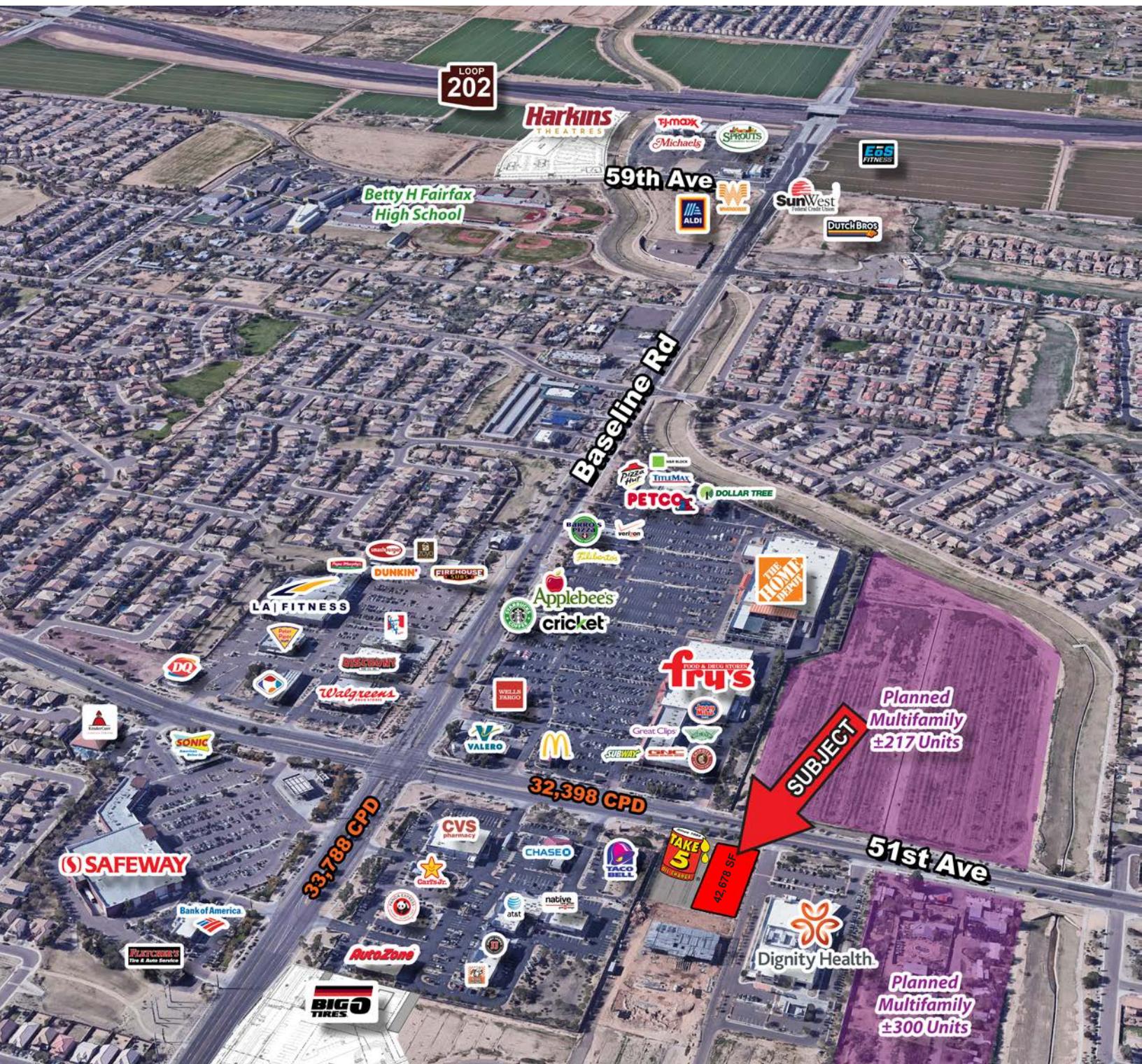


NEW DRIVE THRU PAD

Baseline Rd & 51st Ave - Northeast Corner
Phoenix, Arizona



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

DEMOGRAPHICS

CONTACT

Offered in
Partnership
with



Brian Gast
602.682.8155

brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108

heather.prinsloo@velocityretail.com

Kevin Trujillo
602.682.8182

kevin.trujillo@velocityretail.com

NEW DRIVE THRU PAD

Baseline Rd & 51st Ave - Northeast Corner
Phoenix, Arizona



◆ PAD OPPORTUNITY! APROX. 42,687 SF ZONED C-2!

