

FOR LEASE

LEVROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL
REAL ESTATE SERVICES

SHOPS AT THE RAVEN

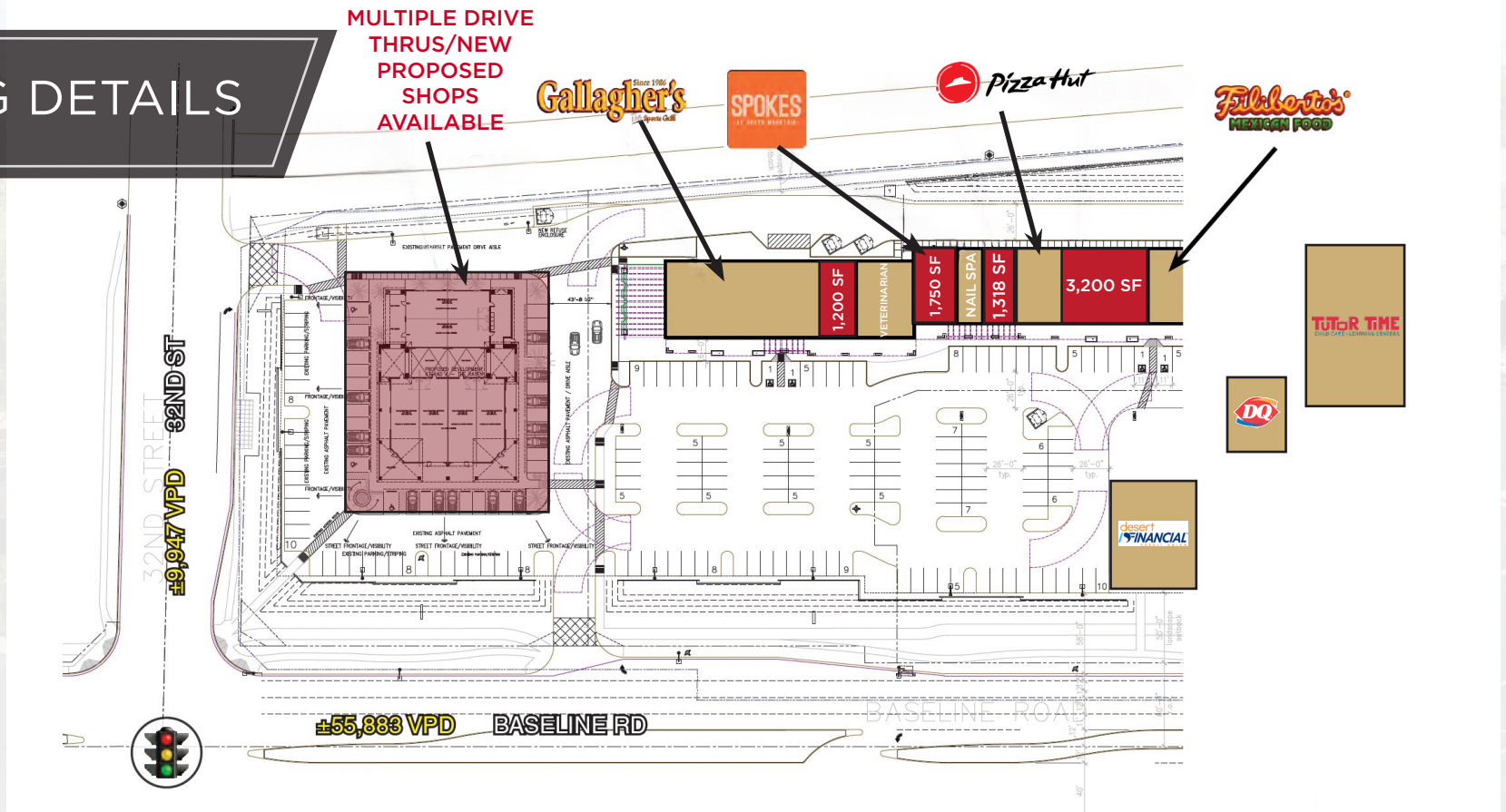
NEC 32ND STREET & BASELINE ROAD | PHOENIX, AZ



