



WESTERN
RETAIL ADVISORS

RETAIL PROPERTY FOR LEASE

SOUTH MOUNTAIN PAVILION

2040 W Baseline Rd Phoenix, AZ 85041

JASON FESSINGER
602.368.1090
jfessinger@w-retail.com

KALEN RICKARD
602.931.4492
krickard@w-retail.com

JULIE GREEN
602.710.1786
jgreen@w-retail.com

WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Suite 200
Phoenix, AZ 85016
602.778.3747 | w-retail.com



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LOCATION DESCRIPTION

NWC Baseline Rd & 19th Ave

PROPERTY HIGHLIGHTS

- Centrally located on Baseline corridor
- Last Developable Land at Property
- Captive submarket in growing trade area

AREA CO-TENANTS



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



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LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	CALL FOR DETAILS	Lease Term:	Negotiable
Total Space:	0 SF	Lease Rate:	CALL FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	TYPE	RATE	DESCRIPTION
PAD	Available	CALL FOR DETAILS	CALL FOR PRICING	-
PAD	Available	CALL FOR DETAILS	CALL FOR PRICING	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	13,504	98,913	192,127
Median Age	31.0	30.6	31.4



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$78,257	\$63,652	\$64,313
Average	\$101,283	\$85,234	\$87,477



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	127	1,185	4,489
Employees	1,203	16,250	93,661
Daytime Population	9,307	77,919	217,149



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	33%	27%	29%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	57.32%	50.66%	52.96%
Services	22.22%	19.98%	18.49%
Blue Collar	20.47%		



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	3,931	28,751	55,749
Median Home Value	\$264,036	\$256,362	\$272,308

* 2022 Demographic data derived from ESRI

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