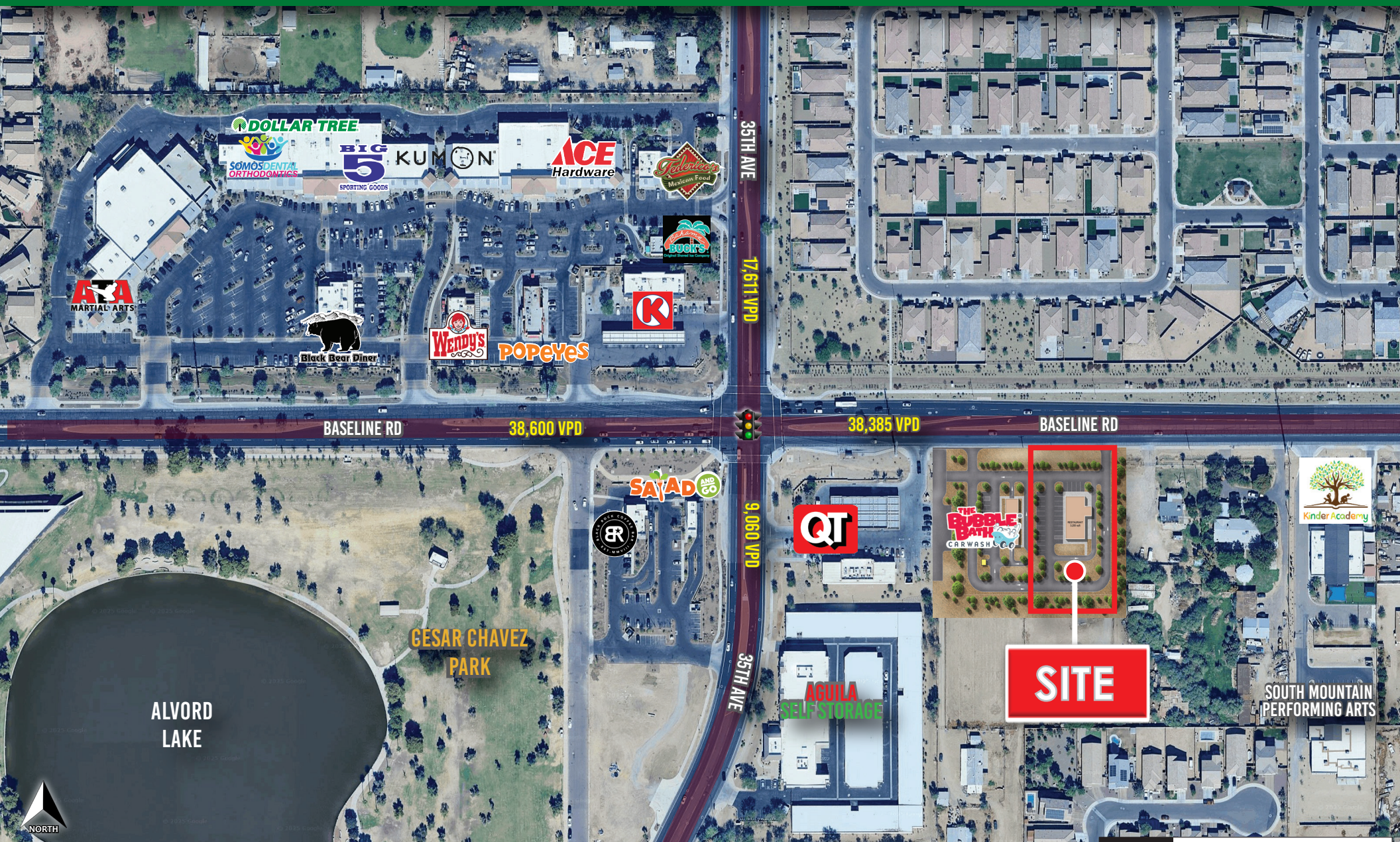


# PAD w/BASELINE RD FRONTAGE | Available for Ground Lease

## E/SEC 35th Ave & Baseline Rd, Phoenix, AZ 85041



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Nationwide Real Estate Services



# site plan

E/SEC 35th Ave & Baseline Road  
Phoenix, AZ 85041



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### demographics 2024

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	11,575	83,662	177,753
PROJECTED POPULATION (2029)	11,622	90,206	189,110
AVERAGE HOUSEHOLD INCOME	\$115,450	\$121,523	\$108,061
DAYTIME POPULATION	3,661	30,551	93,753
MEDIAN AGE	31.0	31.8	31.4
ESTIMATED HOUSEHOLDS	3,360	24,267	50,606



### traffic counts:

W. Baseline Rd | 36,857 VPD

S. 35th Ave | 17,661 VPD

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### property highlights

- Booming Baseline Road traffic counts of 38,857 VPD
- Potential full access point to the PAD and cross access with QuikTrip and Bubble Bath
- Close to Cesar Chavez High School with nearly 3,000 students
- Catty-corner to Laveen Commons shopping center hosting ACE Hardware, Big 5 Sporting Goods, Dollar Tree, Wendy's and more
- Dense trade area with 83,662 residents within a 3-mile radius



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