SEAN LIEB, Senior Vice President
slieb@levrose.com
602.491.9295

TREVOR WHITE, Advisor
twhite@levrose.com
480.508.7449

OFFERING DETAILS



\$ LEASE RATE:
Call For Pricing

↗ LOT SIZE:
±2.77 AC

🏠 BUILDING SIZE:
±22,000 SF

📍 ZONING:
C-1

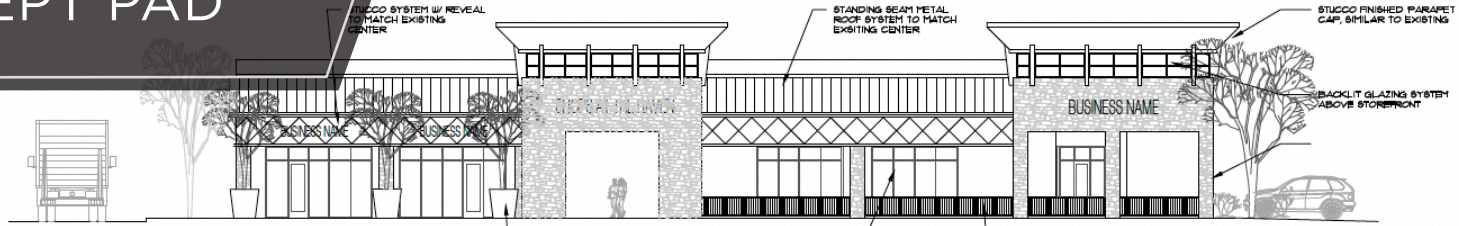
📄 AVAILABLE:
1,200 SF Retail **Coming Available 11/1/24*
1,318 SF Retail
1,750 SF Retail
3,200 SF Retail PADS

📍 PARCEL:
122-97-239
122-97-240

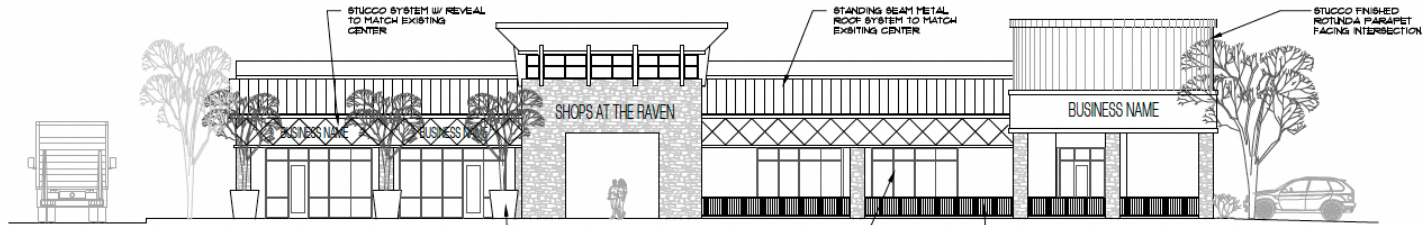
PROPERTY HIGHLIGHTS

- New shop opportunity
- On hard corner of 32nd Street and Baseline Road
- Located next to national tenants such as Filiberto's Mexican Food, Gallagher's Sports Grill, and Spokes

