

NOW OPEN

TUTU School®



BR
BASKIN • ROBBINS™

NICK DEDONA
(602) 734.7208
ndedona@pcaemail.com

JACKSON DRAGON
(602) 288.3468
jdragon@pcaemail.com

SAFEWAY



HIGHLAND PLAZA SHOPS | END-CAP SPACE AVAILABLE



HIGLEY RD &
BASELINE RD



property summary

AVAILABLE

AVAILABLE

±1,200 SF (Coming Available *May 1ST*, 2026)
±1,400 SF



TRAFFIC COUNT

HIGLEY RD

N: ±45,074 VPD (NB/SB)

S: ±31,887 VPD (NB/SB)

ADOT 2024

BASELINE RD

E: ±25,690 VPD (EB/WB)

W: ±45,653 VPD (EB/WB)

PROPERTY HIGHLIGHTS

- » Renovated March 2020
- » Located just off the Loop 202 (Superstition Fwy)
- » 0.5 miles from Banner Gateway Medical Hospital (**176 beds, 1,390 employees**), Banner MD Anderson Center, Banner owns 70 acres of adjacent land for future expansion
- » This neighborhood shopping center is anchored by Safeway with neighboring tenants: Subway, Massage Envy, Great Clips, and Jet's Pizza



2025 TOTAL POP

339,615

5 mile radius



2025 TOTAL DAYTIME

309,819

5 mile radius

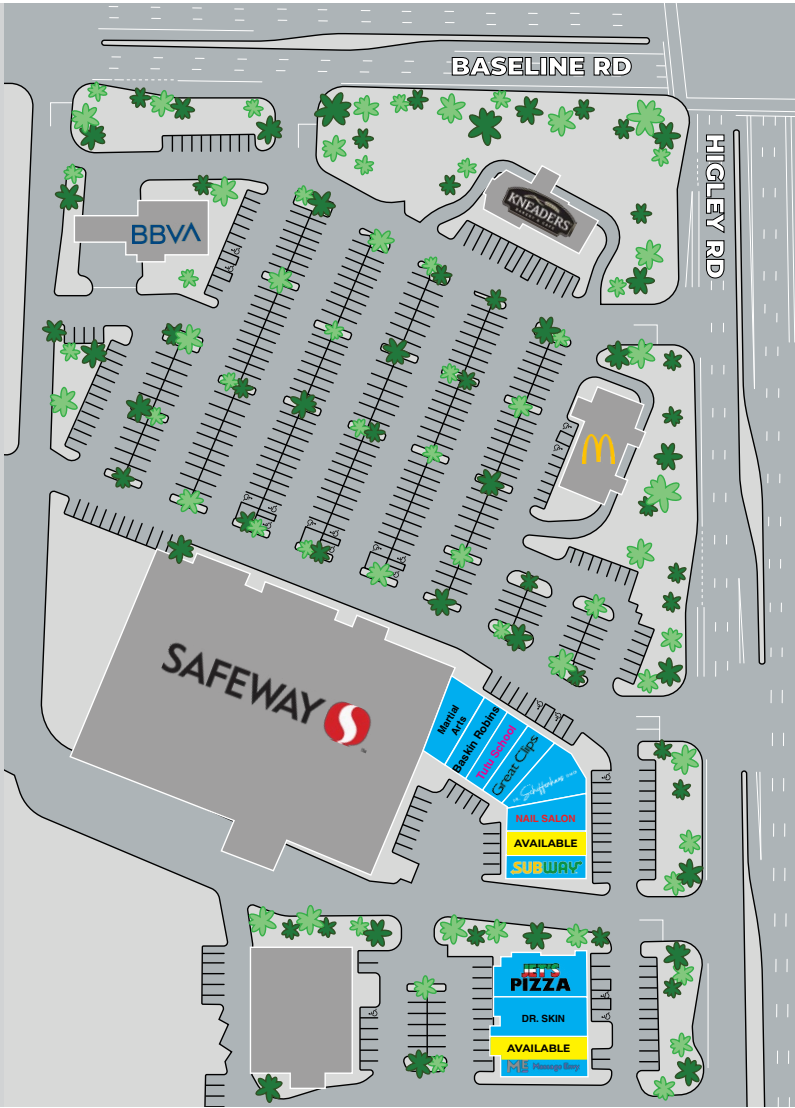
SWC

END-CAP SPACE AVAILABLE

HIGLEY RD & BASELINE RD



site plan



1496 N HIGLEY RD

Tenant	SF
Martial Arts	1,497
Baskin Robins	1,200
Tutu School	1,200
Great Clips	1,200
Dr. Schiffenhaus DMD	2,518
Nail Salon	1,188
COMING AVAILABLE MAY, 2026	1,200
Subway	1,465

