



NEW PAD AT 51ST AVE

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

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NEW PAD AT 51ST AVE



◆ **LAST PAD AVAILABLE! ±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
- Immediate access to Loop 202 freeway - less than 2 miles away

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	16,506	63,759	127,579
Estimated Households	5,005	18,992	35,686
Med Household Income	\$143,327	\$121,248	\$112,328
Daytime Population	1,822	7,440	32,953

Source: SitesUSA

Nearby Tenants



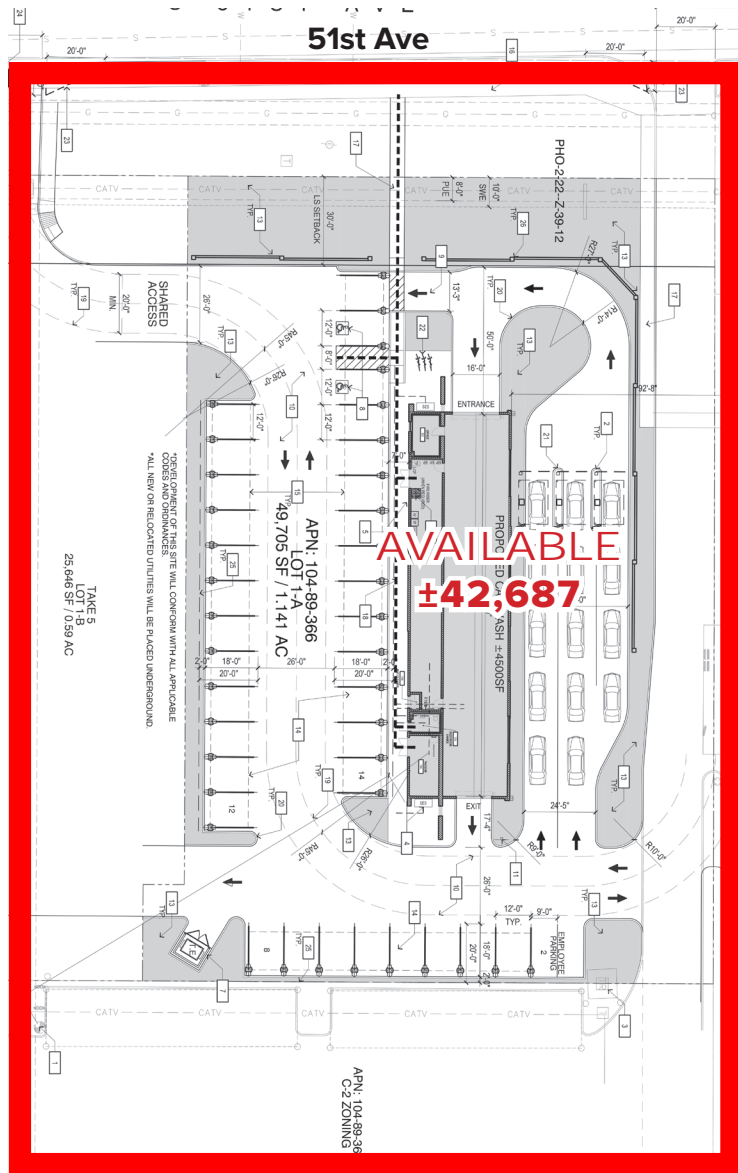
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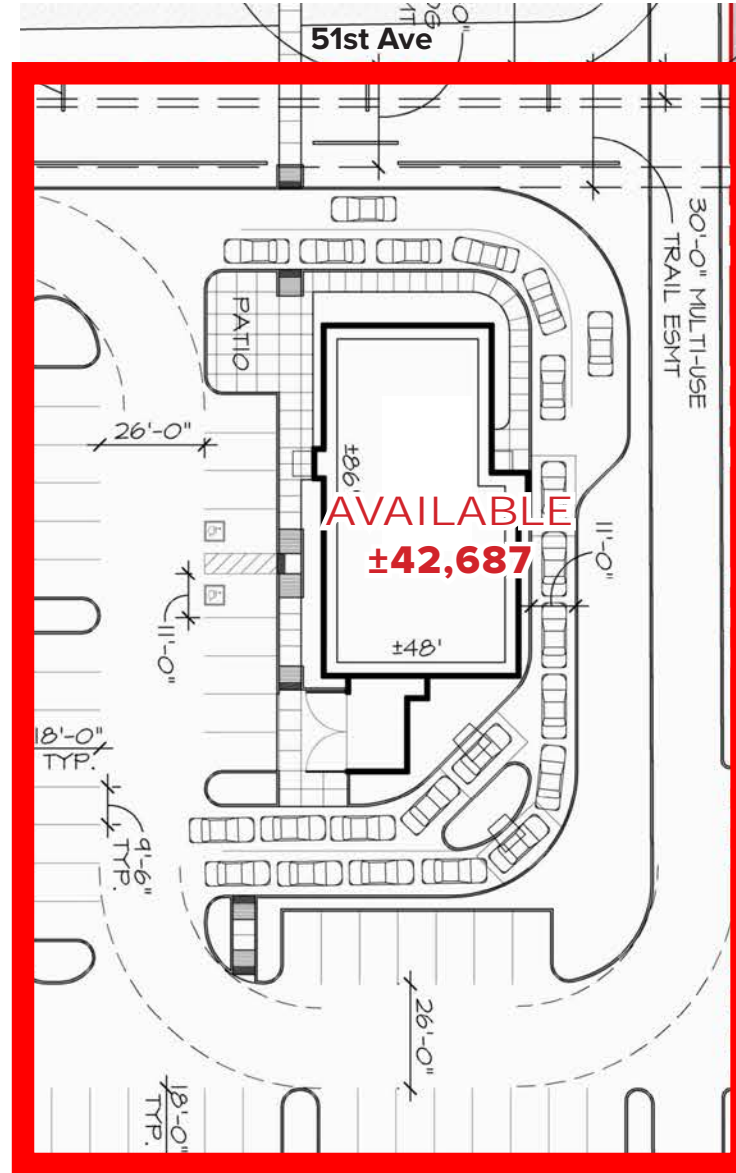
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CONCEPTUAL SITE PLAN



