



**WESTERN**  
RETAIL ADVISORS

RETAIL PROPERTY FOR LEASE OR SALE

# SOUTH MOUNTAIN PAVILION - LAND

2040/2050 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



## SOUTH MOUNTAIN PAVILION - LAND

2040/2050 W Baseline Rd Phoenix, AZ 85041



### LOCATION DESCRIPTION

NWC Baseline Rd & 19th Ave

### PROPERTY HIGHLIGHTS

- LAST DEVELOPABLE LAND AT PROPERTY
- Centrally located on Baseline corridor
- Captive submarket in growing trade area

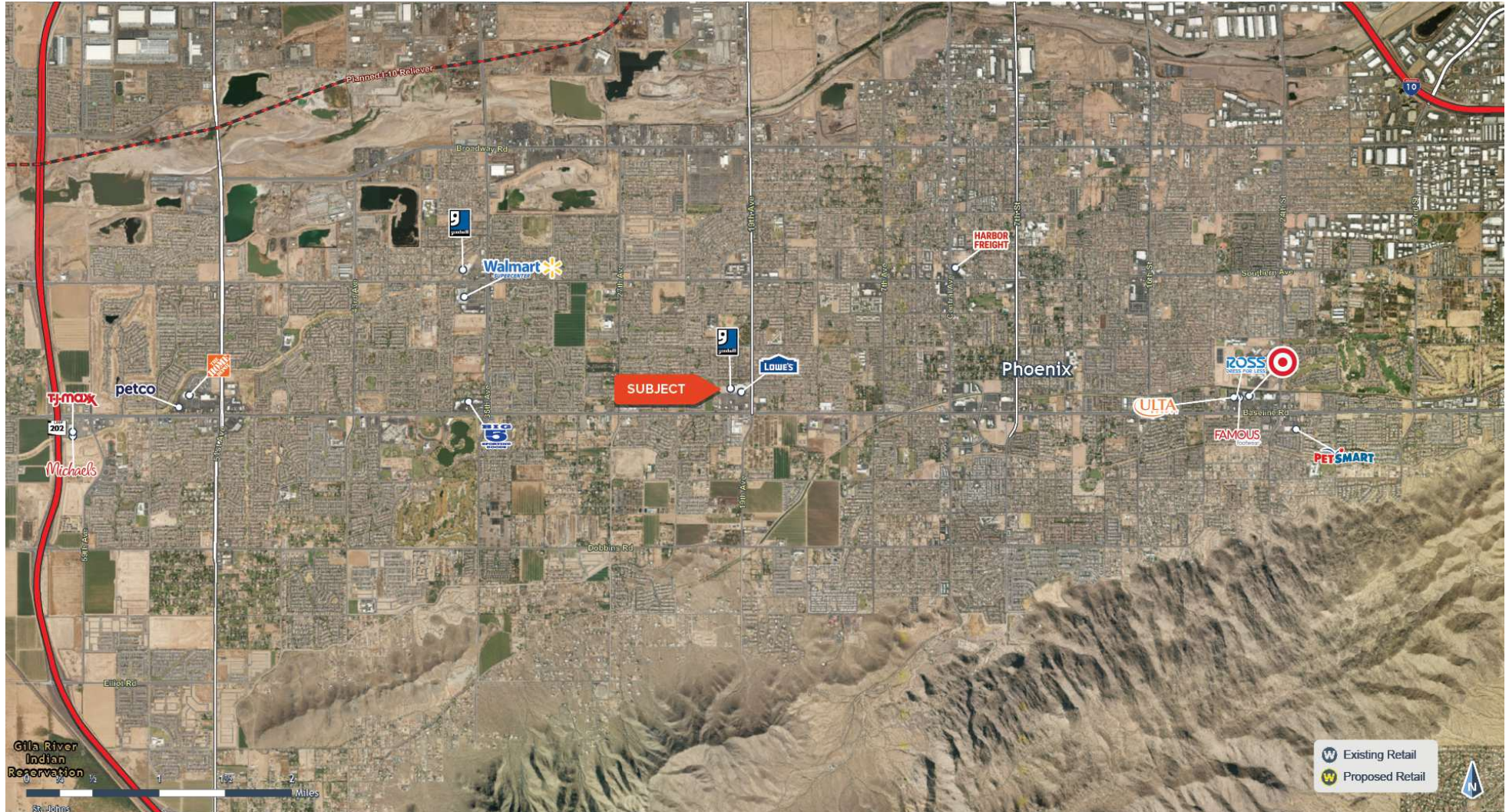
### AREA CO-TENANTS



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.