Property Highlights

- Over 66,000 cars per day at the intersection
- 3 mile average household income over \$90k
- Very dense infill location
- One of the top intersections in Laveen
- Drive thru PAD is fully entitled
- Immediate access to new Loop 202 freeway - less than 2 miles away

Nearby Tenants



Traffic Counts

Baseline Road	33,788 CPD
51st Avenue	32,398 CPD
Total	66,186 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	15,960	60,450	130,807
Estimated Households	4,851	17,852	33,612
Avg Household Income	\$100,373	\$98,827	\$91,552
Daytime Employees	2,077	9,003	38,869

Source: SitesUSA

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

DEMOGRAPHICS

CONTACT

Offered in
Partnership
with



Brian Gast

602.682.8155

brian.gast@velocityretail.com

Heather Prinsloo

602.682.8108

heather.prinsloo@velocityretail.com

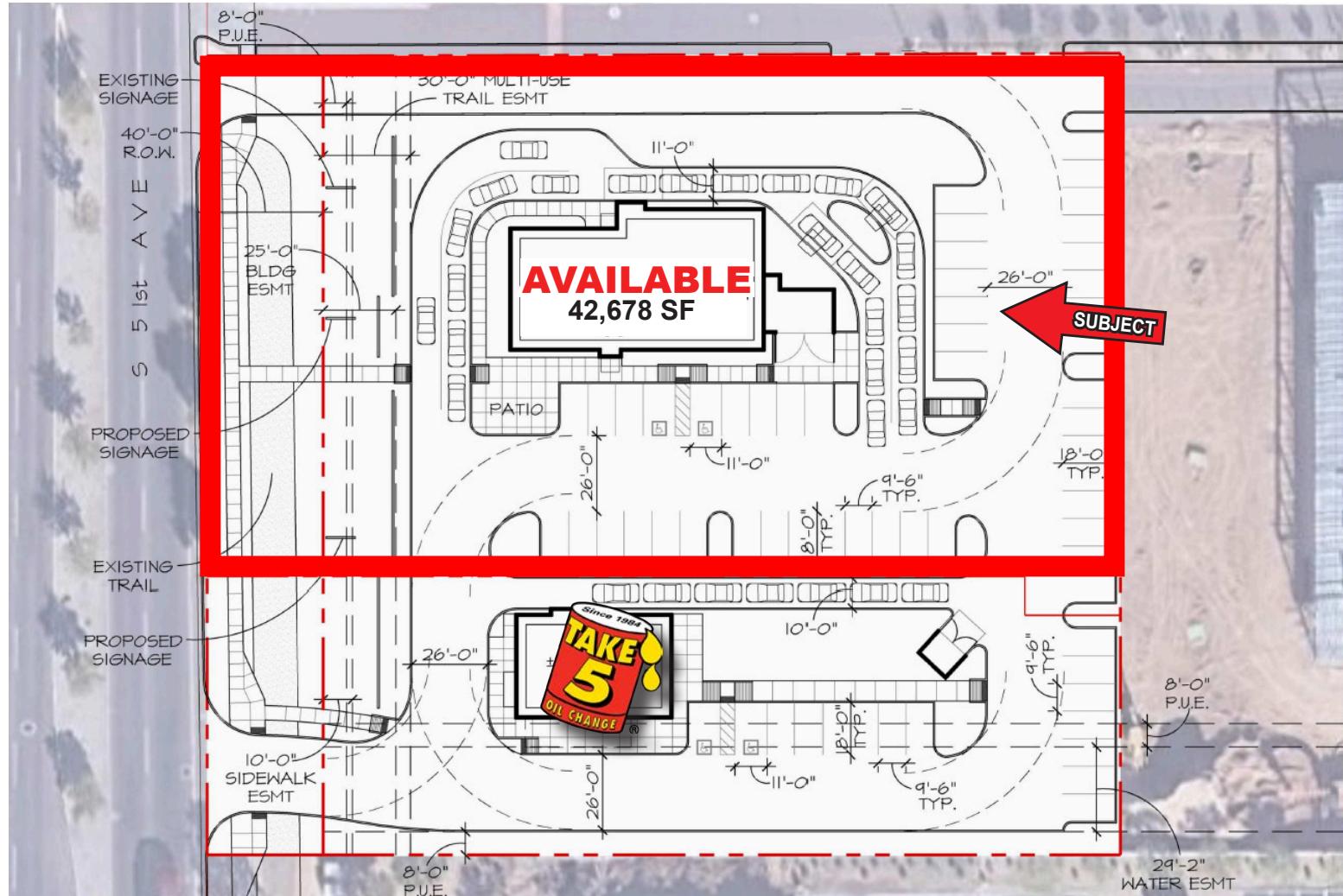
Kevin Trujillo

602.682.8182

kevin.trujillo@velocityretail.com

NEW DRIVE THRU PAD

Baseline Rd & 51st Ave - Northeast Corner
Phoenix, Arizona



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

DEMOGRAPHICS

CONTACT

Brian Gast

602.682.8155

brian.gast@velocityretail.com

Heather Prinsloo

602.682.8108

heather.prinsloo@velocityretail.com

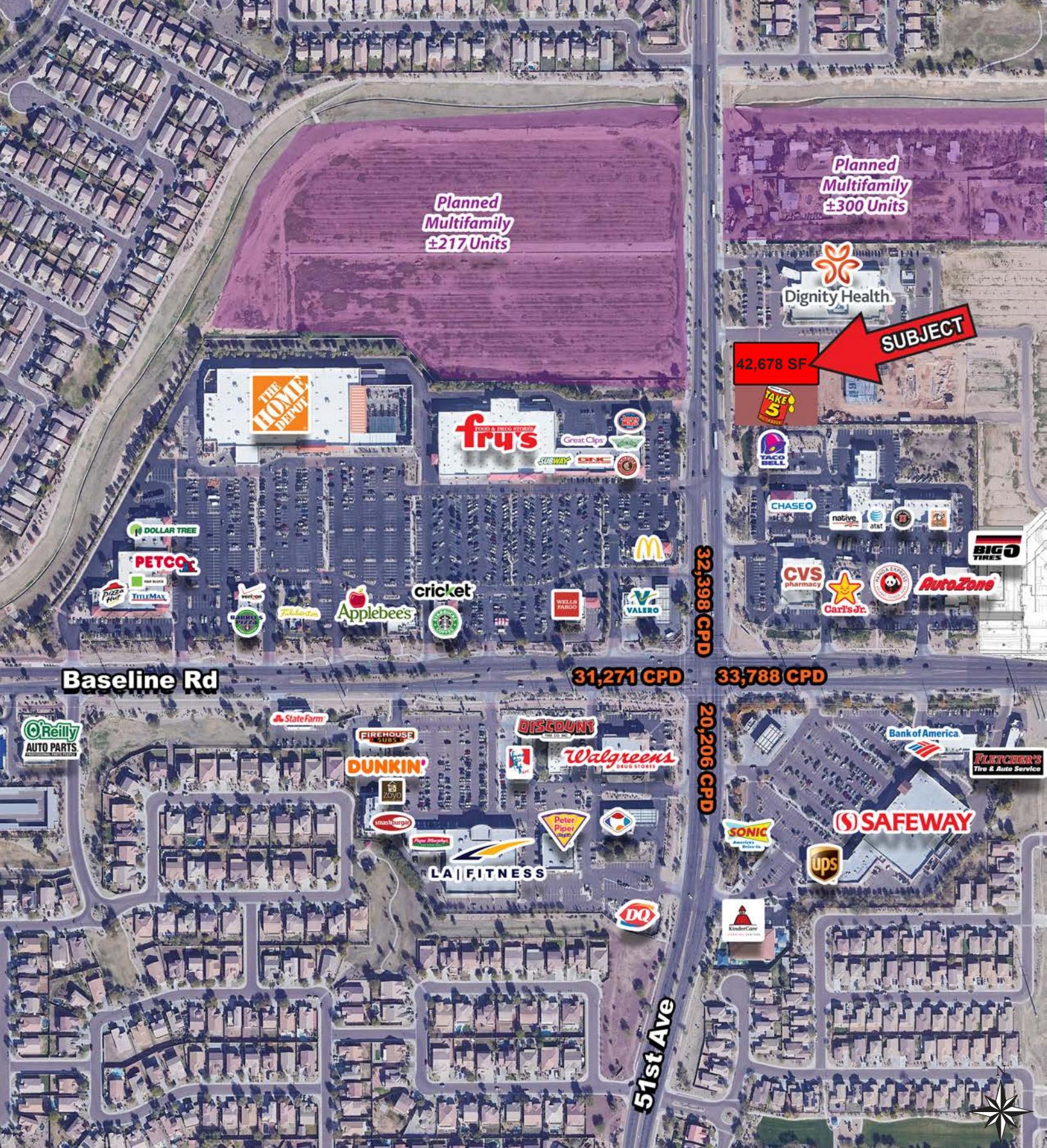
Kevin Trujillo

602.682.8182

kevin.trujillo@velocityretail.com

Offered in
Partnership
with





PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

DEMOGRAPHICS

CONTACT

Offered in
Partnership
with

Brian Gast
602.682.8155

brian.gast@velocityretail.com

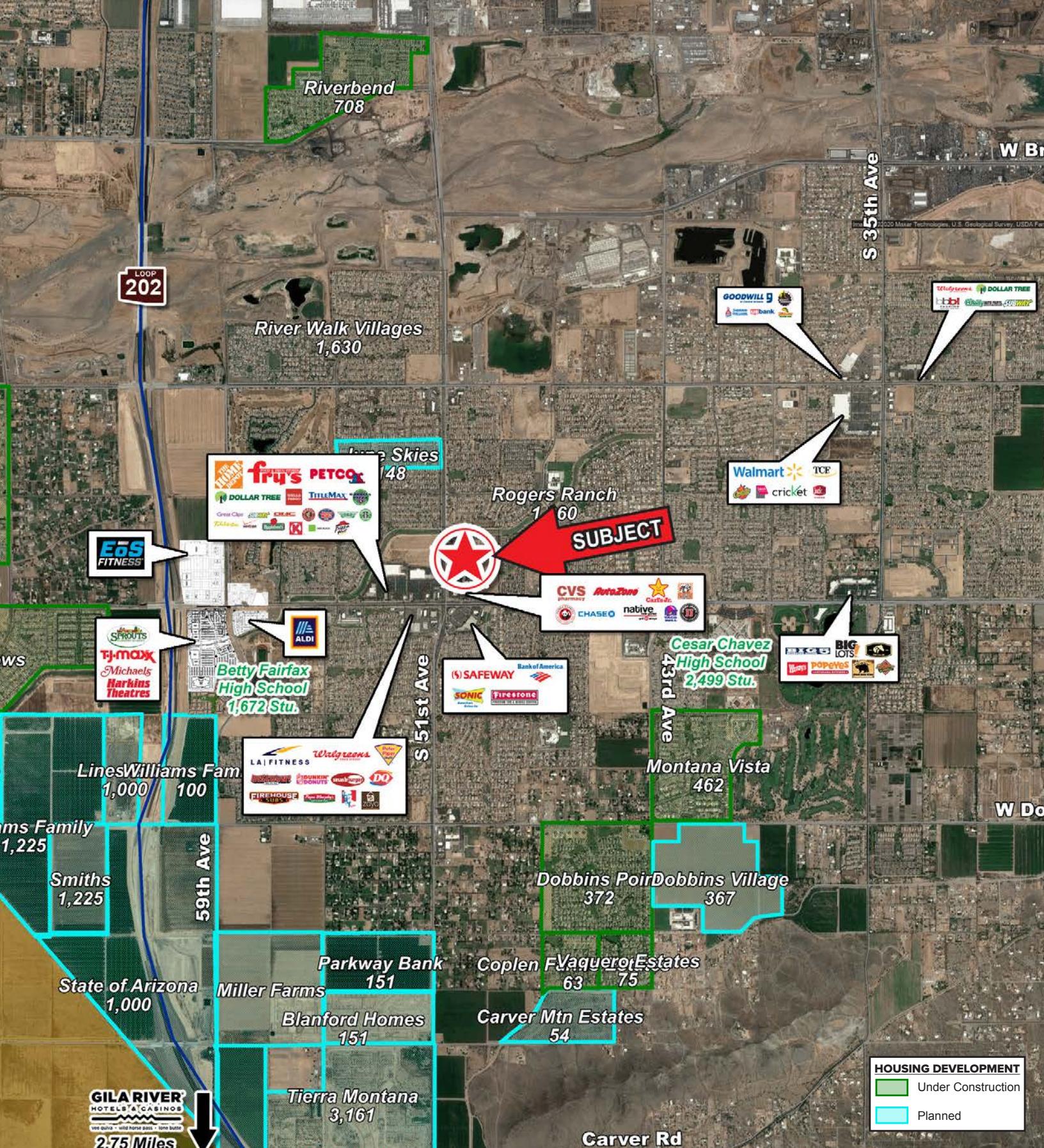
Heather Prinsloo
602.682.8108

heather.prinsloo@velocityretail.com

Kevin Trujillo
602.682.8182

kevin.trujillo@velocityretail.com





PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

DEMOGRAPHICS

CONTACT

Brian Gast

602.682.8155

brian.gast@velocityretail.com