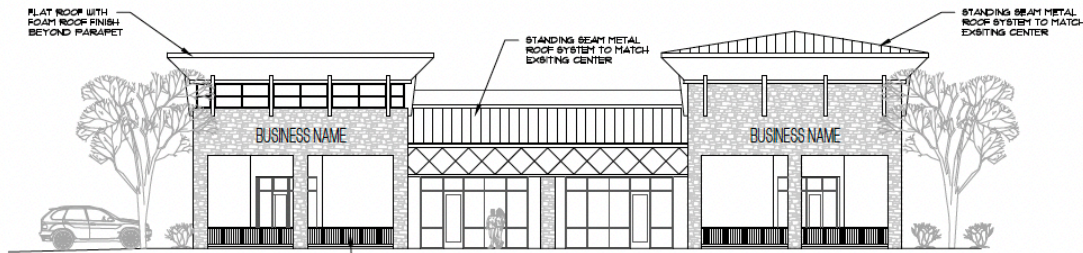
CONCEPT PAD



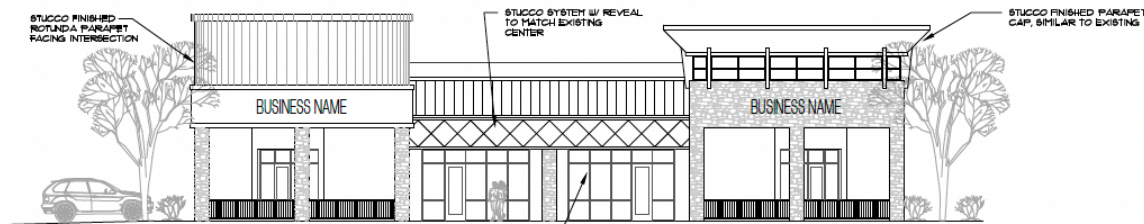
Concept Pad Development Elevations
West Elevation Option #1
SCALE: 1"=10'-0"



Concept Pad Development Elevations
West Elevation Option #2
SCALE: 1"=10'-0"



