

JOIN DUNKIN' DONUTS ALONG BASELINE CORRIDOR!

3333 E. Baseline Rd | Phoenix, AZ 85042

E/SEC 32nd St & Baseline Rd



**1,336 SF
Available**

D **DIVERSIFIED
PARTNERS**
Nationwide Real Estate Services

Jeff Alba | (direct) 480.383.8178 | (cell) 602.799.4098 | jalba@dpcr.com

7339 E. McDonald Drive, Scottsdale, AZ 85250 • Office: 480.947.8800 • Fax: 480.947.8830 • www.dpcr.com

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 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 & 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.

THE LEGACY
AT SOUTH MOUNTAIN

RAVEN AT
SOUTH MOUNTAIN

WESTERN CANAL

SUMMERS
PLACE
31 D/U

13,977 vpd

46,943 vpd

Gallagher's

Filiberto's
MEXICAN FOOD

Pizza
Hut

TUTOR TIME
CHILD CARE / LEARNING CENTERS

ANYTIME
FITNESS

desert
FINANCIAL

DQ

E Baseline Rd

57,203 vpd

Banfield
PET HOSPITAL

EINSTEIN BROS
BAGELS

BR

DUNKIN'
DONUTS

34th
Place

1,336 SF
Available

GARDENERS
ENCLAVE
RESIDENTIAL
61 D/U

VILLAGE AT
SOUTH MOUNTAIN

32nd St



NORTH

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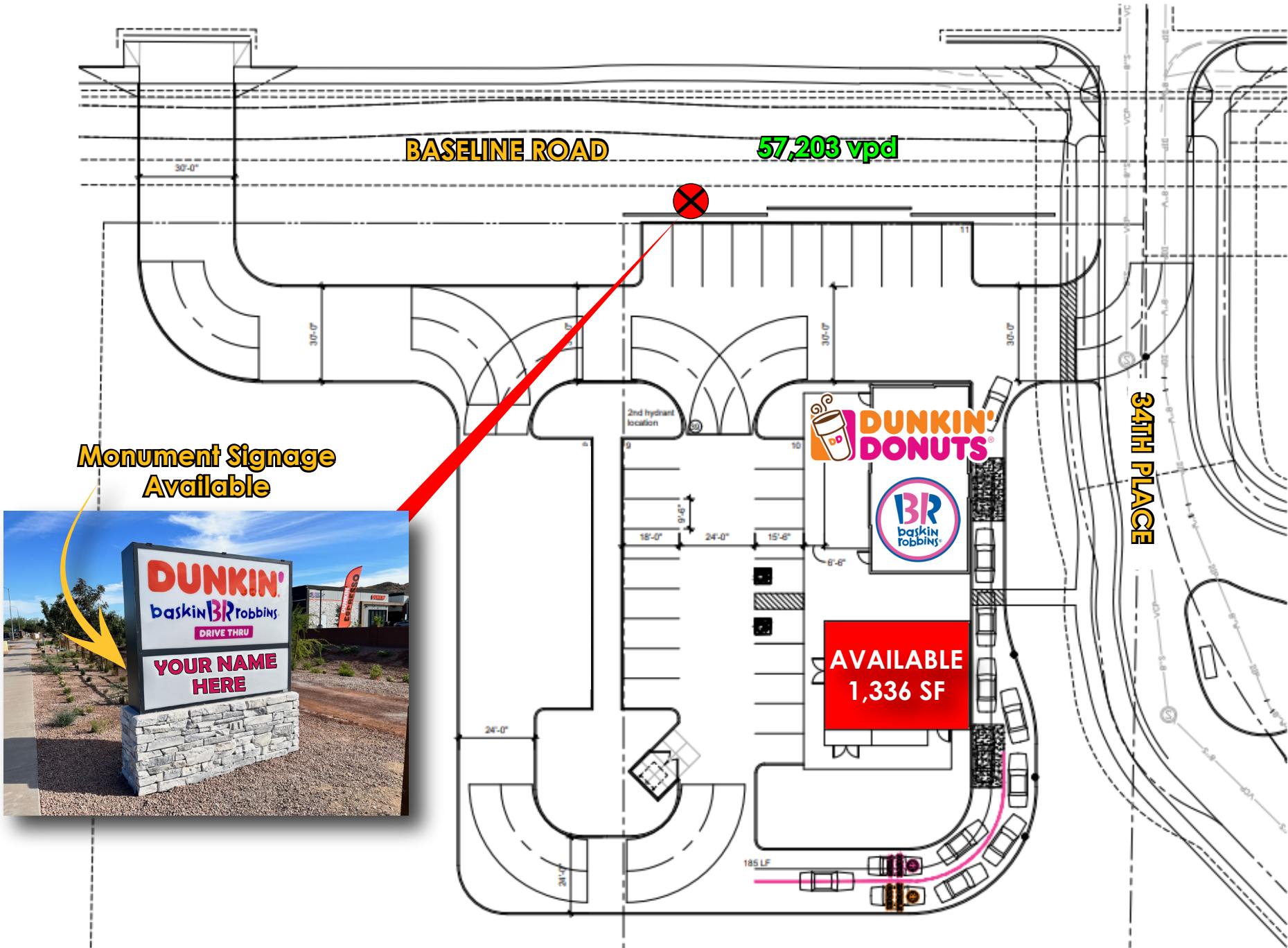
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Monument Signage Available