Heather Prinsloo

602.682.8108

heather.prinsloo@velocityretail.com

Kevin Trujillo

602.682.8182

kevin.trujillo@velocityretail.com

***Offered in
Partnership
with***



EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3777/-112.1684

RF5

S 51st Ave & W Baseline Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2020)	15,960	60,450	130,807
Projected Population (2025)	17,824	67,745	144,816
Census Population (2010)	13,334	50,445	104,999
Census Population (2000)	488	8,998	37,237
Projected Annual Growth (2020 to 2025)	1,864 2.3%	7,295 2.4%	14,009 2.1%
Historical Annual Growth (2010 to 2020)	2,626 2.0%	10,005 2.0%	25,808 2.5%
Historical Annual Growth (2000 to 2010)	12,846 263.1%	41,447 46.1%	67,762 18.2%
Estimated Population Density (2020)	5,083 psm	2,138 psm	1,666 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2020)	4,851	17,852	33,612
Projected Households (2025)	5,266	19,425	36,520
Census Households (2010)	4,004	14,681	27,832
Census Households (2000)	161	2,532	8,288
Estimated Households with Children (2020)	2,310 47.6%	8,793 49.3%	17,111 50.9%
Estimated Average Household Size (2020)	3.29	3.39	3.49
Average Household Income			
Estimated Average Household Income (2020)	\$100,373	\$98,827	\$91,552
Projected Average Household Income (2025)	\$107,709	\$104,819	\$98,094
Estimated Average Family Income (2020)	\$109,421	\$105,464	\$96,730
Median Household Income			
Estimated Median Household Income (2020)	\$80,821	\$78,689	\$72,078
Projected Median Household Income (2025)	\$94,876	\$91,935	\$84,024
Estimated Median Family Income (2020)	\$87,597	\$84,062	\$77,560
Per Capita Income			
Estimated Per Capita Income (2020)	\$30,508	\$29,188	\$25,345
Projected Per Capita Income (2025)	\$31,820	\$30,057	\$26,381
Estimated Per Capita Income 5 Year Growth	\$1,312 4.3%	\$869 3.0%	\$1,037 4.1%
