



SUBJECT

2.77 AC

In Development Residential  
±3.16 AC

Future Retail

58,482 ADT

59,112 ADT

In Development Residential  
±3.92 AC

Banfield  
PET HOSPITAL

DUNKIN'  
BR



WESTERN  
RETAIL ADVISORS

HIGH EXPOSURE LAND AVAILABLE

# SWC BASELINE RD & 32ND ST

SWC Baseline Rd & 32nd St Phoenix, AZ 85042

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Phoenix, AZ 85042

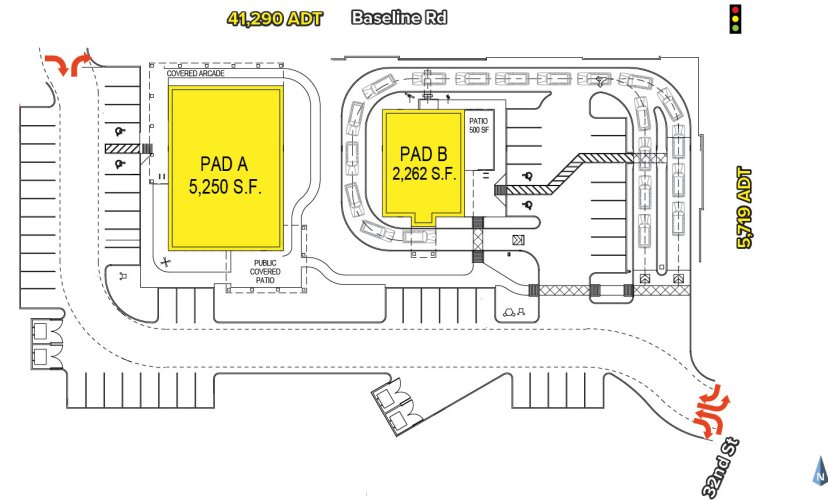
## LOCATION DESCRIPTION

One of the best corner locations along Baseline Corridor in South Phoenix.

Nearby the Legacy Resort, Raven Golf Club, and Arizona Grand Resort & Golf Club.

## PROPERTY HIGHLIGHTS

- +/- 2.7 Acre Commercial Retail Land
- One Drive Thru Building Approved
- Easy Access to I-10, I-17, US-60, and Loop 202
- Strong demographics in the surrounding trade area
- Busy all day traffic
- Surplus daytime employment to the north
- Growth area with many residential projects under construction



## AREA CO-TENANTS



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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	8,185	85,162	229,922
Median Age	34.6	34.1	33.0



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$82,738	\$72,372	\$70,206
Average	\$111,490	\$98,187	\$98,047



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	152	3,014	9,941
Employees	2,792	52,077	175,662
Daytime Population	2,777	59,822	203,460



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	50.6%	38.4%	43.2%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	76.6%	61.5%	63.6%
Services	9.4%	16.6%	16.5%
Blue Collar	14.1%	22.0%	19.8%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	3,302	30,605	86,017
Median Home Value	\$502,232	\$334,649	\$352,777

\* 2023 Demographic data derived from ESRI

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