



# Freestanding Retail/Office Building

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52 E Baseline Rd, Phoenix, AZ 85042

*Exclusively listed by:*

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## Executive Summary

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### OFFERING SUMMARY

Available SF:	5,673 SF
Lease Rate:	Call Broker for Pricing
Lot Size:	0.55 Acres
Year Built:	1989
Building Size:	5,673
Zoning:	C-2

### PROPERTY OVERVIEW

This well-maintained, fully renovated (2017) standalone retail building offers a flexible layout ideal for a variety of business uses. The interior features a welcoming reception area, multiple private offices, conference rooms, and an open bullpen space with cubicles. Strategically located at a signalized intersection, the property boasts outstanding visibility with a combined daily traffic count of nearly 47,000 vehicles. Situated at the quiet front corner of a high-traffic shopping center, the building benefits from multi-point access and ample onsite parking, ensuring convenience for both employees and clients.

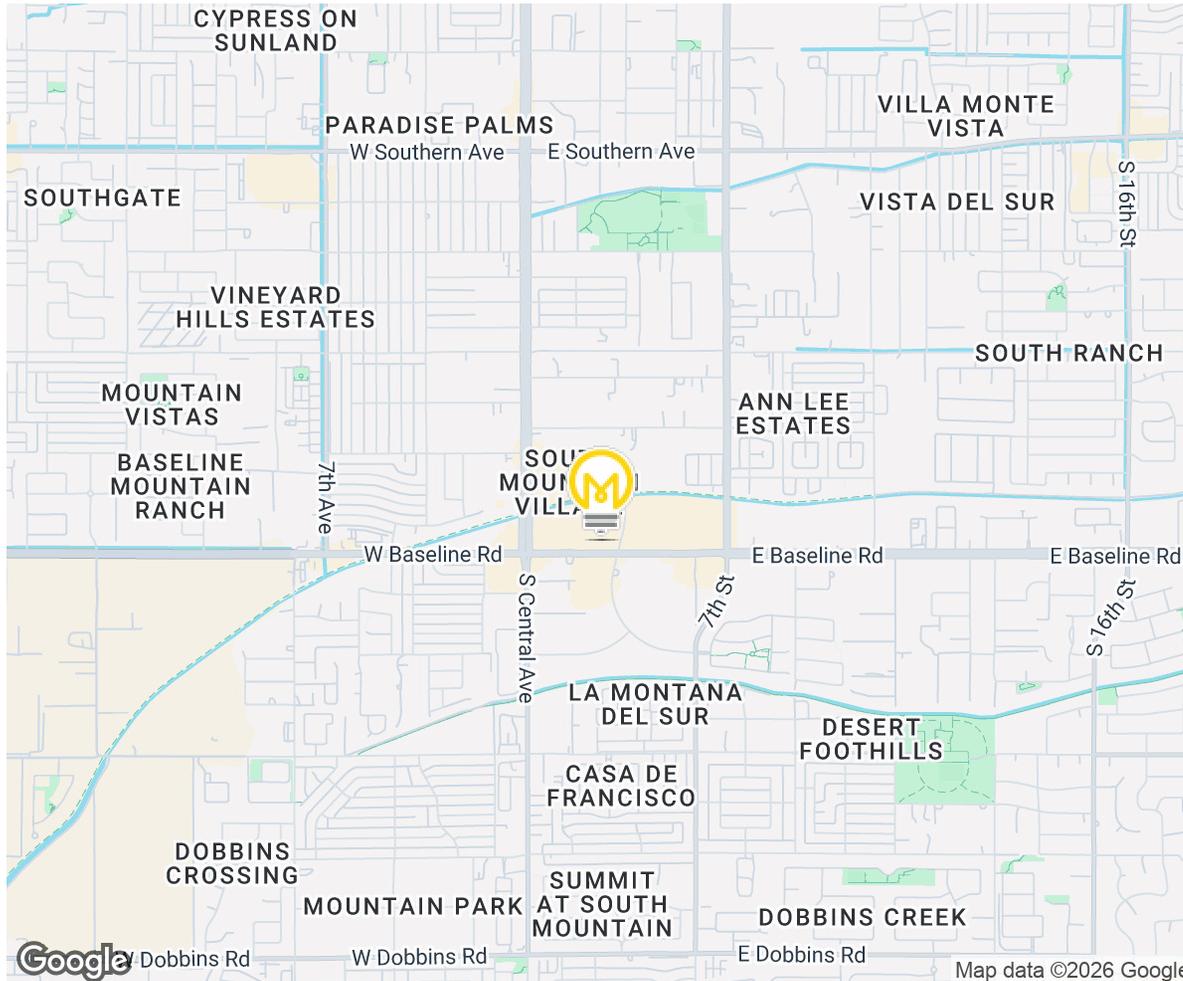
### PROPERTY HIGHLIGHTS

- 5,673 SF
- \$29.00/SF
- \$4.23/SF/NNN
- Low Building Expenses
- Zoned C-2
- Freestanding Retail Building
- 47,000 Cars/Day
- High Visibility