Estimated Average Household Net Worth (2020)	\$861,178	\$808,980	\$752,420
Daytime Demos (2020)			
Total Businesses	288	1,043	2,695
Total Employees	2,077	9,003	38,869
Company Headquarter Businesses	4 1.5%	24 2.3%	101 3.8%
Company Headquarter Employees	17 0.8%	451 5.0%	4,041 10.4%
Employee Population per Business	7.2	8.6	14.4
Residential Population per Business	55.4	58.0	48.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

©2021, Sites USA, Chandler, Arizona, 480-491-1112

page 1 of 5

Demographic Source: Applied Geographic Solutions 11/2020, TIGER Geography

PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	DEMOGRAPHICS	CONTACT
---------------------	--------------------------	--------	--------------	---------

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Kevin Trujillo
602.682.8182
kevin.trujillo@velocityretail.com

Offered in
Partnership
with



EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3777/-112.1684

RF5

S 51st Ave & W Baseline Rd	1 mi radius	3 mi radius	5 mi radius
Race & Ethnicity			
White (2020)	7,761 48.6%	30,346 50.2%	65,516 50.1%
Black or African American (2020)	3,161 19.8%	10,193 16.9%	19,403 14.8%
American Indian or Alaska Native (2020)	259 1.6%	1,081 1.8%	3,162 2.4%
Asian (2020)	1,478 9.3%	4,486 7.4%	6,566 5.0%
Hawaiian or Pacific Islander (2020)	38 0.2%	132 0.2%	231 0.2%
Other Race (2020)	2,483 15.6%	11,457 19.0%	30,271 23.1%
Two or More Races (2020)	780 4.9%	2,754 4.6%	5,659 4.3%
Not Hispanic or Latino Population (2020)	10,610 66.5%	35,348 58.5%	66,701 51.0%
Hispanic or Latino Population (2020)	5,350 33.5%	25,102 41.5%	64,105 49.0%
Not Hispanic or Latino Population (2025)	11,808 66.2%	39,456 58.2%	73,595 50.8%
Hispanic or Latino Population (2025)	6,017 33.8%	28,289 41.8%	71,221 49.2%
Not Hispanic or Latino Population (2010)	8,098 60.7%	26,639 52.8%	46,677 44.5%
