

# PEPPERWOOD POINTE

925 W Baseline Rd., Tempe, AZ 85283

±1,138 SF AVAILABLE



**CAMCRE.**

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# PROPERTY SUMMARY

AVAILABLE ±1,138 SF - SUITE 107

- SWC of Baseline Rd & Hardy Dr
- Walgreen's anchored center
- Adjacent tenants: Mattress Discounters, Pink Nail Salon, Mailboxes & more
- Great corner visibility off Baseline Road
- Close proximity to Arizona Mills Mall
- Access to I-10, US-60 & I-143 freeways

## TENANTS AT CENTER



## TRAFFIC COUNTS

**N** Hardy Dr: ±12,264 VPD

**E** Baseline Rd: ±37,613 VPD

**S** Hardy Dr: ±11,921 VPD

**W** Baseline Rd: ±36,282 VPD



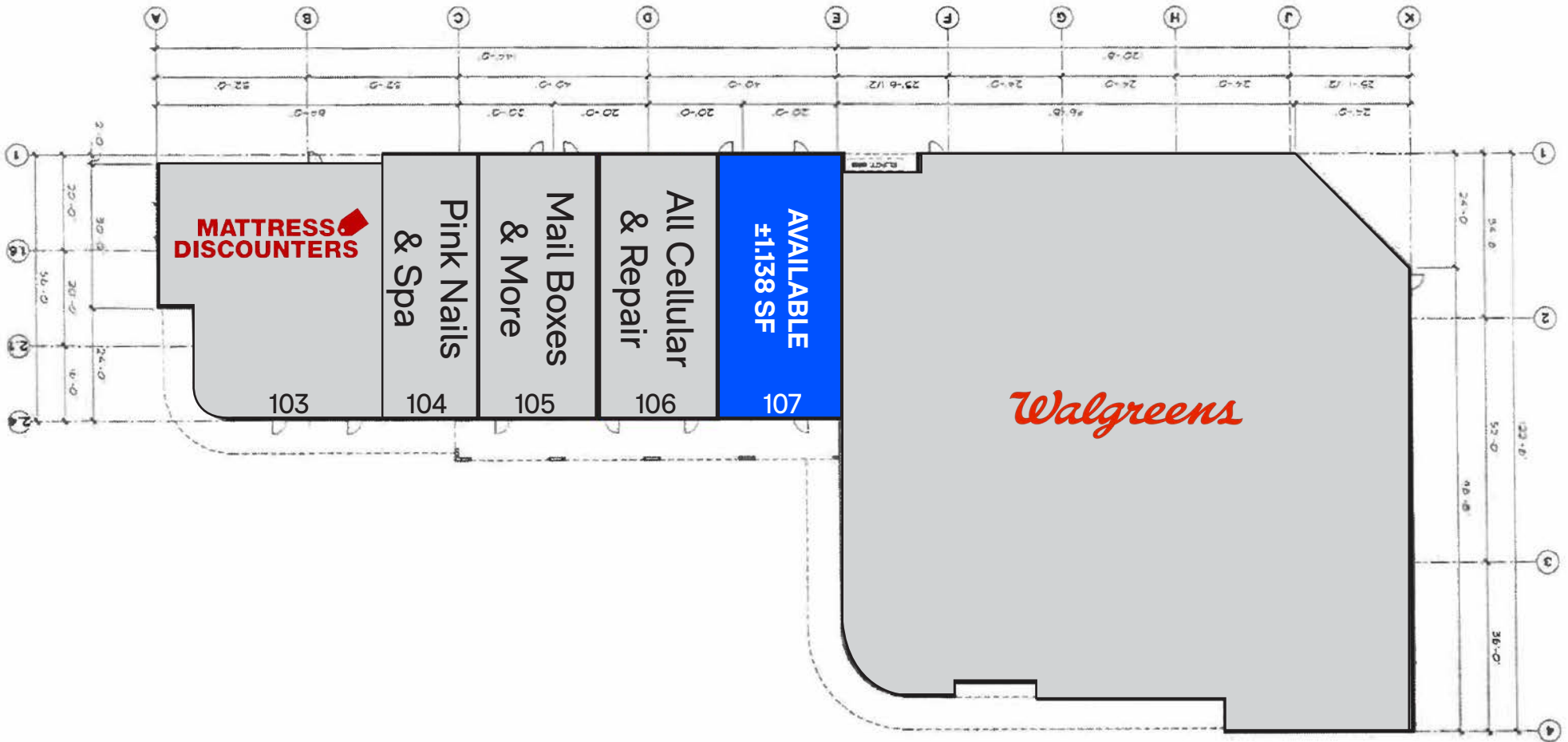
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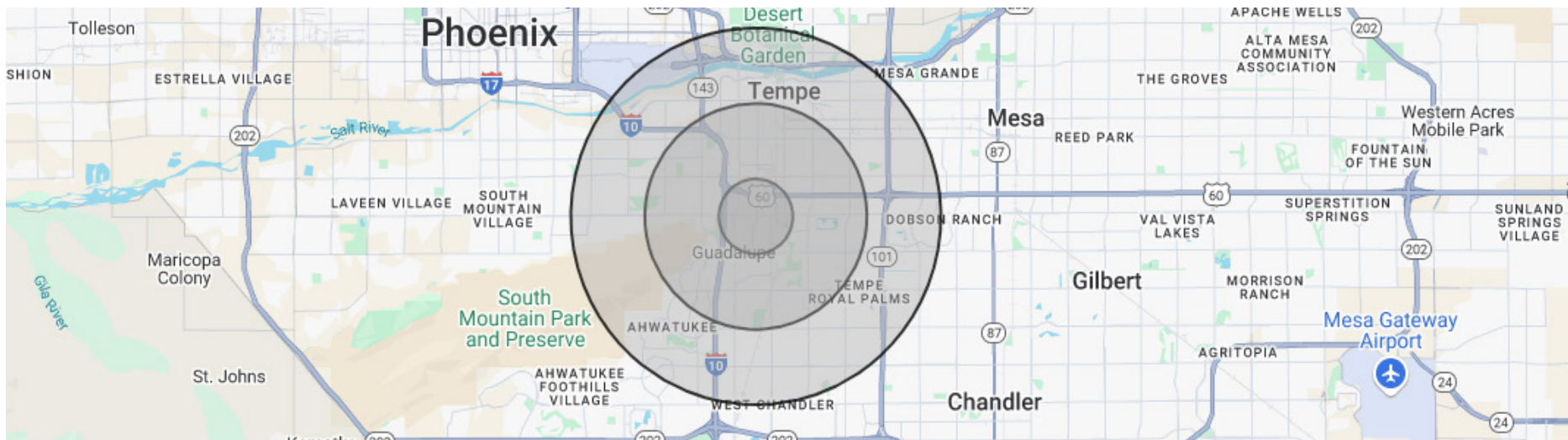
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# SITE PLAN





## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	21,597	134,129	331,559
Current Year	20,048	124,734	307,491
2020 Population	20,104	125,596	304,931
Growth Current Year - 2029	1.5%	1.5%	1.6%
Growth 2020 - Current Year	-0.1%	-0.2%	0.2%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	8,492	53,719	134,953
Current Year	7,872	49,852	124,830
2020 Population	7,929	50,513	124,139
Growth Current Year - 2029	1.6%	1.6%	1.6%
Growth 2020-Current Year	0.3%	0.1%	0.3%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$69,850	\$90,138	\$91,668
Median Household Income	\$58,543	\$70,071	\$70,487