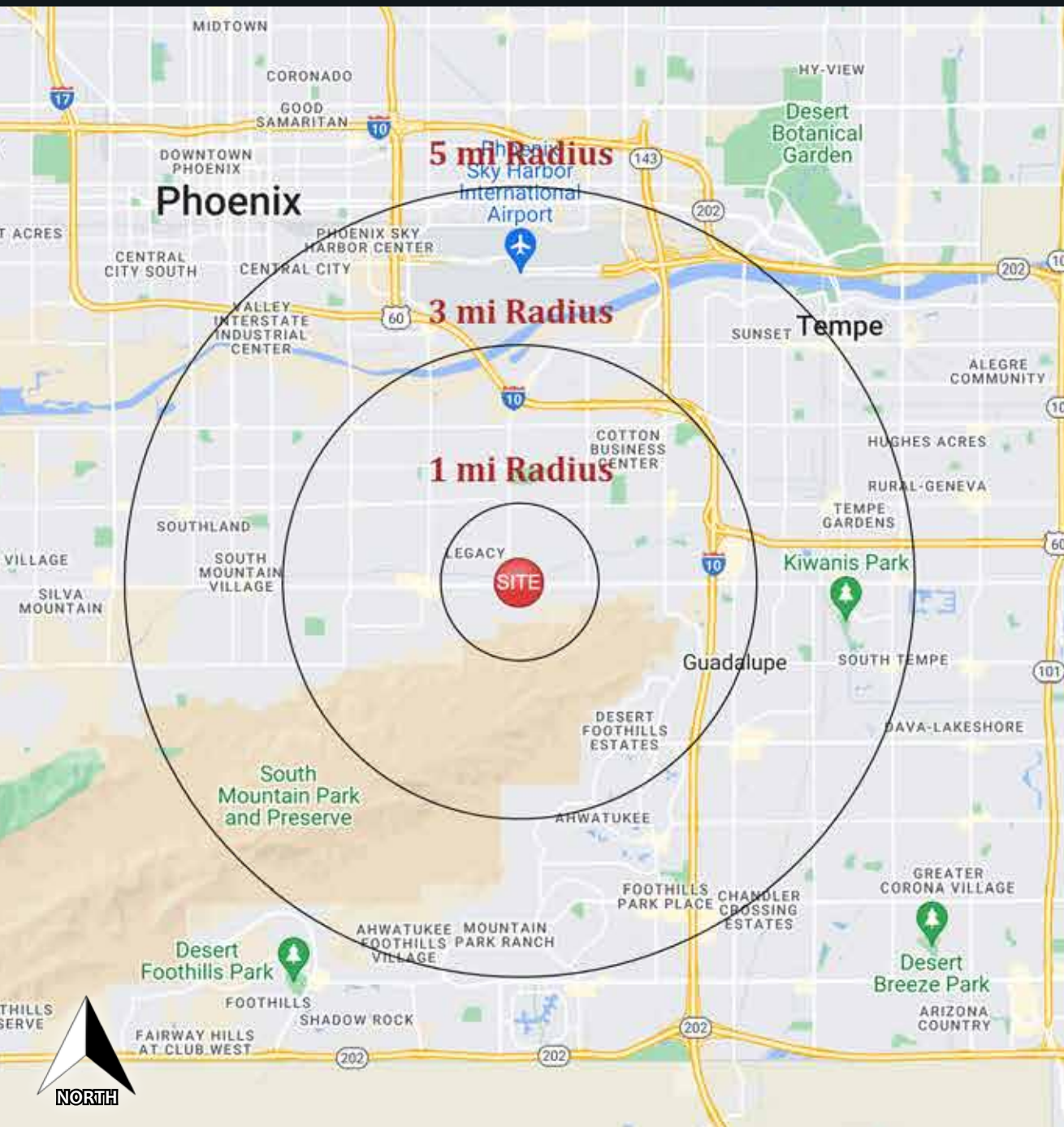


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2023 Demographics

Sites USA



ESTIMATED POPULATION

7,681	83,005	230,488
1 MI	3 MI	5 MI

ESTIMATED HOUSEHOLDS

3,312	29,688	86,815
1 MI	3 MI	5 MI

AVERAGE HH INCOME

\$131,934	\$114,972	\$112,199
1 MI	3 MI	5 MI

DAYTIME POPULATION

3,829	87,525	235,814
1 MI	3 MI	5 MI

TRAFFIC COUNTS

Baseline Road	57,203 VPD
32nd Street	13,377 VPD

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PROPERTY HIGHLIGHTS

- ± 1,336 SF space available
- Tenant improvement allowance available
- Strong traffic counts along Baseline Road with over 57,000 VPD
- Great visibility from Dunkin' Donuts daily drive-thru traffic
- Adjacent development project includes Black Rock Coffee, Banfield Pet Hospital and Einstein's Bagels

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