Hispanic or Latino Population (2010)	5,236 39.3%	23,806 47.2%	58,322 55.5%
Not Hispanic or Latino Population (2000)	351 71.9%	3,843 42.7%	14,399 38.7%
Hispanic or Latino Population (2000)	137 28.1%	5,154 57.3%	22,838 61.3%
Projected Hispanic Annual Growth (2020 to 2025)	667 2.5%	3,187 2.5%	7,115 2.2%
Historic Hispanic Annual Growth (2000 to 2020)	5,212 189.6%	19,948 19.4%	41,268 9.0%
Age Distribution (2020)			
Age Under 5	1,239 7.8%	4,753 7.9%	9,210 7.0%
Age 5 to 9 Years	1,204 7.5%	4,713 7.8%	9,359 7.2%
Age 10 to 14 Years	1,309 8.2%	4,858 8.0%	9,710 7.4%
Age 15 to 19 Years	1,133 7.1%	4,381 7.2%	11,599 8.9%
Age 20 to 24 Years	989 6.2%	3,881 6.4%	12,478 9.5%
Age 25 to 29 Years	1,397 8.8%	5,212 8.6%	11,293 8.6%
Age 30 to 34 Years	1,499 9.4%	5,551 9.2%	11,864 9.1%
Age 35 to 39 Years	1,337 8.4%	4,736 7.8%	9,580 7.3%
Age 40 to 44 Years	1,124 7.0%	4,181 6.9%	8,691 6.6%
Age 45 to 49 Years	942 5.9%	3,634 6.0%	7,729 5.9%
Age 50 to 54 Years	908 5.7%	3,407 5.6%	7,281 5.6%
Age 55 to 59 Years	868 5.4%	3,270 5.4%	6,638 5.1%
Age 60 to 64 Years	692 4.3%	2,669 4.4%	5,197 4.0%
Age 65 to 74 Years	863 5.4%	3,405 5.6%	6,569 5.0%
Age 75 to 84 Years	333 2.1%	1,330 2.2%	2,670 2.0%
Age 85 Years or Over	122 0.8%	468 0.8%	939 0.7%
Median Age	31.4	31.4	30.3
Gender Age Distribution (2020)			
Female Population	8,192 51.3%	30,910 51.1%	62,369 47.7%
Age 0 to 19 Years	2,393 29.2%	9,188 29.7%	18,978 30.4%
Age 20 to 64 Years	5,087 62.1%	18,898 61.1%	37,915 60.8%
Age 65 Years or Over	712 8.7%	2,824 9.1%	5,477 8.8%
Female Median Age	31.9	31.9	31.1
Male Population	7,768 48.7%	29,540 48.9%	68,438 52.3%
Age 0 to 19 Years	2,492 32.1%	9,517 32.2%	20,900 30.5%
Age 20 to 64 Years	4,669 60.1%	17,643 59.7%	42,836 62.6%
Age 65 Years or Over	607 7.8%	2,380 8.1%	4,702 6.9%
Male Median Age	30.9	31.0	29.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