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## Site Details



### PLAN

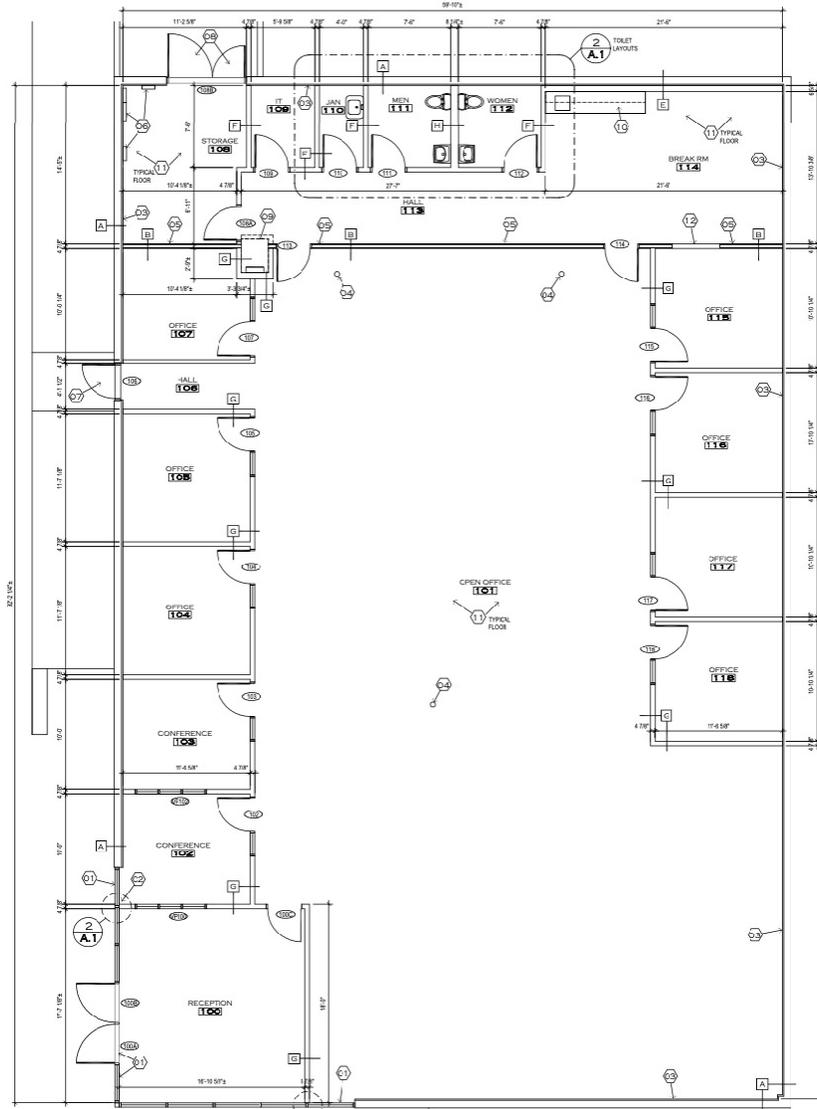


DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	5,569	31,421	59,748
Total Population:	18,484	102,048	193,730
Average HH Income:	\$81,306	\$90,865	\$96,453

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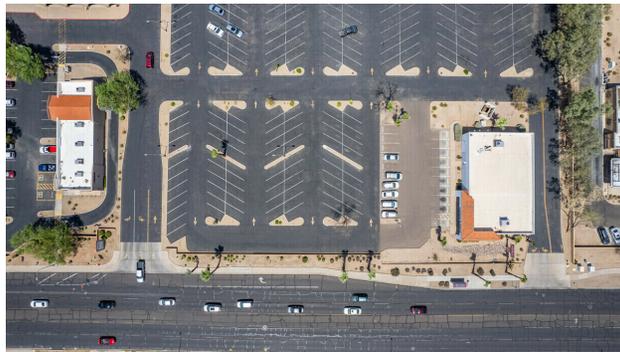
## Floor Plans



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## Additional Photos



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## Location Map



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