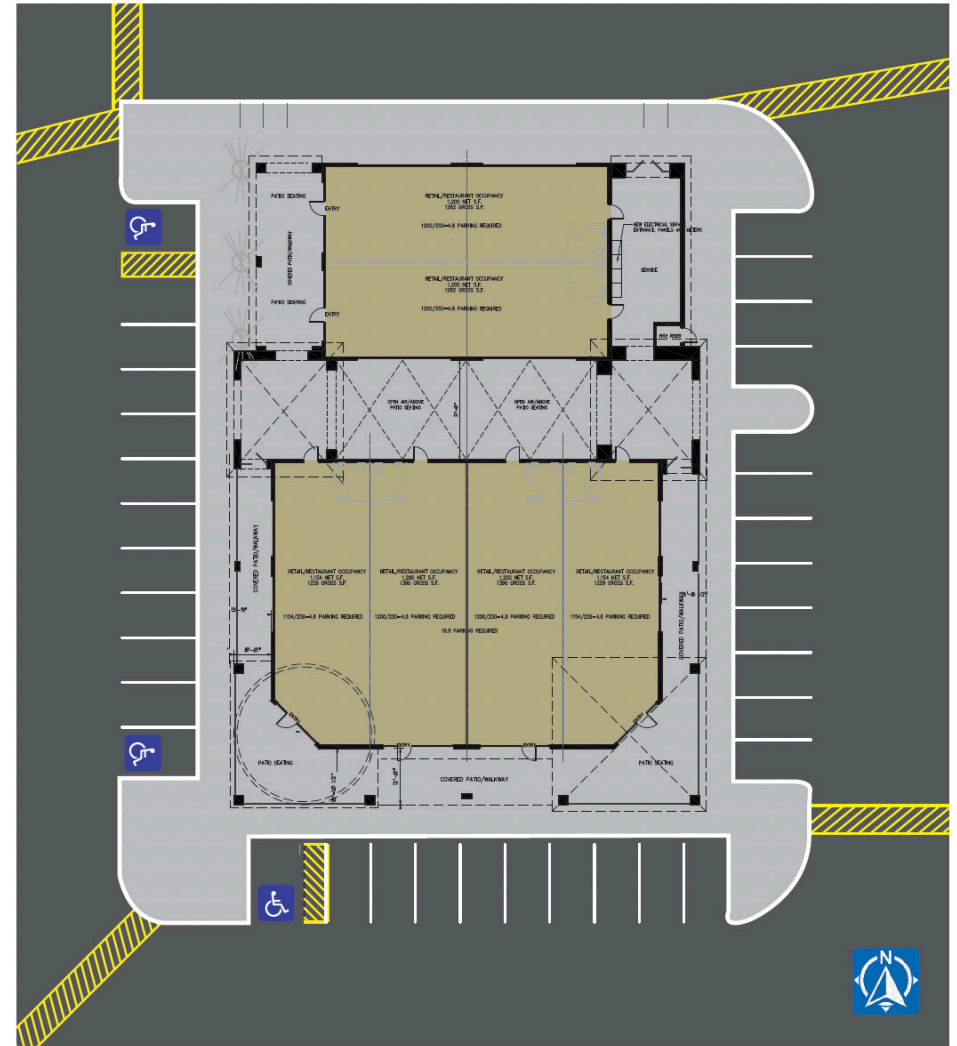
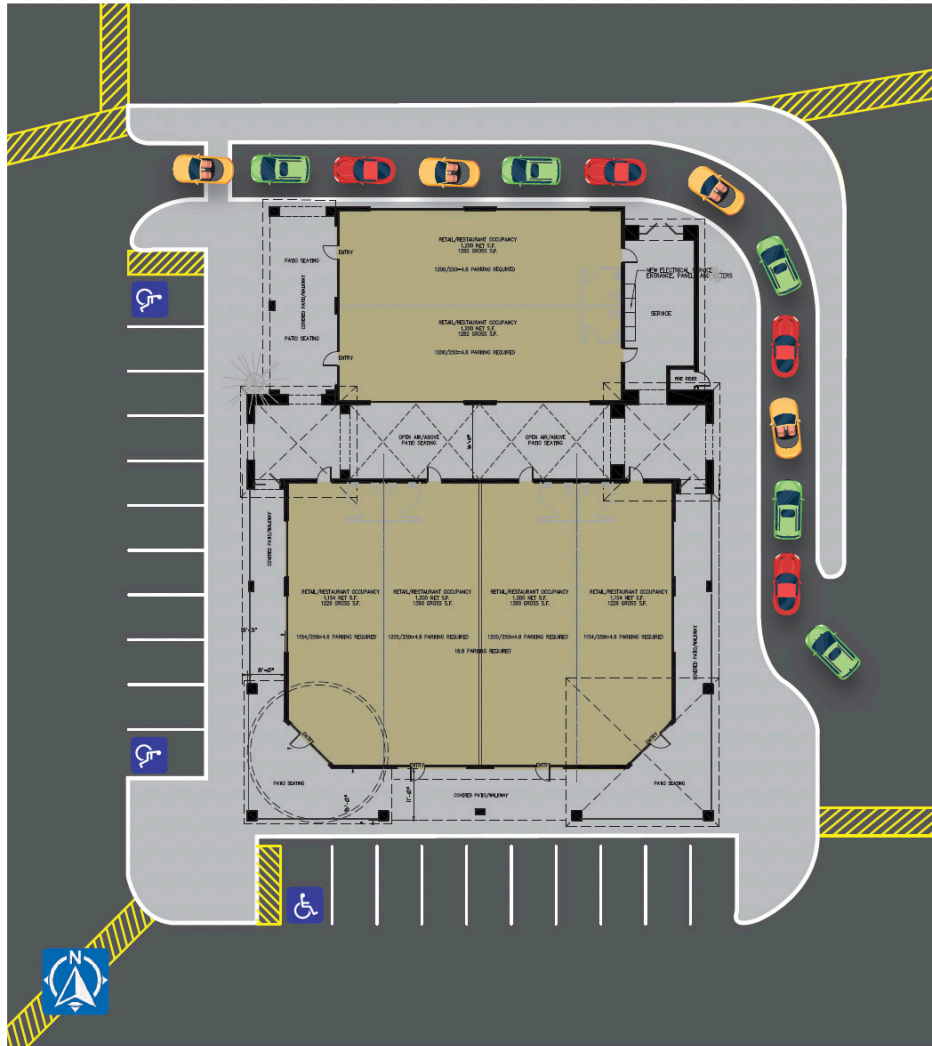
Concept Pad Development Elevations
South Elevation Option #1
SCALE: 1"=10'-0"



Concept Pad Development Elevations
South Elevation Option #2
SCALE: 1"=10'-0"

Concept Pad Development Elevations
PAD A Development Option #3 & #4
SCALE: 1/8"=1'-0"