©2021, Sites USA, Chandler, Arizona, 480-491-1112

page 2 of 5

Demographic Source: Applied Geographic Solutions 11/2020, TIGER Geography

PROPERTY HIGHLIGHTS SITE PLAN / AVAILABILITY AERIAL DEMOGRAPHICS CONTACT

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Kevin Trujillo
602.682.8182
kevin.trujillo@velocityretail.com

Offered in
Partnership
with



EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3777/-112.1684

RF5

S 51st Ave & W Baseline Rd	1 mi radius	3 mi radius	5 mi radius	
Household Income Distribution (2020)				
HH Income \$200,000 or More	327	6.7%	1,112	6.2%
HH Income \$150,000 to \$199,999	342	7.1%	1,151	6.4%
HH Income \$100,000 to \$149,999	1,091	22.5%	3,611	20.2%
HH Income \$75,000 to \$99,999	844	17.4%	3,385	19.0%
HH Income \$50,000 to \$74,999	1,091	22.5%	3,925	22.0%
HH Income \$35,000 to \$49,999	416	8.6%	1,729	9.7%
HH Income \$25,000 to \$34,999	230	4.7%	1,097	6.1%
HH Income \$15,000 to \$24,999	236	4.9%	808	4.5%
HH Income Under \$15,000	275	5.7%	1,034	5.8%
HH Income \$35,000 or More	4,110	84.7%	14,913	83.5%
HH Income \$75,000 or More	2,604	53.7%	9,259	51.9%
Housing (2020)				
Total Housing Units	5,210		19,210	
Housing Units Occupied	4,851	93.1%	17,852	92.9%
Housing Units Owner-Occupied	3,810	78.5%	14,312	80.2%
Housing Units, Renter-Occupied	1,041	21.5%	3,540	19.8%
Housing Units, Vacant	359	7.4%	1,358	7.6%
Marital Status (2020)				
Never Married	4,158	34.1%	17,300	37.5%
Currently Married	5,620	46.0%	19,578	42.4%
Separated	950	7.8%	2,892	6.3%
Widowed	316	2.6%	1,564	3.4%
Divorced	1,164	9.5%	4,792	10.4%
Household Type (2020)				
Population Family	14,543	91.1%	55,180	91.3%
Population Non-Family	1,417	8.9%	5,260	8.7%
Population Group Quarters	-	-	9	-
Family Households	3,885	80.1%	14,303	80.1%
Non-Family Households	966	19.9%	3,549	19.9%
Married Couple with Children	1,481	26.4%	5,625	28.7%
Average Family Household Size	3.7		3.9	
Household Size (2020)				
1 Person Households	634	13.1%	2,295	12.9%
2 Person Households	1,247	25.7%	4,486	25.1%
3 Person Households	962	19.8%	3,305	18.5%
4 Person Households	883	18.2%	3,320	18.6%
5 Person Households	619	12.8%	2,183	12.2%
6 or More Person Households	507	10.4%	2,263	12.7%
Household Vehicles (2020)				
Households with 0 Vehicles Available	86	1.8%	343	1.9%
Households with 1 Vehicles Available	1,048	21.6%	4,269	23.9%
Households with 2 or More Vehicles Available	3,716	76.6%	13,241	74.2%
Total Vehicles Available	10,579		38,307	
Average Vehicles Per Household	2.2		2.1	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