1458 N HIGLEY RD

Tenant	SF
Massage Envy	2,640
AVAILABLE	1,400
Dr. Skin	1,104
JET'S Pizza	1,450



END-CAP SPACE AVAILABLE

HIGLEY RD & BASELINE RD





aerial



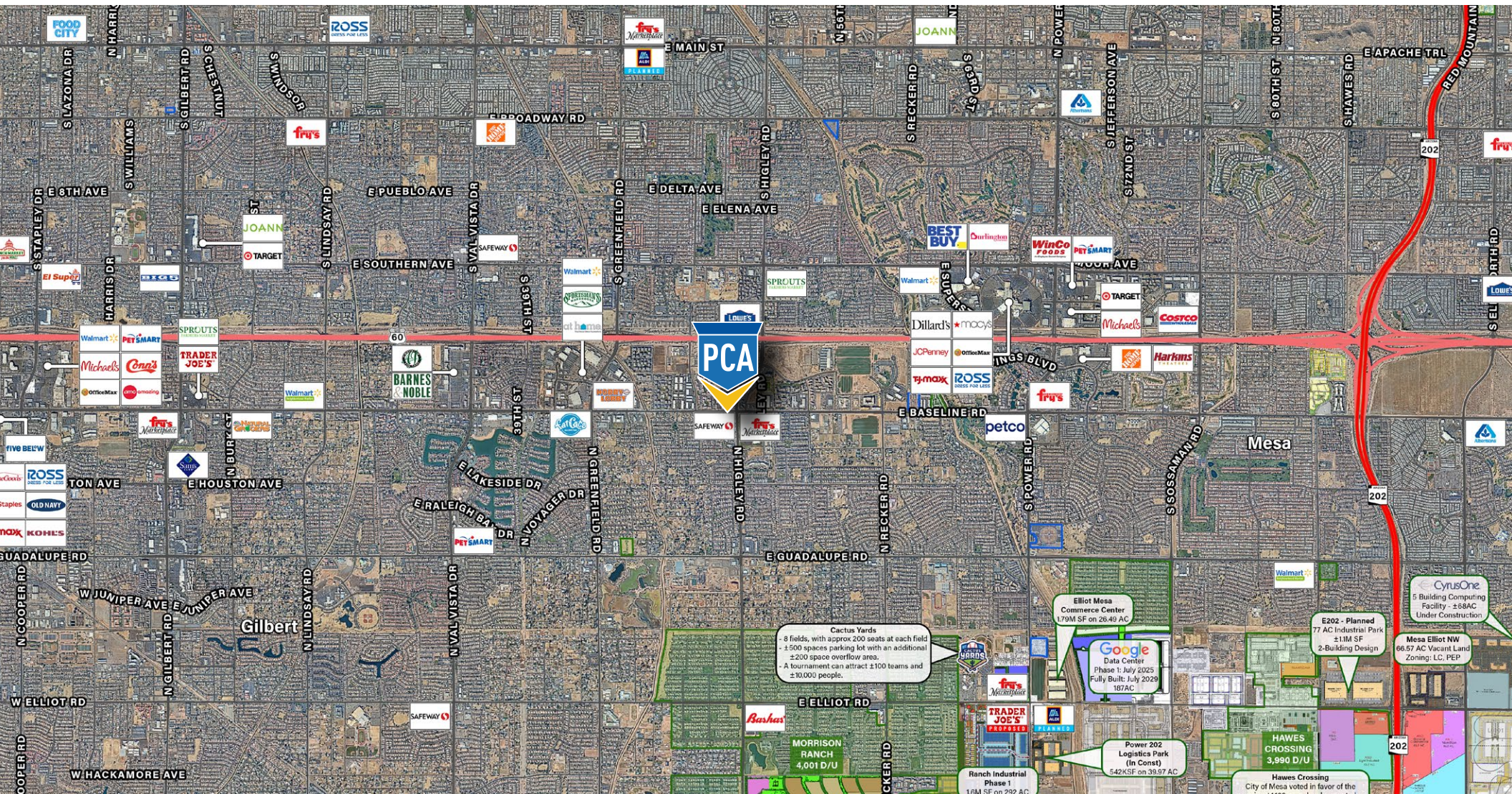
SWC

END-CAP SPACE AVAILABLE

HIGLEY RD & BASELINE RD



retail aerial



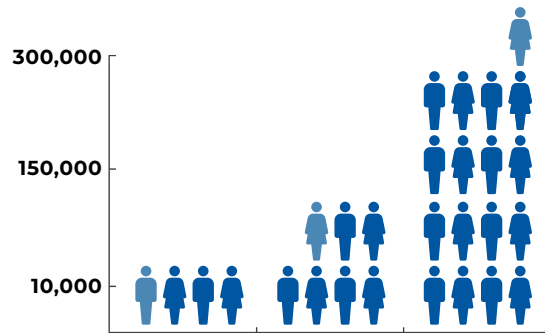
SWC

END-CAP SPACE AVAILABLE

HIGLEY RD & BASELINE RD



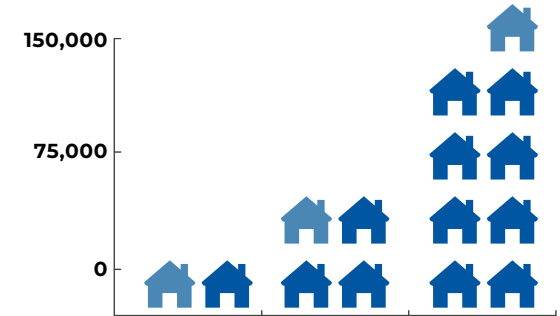
demographics ESRI 2025



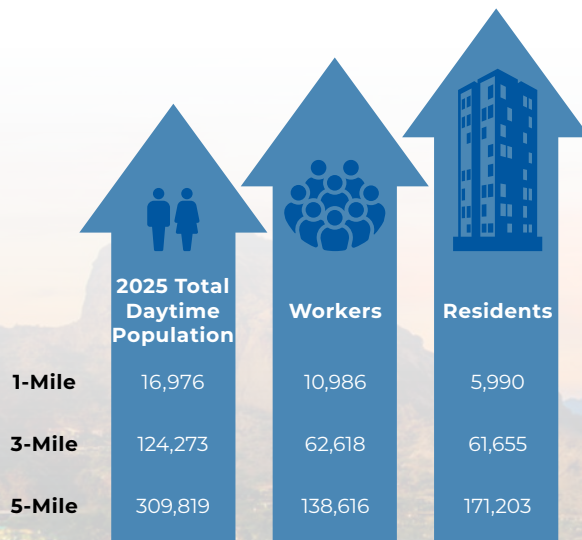
	1-Mile	3-Mile	5-Mile
2025 Total Population	12,880	120,459	339,615
2030 Total Population	13,746	121,605	353,726



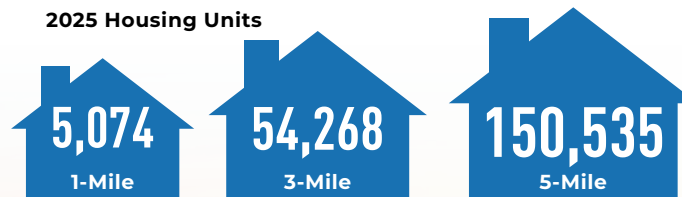
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$106,523	\$138,621	\$50,691
3-Mile	\$94,340	\$121,894	\$47,472
5-Mile	\$90,846	\$117,290	\$45,519



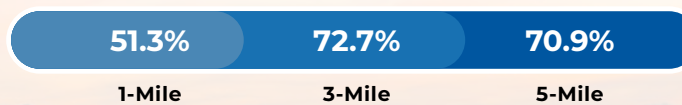
	1-Mile	3-Mile	5-Mile
2025 Households	4,778	46,647	131,717
2030 Households	5,190	47,548	138,066



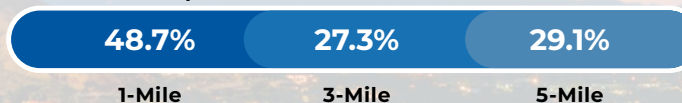
2025 Housing Units



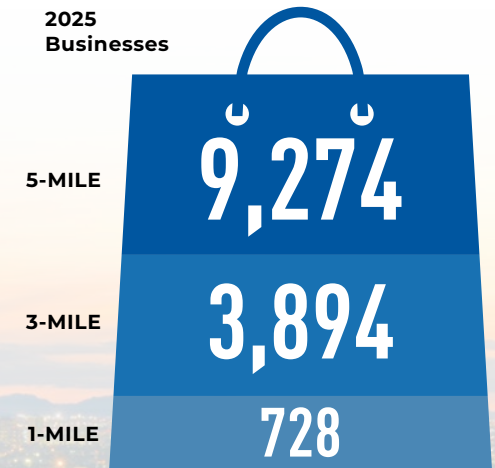
Owner Occupied



Renter Occupied



2025 Businesses



SWC

END-CAP SPACE AVAILABLE

HIGLEY RD & BASELINE RD





exclusively listed by

NICK DEDONA

(602) 734.7208

ndedona@pcaemail.com

JACKSON DRAGON

(602) 288.3468

jdragon@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs November 7, 2025 10:16 AM



3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
phoenixcommercialadvisors.com