DRIVE THRU PAD OPTIONS



AERIAL OVERVIEW



BLOSSOM HILLS II
84 UNITS

SUMMERS PLACE
31 UNITS

SITE

GARDENERS ENCLAVE
47 UNITS

VILLAGE @ STH MTN
41 UNITS

HOUSING DATA

	ACTIVE
	FUTURE

AERIAL OVERVIEW

SOUTHERN MOUNTAIN COMMUNITY COLLEGE

RAVEN GOLF CLUB

GENOA A QOL HEALTHCARE

SITE

E BASELINE ROAD ±51,686 VPD

S 32ND STREET ±10,676 VPD



DEMOGRAPHICS

3220 E BASELINE ROAD, PHOENIX, AZ 85042



POPULATION

	1 MILE	3 MILES	5 MILES
2022	8,408	90,643	255,661
2027	9,586	101,977	287,361



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2022	3,406	31,141	91,032
2027	3,875	34,979	102,036



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2022	\$94,459	\$81,588	\$81,669



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2022	1,778	51,312	175,209



BUSINESSES

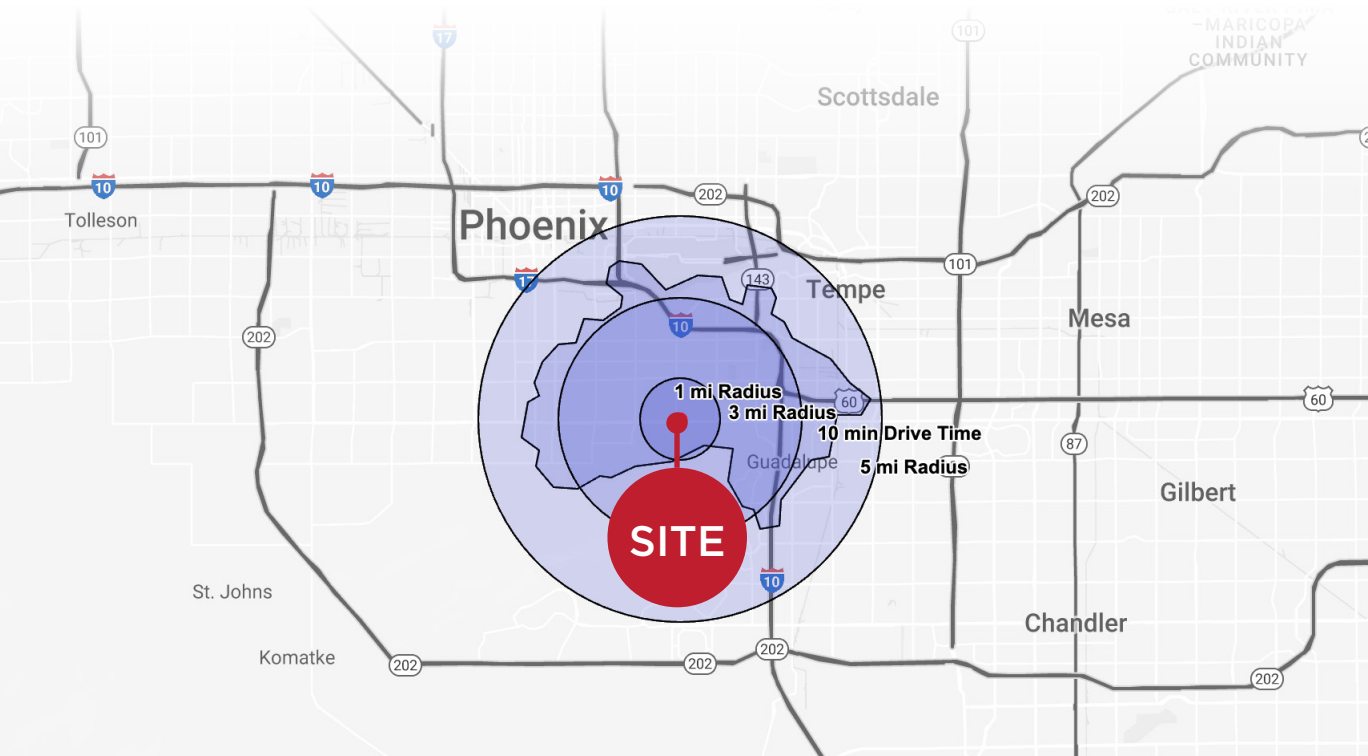
	1 MILE	3 MILES	5 MILES
2022	153	3,278	175,209