CONCEPTUAL CAR WASH



CONCEPTUAL QSR

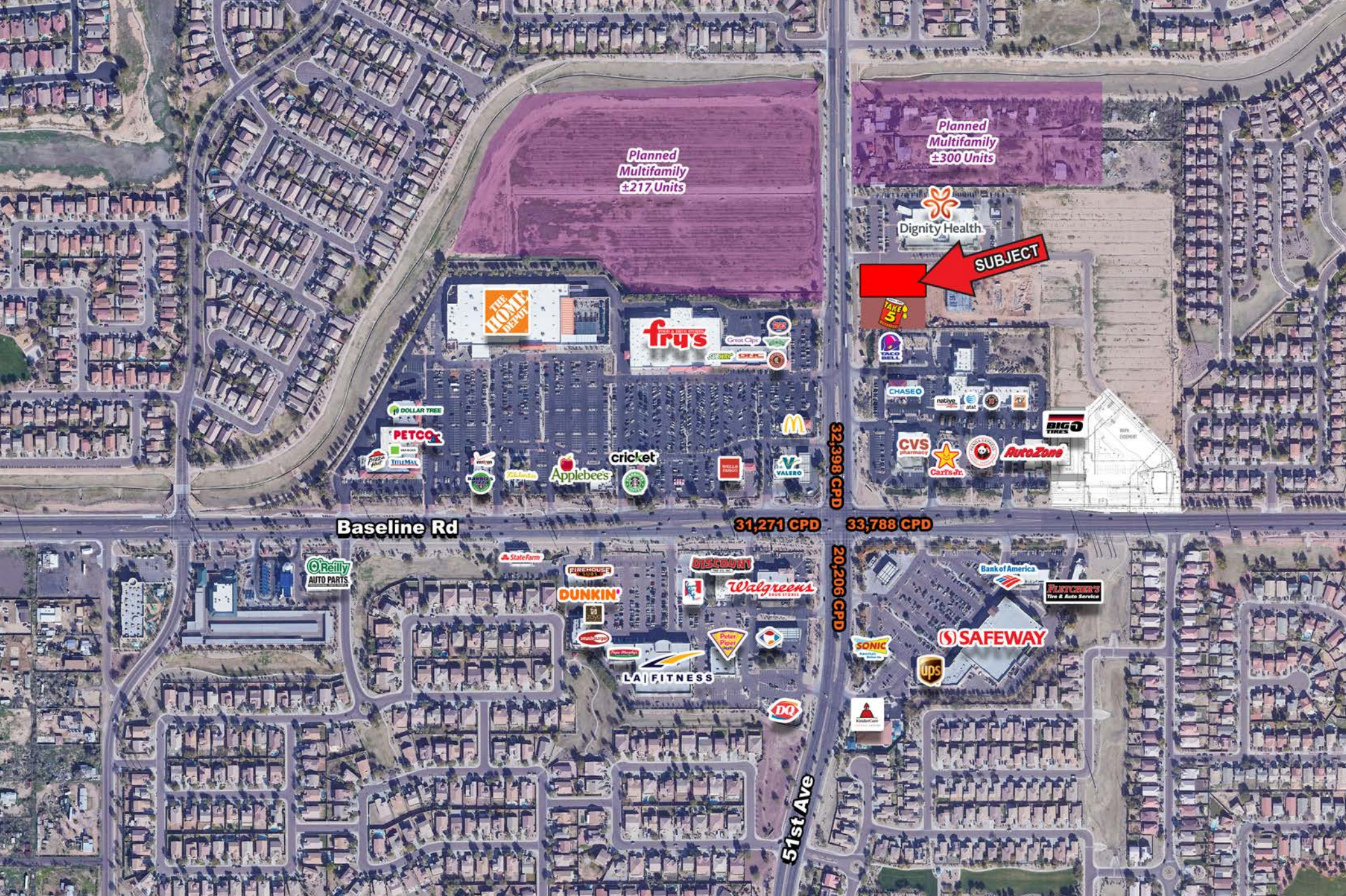


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DEMOGRAPHICS



2023 POPULATION

1 MILE: 16,506
3 MILES: 63,759
5 MILES: 127,579



MEDIAN HOUSEHOLD INCOME

1 MILE: \$143,327
3 MILES: \$121,248
5 MILES: \$112,328



POPULATION GROWTH PROJECTION 2023-2028

1 MILE: 2.0%
3 MILES: 2.5%
5 MILES: 2.0%



TOTAL BUSINESSES

1 MILE: 397
3 MILES: 1,249
5 MILES: 3,161



2023 TOTAL HOUSEHOLDS

1 MILE: 5,005
3 MILES: 18,992
5 MILES: 35,686



NUMBER OF EMPLOYEES

1 MILE: 1,822
3 MILES: 7,440
5 MILES: 32,953



MEDIAN HOME VALUE

1 MILE: \$336,947
3 MILES: \$343,194
5 MILES: \$337,043

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