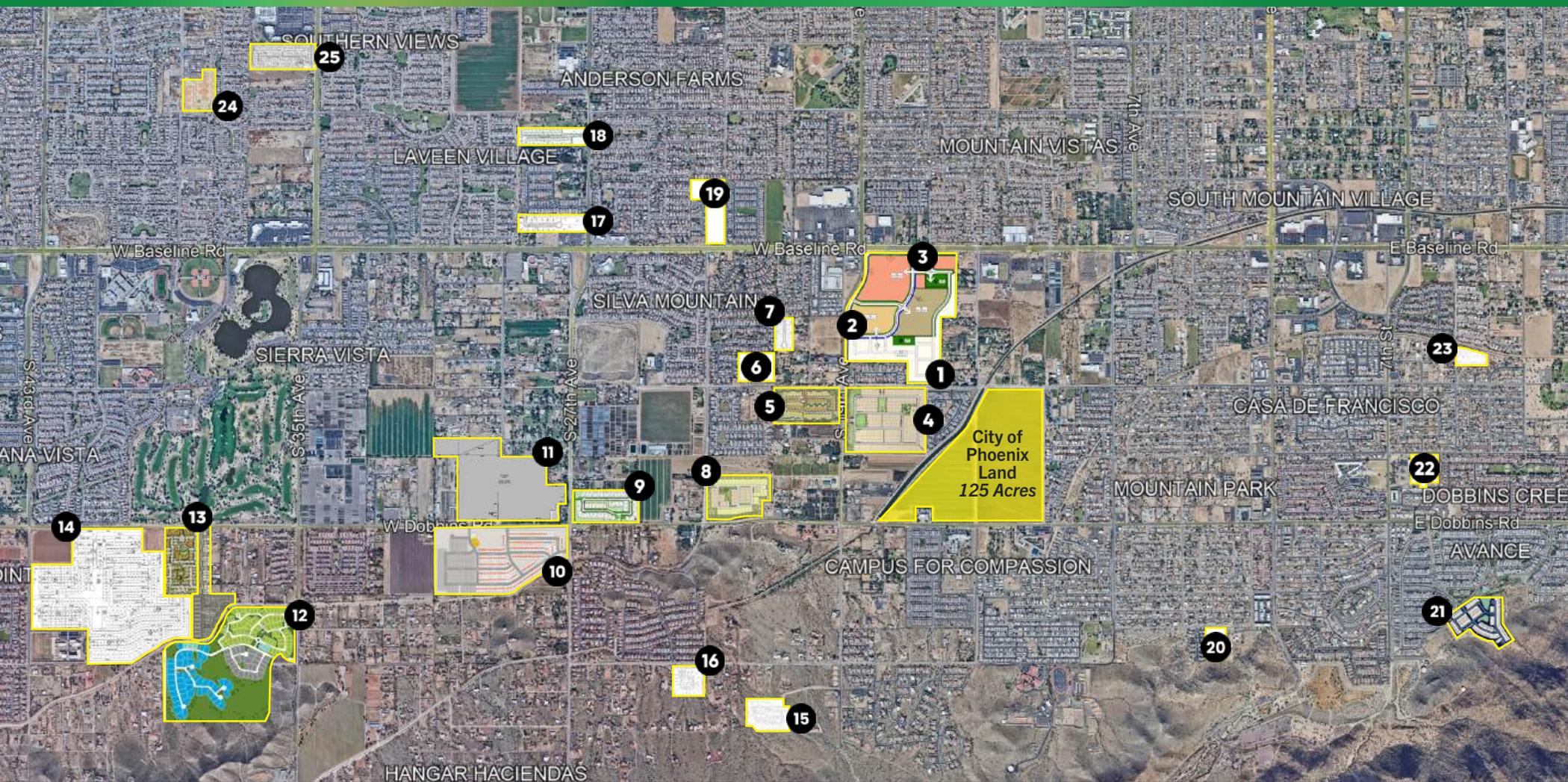
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- | | | | | | | |
|--|--|---|---|--|--|--|
| 1 Richmond Homes
91 SF Lots | 5 Andora
67 SF Lots | 9 Tristano
40 SF Lots | 13 Sol by Liv
429 MF Units | 17 Hillario Casillas
16 SF Lots | 21 Avance Highlands
63 SF Lots | 25 Laveen Village
173 MF Units |
| 2 Adjacent MF Prop.
Up to 200 MF Units | 6 Summergate
33 SF Lots | 10 Dobbins Manor
266 SF Lots | 14 Dobbins Village
367 SF Units | 18 Felten Homes
36 SF Lots | 22 Euclid Apts.
55 MF Units | |
| 3 Adjacent MF Prop.
Up to 500 MF Units | 7 South Mtn. Modern
20 SF Lots | 11 La Salvia
Up to 960 SF Lots | 15 Sanctuary
46 SF Units | 19 Hillstone Villas
55 SF Lots | 23 Serene at South Mtn.
25 SF Lots | |
| 4 Kimura Gardens
160 SF Lots | 8 Sunflower
49 SF Lots | 12 Whispering Hills
165 SF Lots | 16 Prada
16 SF Lots | 20 Villas at South Mtn.
25 SF Lots | 24 39th & Vineyard
64 SF Lots | |

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View from South Mountain

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