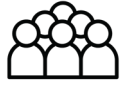
HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2022	\$336,785	\$252,774	\$266,850

Info gathered via Costar.com



PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



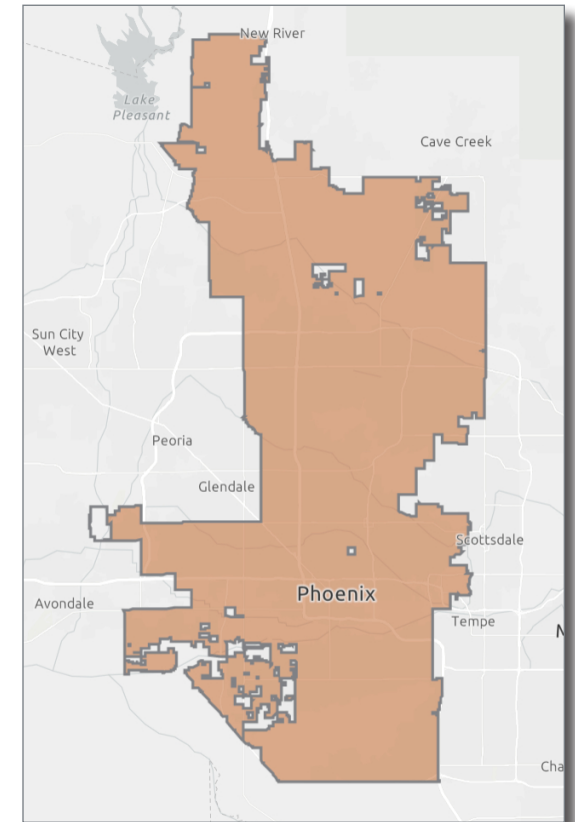
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



DOWNTOWN PHOENIX



CITYSCAPE & SURROUNDING BLOCKS

This \$500 million complex is a mix of downtown's financial and governmental districts. Taking up to two city blocks with a mix of retail, restaurants, and a thriving night scene, the complex has propelled redevelopment in neighboring areas.



ROOSEVELT ROW

Now the epicenter of downtown's increasing arts scene, "RoRo" is home to Phoenix First Fridays art walk. Enjoy exhibit openings, live music and street vendors or shop for handmade ceramics, jewelry and art at the local boutiques.



HERITAGE SQUARE

Heritage Square consists of a collection of preserved 19th-20th century commercial buildings transformed into restaurants and adjacent museums. It is also home to Chase Field where locals cheer on the Arizona Diamondbacks as well as the Talking Stick Resort Arena.



WAREHOUSE DISTRICT

During the early 20th century many of the industrial buildings and warehouses that served Arizona's citrus and cotton markets have now developed into office space for tech startups, galleries, studios, restaurants and venues.



CORONADO DISTRICT

This historic district includes over 5,000 households and hundreds of businesses. Located just south of Camelback mountain, Papago Park and Phoenix Zoo.



GRAND AVENUE ARTS DISTRICT

Just northwest of the Downtown Core is the quirky Arts District. The Grand Avenue neighborhood is bustling with local businesses, art studios, converted warehouses, funky bars, restaurants and restored storefronts.



GARFIELD HISTORIC DISTRICT

Developed from 1883-1955, this historic district contains nearly 800 households and the city's largest concentration of "pyramid cottages." Garfield is known for its unique art scenes and is within walking distance of Roosevelt Row.



THE MELROSE DISTRICT

The one mile stretch of Seventh Avenue between Indian School and Camelback road contains a mix of residential and commercial buildings known as the Melrose District. This pride strong complex is well sought out for their inclusive, vibrant mix of dining, drinking and shopping.

LEV ROSE

COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES