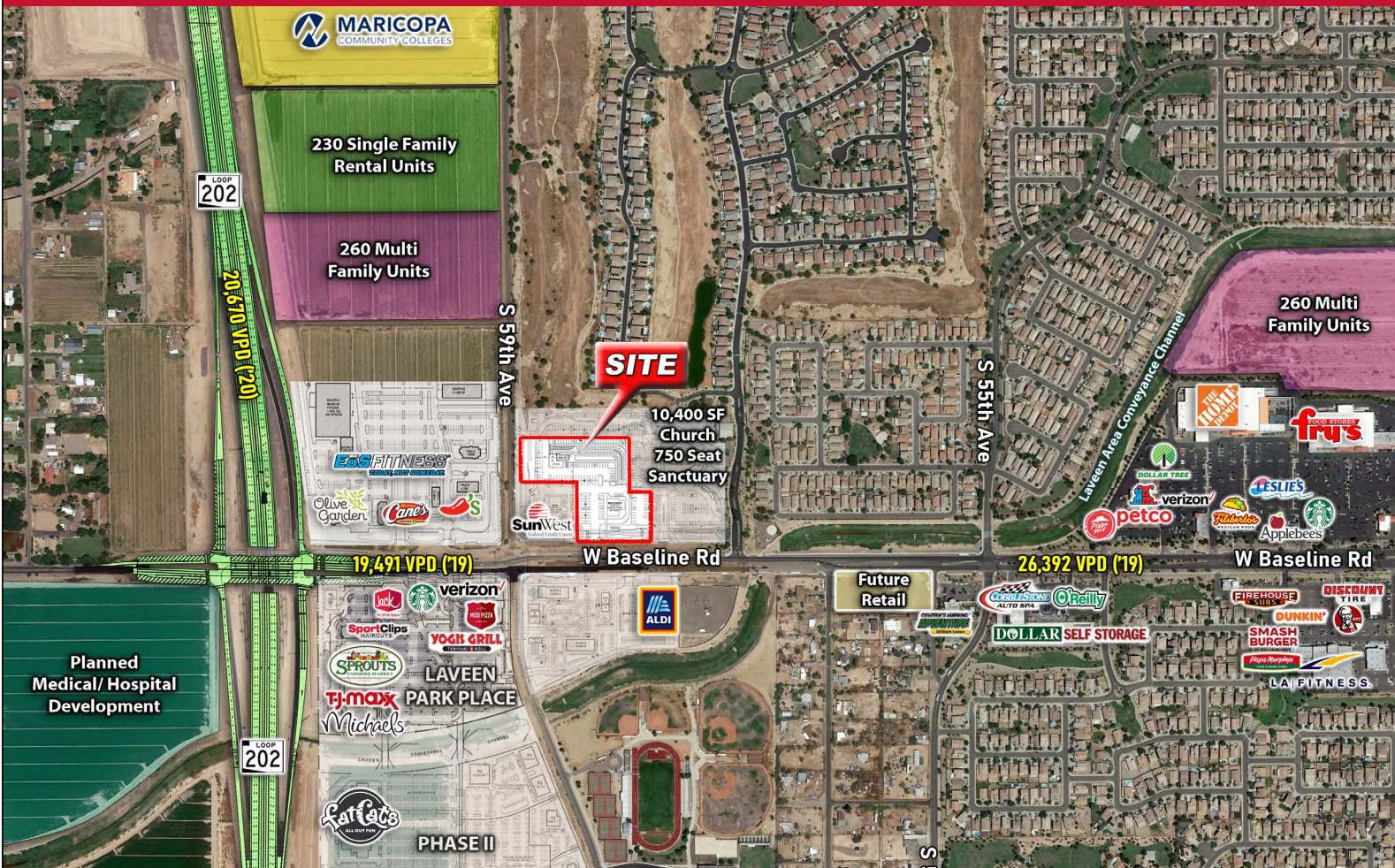




PADS AVAILABLE AT REGIONAL RETAIL INTERSECTION

NEC OF 59TH AVE AND BASELINE, LAVEEN, AZ 85339

GROUND LEASE OR BUILD TO SUIT



PROJECT HIGHLIGHTS:

- Join a host of High Caliber Retail Tenants including "Sprouts, TJ Maxx, Michael's, ALDI, EOS Fitness and Fat Cats"
- New Loop 202 Expansion - Now Open with 20,670 VDP ('20)
- Tremendous Residential Growth in the Immediate Area with 15k Homes Currently Under Construction
- Opportunity to be a part of the next Dominant Retail Intersection in the Southwest Valley
- Frontage along Baseline Rd with 19,491 VPD ('19)

Developed by:



COLE VALLEY PARTNERS
Real Estate



FOR INFORMATION CONTACT:

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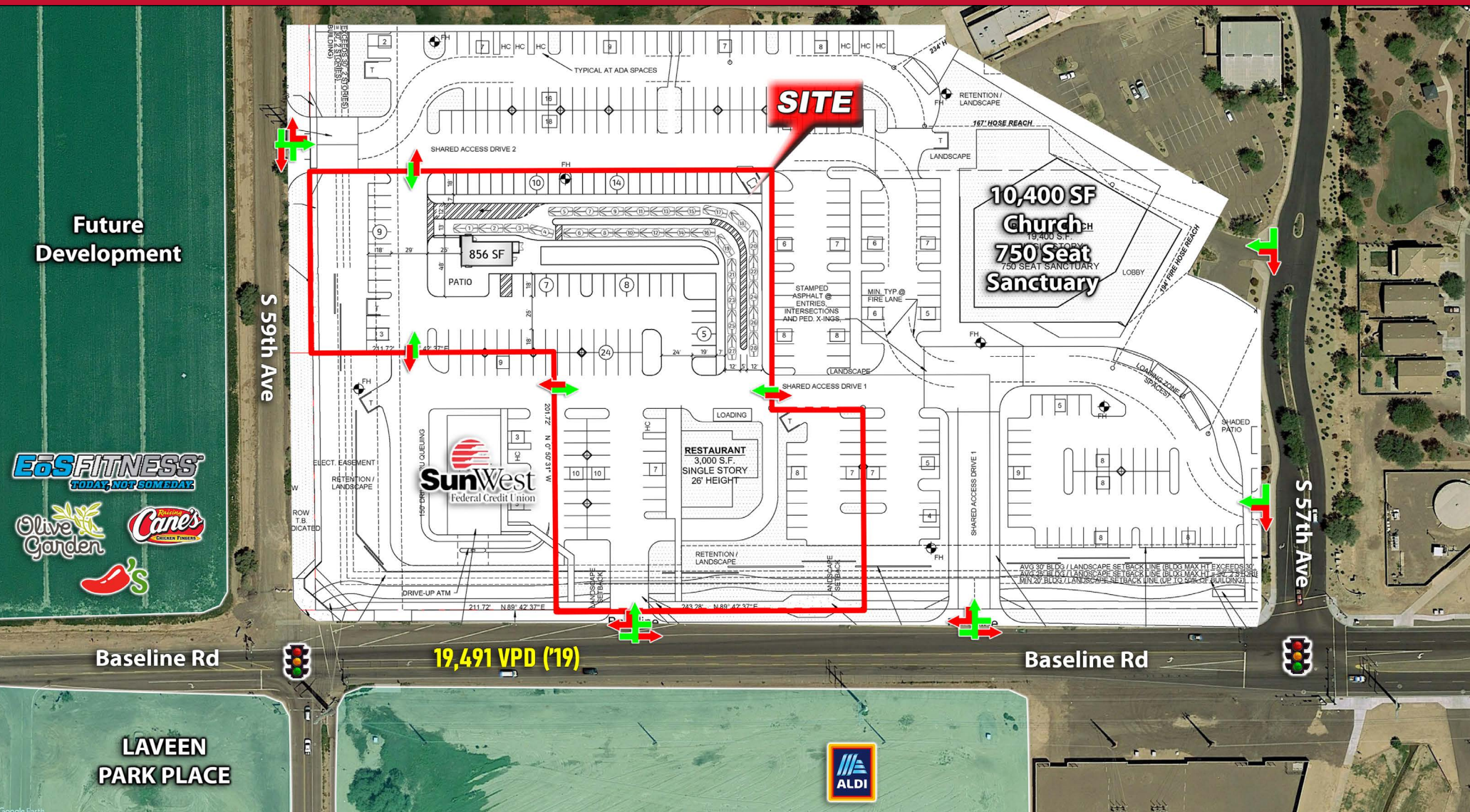
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 Population	8,950	52,762	109,331
Daytime Population	6,398	35,951	92,812
Average HH Income	\$92,127	\$83,982	\$80,810



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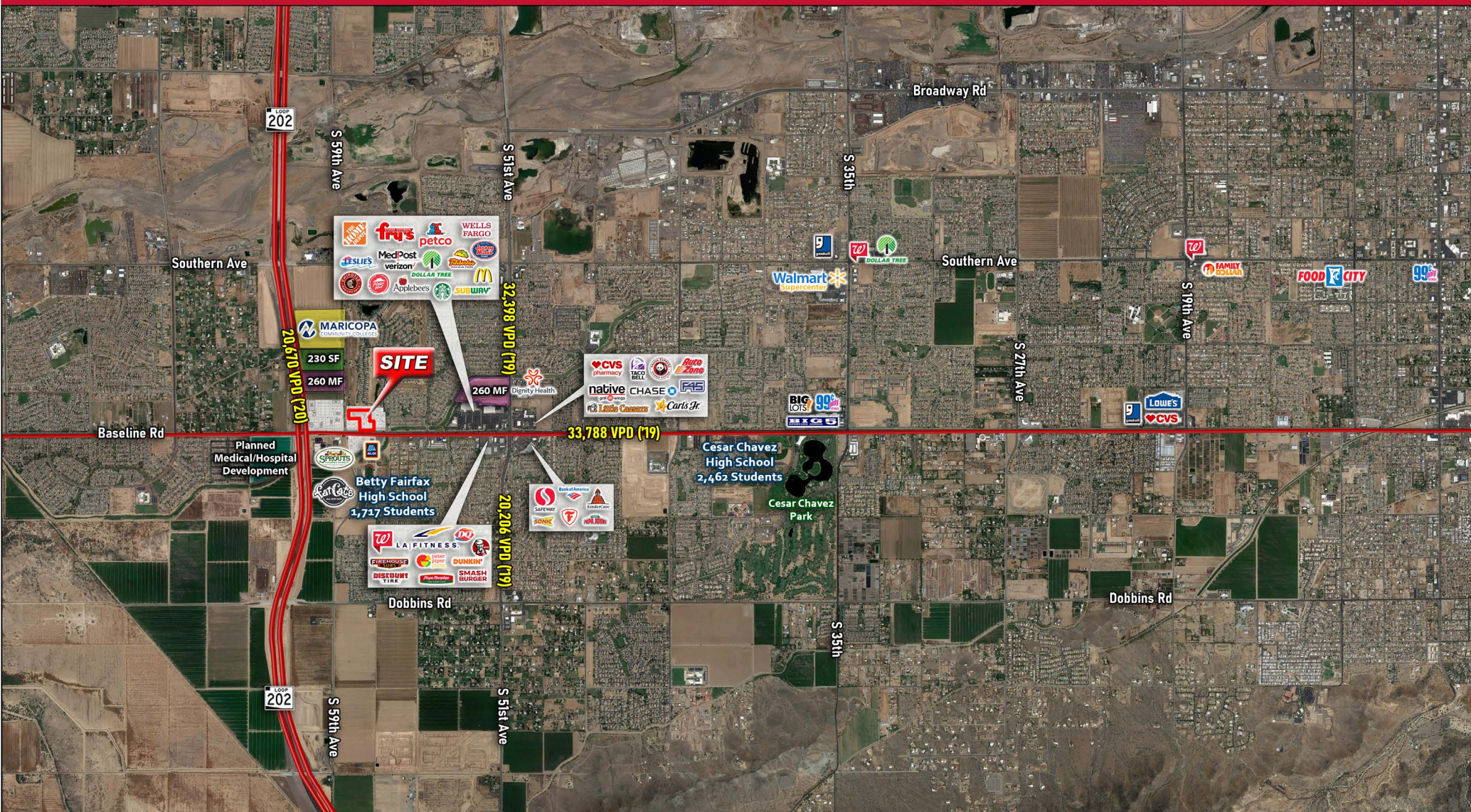


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DEMOGRAPHIC REPORT

Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.37745
Longitude: -112.18516

	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	575	5,711	19,205
2010 Total Population	7,411	43,128	90,437
2019 Total Population	8,950	52,762	109,331
2024 Total Population	9,826	58,067	120,822
2019-2024 Annual Rate	1.89%	1.93%	2.02%
2019 Total Daytime Population	6,398	35,951	92,812
Workers	1,561	7,346	34,757
Residents	4,837	28,605	58,055
HOUSEHOLD SUMMARY			
2000 Households	186	1,685	4,731
2010 Households	2,312	12,637	24,997
2019 Households	2,786	15,156	29,841
2024 Households	3,052	16,590	32,910
2019 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	72.2%	72.7%	71.3%
Renter Occupied Housing Units	19.9%	19.4%	21.2%
2019 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$92,127	\$83,982	\$80,810
Average Home Value	\$274,428	\$272,670	\$262,086
2019 POPULATION BY RACE/ETHNICITY			
Total	8,950	52,762	109,330
White Alone	42.4%	42.5%	43.7%
Black Alone	22.3%	19.7%	17.3%
American Indian Alone	2.7%	3.1%	3.2%
Asian Alone	8.4%	7.5%	5.6%
Pacific Islander Alone	0.2%	0.3%	0.2%
Some Other Race Alone	18.6%	21.4%	24.9%
Two or More Races	5.4%	5.5%	5.0%
Hispanic Origin	40.3%	47.3%	54.5%
Diversity Index	87.7	88.7	88.7
2019 POPULATION BY AGE			
Total	8,948	52,763	109,333
0 - 4	9.8%	10.0%	9.9%
5 - 9	9.7%	9.8%	9.6%
10 - 14	8.4%	8.8%	8.6%
15 - 24	12.5%	13.1%	14.4%
25 - 34	15.7%	16.2%	16.9%
35 - 44	18.8%	17.3%	15.9%
45 - 54	10.9%	11.2%	11.0%
55 - 64	8.0%	7.6%	7.6%
65 - 74	4.9%	4.4%	4.5%
75 - 84	1.2%	1.3%	1.4%
85 +	0.4%	0.3%	0.3%
18 +	68.3%	67.1%	67.5%
2019 Median Age	31.3	30.2	29.4
2019 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	5,338	30,768	62,900
Some College, No Degree	22.4%	21.8%	22.8%
Associate Degree	14.1%	10.5%	9.4%
Bachelor's Degree	17.1%	17.3%	14.3%
Graduate/Professional Degree	9.3%	9.3%	7.2%

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. GPS Retail LLC