©2021, Sites USA, Chandler, Arizona, 480-491-1112

page 3 of 5

Demographic Source: Applied Geographic Solutions 11/2020, TIGER Geography

PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	DEMOGRAPHICS	CONTACT
---------------------	--------------------------	--------	--------------	---------

Brian Gast

602.682.8155

brian.gast@velocityretail.com

Heather Prinsloo

602.682.8108

heather.prinsloo@velocityretail.com

Kevin Trujillo

602.682.8182

kevin.trujillo@velocityretail.com

Offered in
Partnership
with



EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3777/-112.1684

RF5

S 51st Ave & W Baseline Rd	1 mi radius	3 mi radius	5 mi radius	
Labor Force (2020)				
Estimated Labor Population Age 16 Years or Over	11,977	45,211	100,444	
Estimated Civilian Employed	7,867	65.7%	29,509	65.3%
Estimated Civilian Unemployed	480	4.0%	1,809	4.0%
Estimated in Armed Forces	6	-	44	-
Estimated Not in Labor Force	3,624	30.3%	13,849	30.6%
Unemployment Rate	4.0%		4.0%	4.0%
Occupation (2020)				
Occupation: Population Age 16 Years or Over	7,867	29,509	55,832	
Management, Business, Financial Operations	1,220	15.5%	4,134	14.0%
Professional, Related	1,773	22.5%	6,152	20.8%
Service	1,297	16.5%	5,102	17.3%
Sales, Office	1,917	24.4%	7,732	26.2%
Farming, Fishing, Forestry	4	-	66	0.2%
Construct, Extraction, Maintenance	632	8.0%	2,133	7.2%
Production, Transport Material Moving	1,024	13.0%	4,188	14.2%
White Collar Workers	4,910	62.4%	18,018	61.1%
Blue Collar Workers	2,957	37.6%	11,490	38.9%
			24,643	44.1%
Consumer Expenditure (2020)				
Total Household Expenditure	\$345.5 M	\$1.25 B	\$2.23 B	
Total Non-Retail Expenditure	\$180.97 M	52.4%	\$654.68 M	52.4%
Total Retail Expenditure	\$164.53 M	47.6%	\$595.36 M	47.6%
Apparel	\$12.32 M	3.6%	\$44.56 M	3.6%
Contributions	\$10.97 M	3.2%	\$39.68 M	3.2%
Education	\$10.19 M	2.9%	\$36.67 M	2.9%
Entertainment	\$19.68 M	5.7%	\$71.13 M	5.7%
Food and Beverages	\$51.29 M	14.8%	\$185.72 M	14.9%
Furnishings and Equipment	\$12.21 M	3.5%	\$44.12 M	3.5%
Gifts	\$8.23 M	2.4%	\$29.58 M	2.4%
Health Care	\$28.94 M	8.4%	\$104.98 M	8.4%
Household Operations	\$13.45 M	3.9%	\$48.69 M	3.9%
Miscellaneous Expenses	\$6.48 M	1.9%	\$23.4 M	1.9%
Personal Care	\$4.63 M	1.3%	\$16.76 M	1.3%
Personal Insurance	\$2.44 M	0.7%	\$8.8 M	0.7%
Reading	\$736.17 K	0.2%	\$2.67 M	0.2%
Shelter	\$72.25 M	20.9%	\$261.14 M	20.9%
Tobacco	\$2.06 M	0.6%	\$7.5 M	0.6%
Transportation	\$64.16 M	18.6%	\$232.03 M	18.6%
Utilities	\$25.49 M	7.4%	\$92.63 M	7.4%
			\$166.14 M	7.5%
Educational Attainment (2020)				
Adult Population Age 25 Years or Over	10,086		37,864	
Elementary (Grade Level 0 to 8)	552	5.5%	2,713	7.2%
Some High School (Grade Level 9 to 11)	725	7.2%	3,005	7.9%
High School Graduate	2,449	24.3%	9,853	26.0%
Some College	2,308	22.9%	8,253	21.8%
Associate Degree Only	1,137	11.3%	4,268	11.3%
Bachelor Degree Only	1,950	19.3%	6,535	17.3%
Graduate Degree	965	9.6%	3,237	8.5%
			5,642	7.2%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

©2021, Sites USA, Chandler, Arizona, 480-491-1112

page 4 of 5

Demographic Source: Applied Geographic Solutions 11/2020, TIGER Geography

PROPERTY HIGHLIGHTS SITE PLAN / AVAILABILITY AERIAL DEMOGRAPHICS CONTACT

Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Kevin Trujillo
602.682.8182
kevin.trujillo@velocityretail.com

Offered in
Partnership
with



EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3777/-112.1684

RF5

S 51st Ave & W Baseline Rd

	1 mi radius	3 mi radius	5 mi radius	
Units In Structure (2020)				
1 Detached Unit	4,473	111.7%	16,289	110.9%
1 Attached Unit	95	2.4%	367	2.5%
2 to 4 Units	57	1.4%	138	0.9%
5 to 9 Units	32	0.8%	113	0.8%
10 to 19 Units	34	0.8%	62	0.4%
20 to 49 Units	27	0.7%	68	0.5%
50 or More Units	58	1.4%	196	1.3%
Mobile Home or Trailer	70	1.7%	563	3.8%
Other Structure	5	0.1%	57	0.4%
				95
Homes Built By Year (2020)				
Homes Built 2010 or later	461	11.5%	2,051	14.0%
Homes Built 2000 to 2009	3,185	79.6%	10,394	70.8%
Homes Built 1990 to 1999	402	10.0%	1,255	8.5%
Homes Built 1980 to 1989	299	7.5%	1,234	8.4%
Homes Built 1970 to 1979	209	5.2%	1,356	9.2%
Homes Built 1960 to 1969	191	4.8%	948	6.5%
Homes Built 1950 to 1959	72	1.8%	423	2.9%
Homes Built Before 1949	31	0.8%	190	1.3%
				906
Home Values (2020)				
Home Values \$1,000,000 or More	35	0.9%	160	1.1%
Home Values \$500,000 to \$999,999	156	4.1%	678	4.7%
Home Values \$400,000 to \$499,999	165	4.3%	840	5.9%
Home Values \$300,000 to \$399,999	566	14.8%	1,928	13.5%
Home Values \$200,000 to \$299,999	1,641	43.1%	5,900	41.2%
Home Values \$150,000 to \$199,999	815	21.4%	2,775	19.4%
Home Values \$100,000 to \$149,999	314	8.2%	1,134	7.9%
Home Values \$70,000 to \$99,999	40	1.1%	204	1.4%
Home Values \$50,000 to \$69,999	13	0.3%	151	1.1%
Home Values \$25,000 to \$49,999	11	0.3%	164	1.1%
Home Values Under \$25,000	54	1.4%	377	2.6%
Owner-Occupied Median Home Value	\$174,442		\$182,086	\$178,262
Renter-Occupied Median Rent	\$1,134		\$1,065	\$986
Transportation To Work (2020)				
Drive to Work Alone	5,887	79.3%	21,593	76.6%
Drive to Work in Carpool	890	12.0%	3,981	14.1%
Travel to Work by Public Transportation	126	1.7%	697	2.5%
Drive to Work on Motorcycle	5	-	54	0.2%
Walk or Bicycle to Work	79	1.1%	308	1.1%
Other Means	64	0.9%	236	0.8%
Work at Home	373	5.0%	1,338	4.7%
				3,169
Travel Time (2020)				
Travel to Work in 14 Minutes or Less	694	9.3%	2,925	10.4%
Travel to Work in 15 to 29 Minutes	2,728	36.7%	10,242	36.3%
Travel to Work in 30 to 59 Minutes	3,453	46.5%	12,666	44.9%
Travel to Work in 60 Minutes or More	585	7.9%	2,208	7.8%
Average Minutes Travel to Work	29.9		29.3	24.7

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

©2021, Sites USA, Chandler, Arizona, 480-491-1112

page 5 of 5

Demographic Source: Applied Geographic Solutions 11/2020, TIGER Geography

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

DEMOGRAPHICS

CONTACT

Offered in
Partnership
with



Brian Gast

602.682.8155

brian.gast@velocityretail.com

Heather Prinsloo

602.682.8108

heather.prinsloo@velocityretail.com

Kevin Trujillo

602.682.8182

kevin.trujillo@velocityretail.com



2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016

602.682.8100

Brian Gast

602.682.8155

brian.gast@velocityretail.com

Kevin Trujillo

602.682.8182

kevin.trujillo@velocityretail.com

Heather Prinsloo

602.682.8108

heather.prinsloo@velocityretail.com

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

DEMOGRAPHICS

CONTACT

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Velocity Retail Group, LLC and the VRG logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.

Offered in
Partnership
with