# SOUTH MOUNTAIN PAVILION - LAND

2040/2050 W Baseline Rd Phoenix, AZ 85041



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.

## SOUTH MOUNTAIN PAVILION - LAND

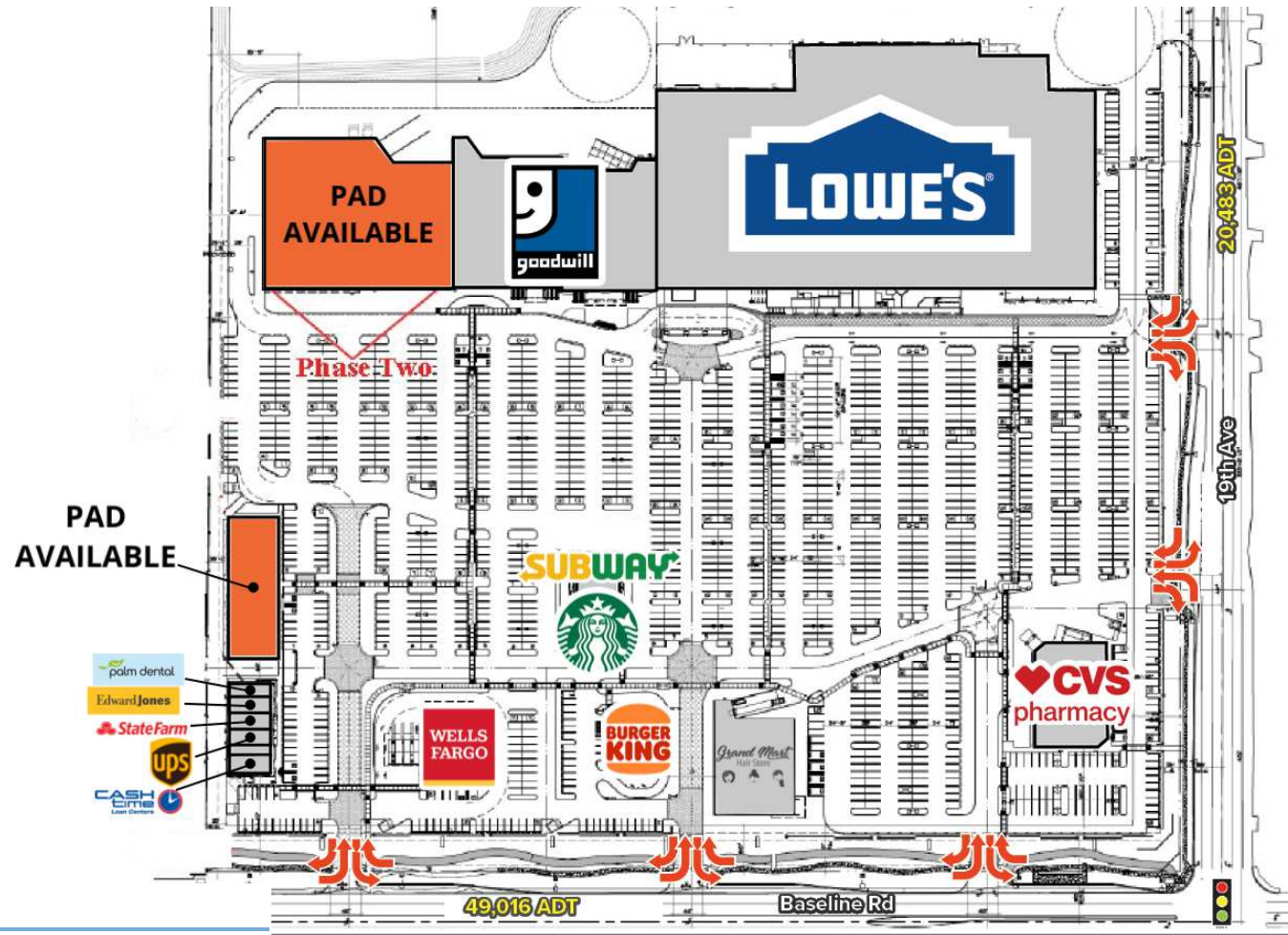
2040/2050 W Baseline Rd Phoenix, AZ 85041



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.

## SOUTH MOUNTAIN PAVILION - LAND

2040/2050 W Baseline Rd Phoenix, AZ 85041



### LEGEND

Available

Unavailable

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.

# SOUTH MOUNTAIN PAVILION - LAND

2040/2050 W Baseline Rd Phoenix, AZ 85041

## LEASE INFORMATION

|              |                     |             |                     |
|--------------|---------------------|-------------|---------------------|
| Lease Type:  | CONTACT FOR DETAILS | Lease Term: | Negotiable          |
| Total Space: | 1 SF                | Lease Rate: | CONTACT FOR PRICING |

## AVAILABLE SPACES

| SUITE | TENANT    | TYPE                | RATE                | DESCRIPTION |
|-------|-----------|---------------------|---------------------|-------------|
| PAD   | Available | CONTACT FOR DETAILS | CONTACT FOR PRICING | -           |
| PAD   | Available | CONTACT FOR DETAILS | CONTACT FOR PRICING | -           |

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.

# SOUTH MOUNTAIN PAVILION - LAND

2040/2050 W Baseline Rd Phoenix, AZ 85041



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.

SOUTH MOUNTAIN PAVILION - LAND

2040/2050 W Baseline Rd Phoenix, AZ 85041

| <div>POPULATION</div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Area Total</td><td>13,383</td><td>102,264</td><td>198,672</td></tr><tr><td>Median Age</td><td>33.6</td><td>33.2</td><td>33.5</td></tr></table> |           |           |           |  | 1 MILE | 3 MILES | 5 MILES | Area Total              | 13,383 | 102,264 | 198,672 | Median Age                                                                                                                                                                                                                                                                                                                                                                                                                                  | 33.6 | 33.2 | 33.5 | <div><div></div><div>HOUSEHOLD INCOME</div></div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Median</td><td>\$90,590</td><td>\$78,225</td><td>\$78,379</td></tr><tr><td>Average</td><td>\$107,948</td><td>\$100,843</td><td>\$102,350</td></tr></table> |        |         |         |                         | 1 MILE | 3 MILES | 5 MILES | Median   | \$90,590 | \$78,225 | \$78,379 | Average     | \$107,948 | \$100,843 | \$102,350 | <div><div></div><div>DAYTIME WORKFORCE</div></div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Total Businesses</td><td>139</td><td>1,230</td><td>4,678</td></tr><tr><td>Employees</td><td>1,339</td><td>17,877</td><td>103,161</td></tr><tr><td>Daytime Population</td><td>9,195</td><td>78,291</td><td>223,071</td></tr></table> |  |  |  |  | 1 MILE | 3 MILES | 5 MILES | Total Businesses | 139   | 1,230  | 4,678  | Employees         | 1,339     | 17,877    | 103,161   | Daytime Population | 9,195 | 78,291 | 223,071 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|--|--------|---------|---------|-------------------------|--------|---------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------|---------|-------------------------|--------|---------|---------|----------|----------|----------|----------|-------------|-----------|-----------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--------|---------|---------|------------------|-------|--------|--------|-------------------|-----------|-----------|-----------|--------------------|-------|--------|---------|
|                                                                                                                                                                                                                                                                                                                                       | 1 MILE    | 3 MILES   | 5 MILES   |  |        |         |         |                         |        |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                               |        |         |         |                         |        |         |         |          |          |          |          |             |           |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |        |         |         |                  |       |        |        |                   |           |           |           |                    |       |        |         |
| Area Total                                                                                                                                                                                                                                                                                                                            | 13,383    | 102,264   | 198,672   |  |        |         |         |                         |        |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                               |        |         |         |                         |        |         |         |          |          |          |          |             |           |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |        |         |         |                  |       |        |        |                   |           |           |           |                    |       |        |         |
| Median Age                                                                                                                                                                                                                                                                                                                            | 33.6      | 33.2      | 33.5      |  |        |         |         |                         |        |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                               |        |         |         |                         |        |         |         |          |          |          |          |             |           |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |        |         |         |                  |       |        |        |                   |           |           |           |                    |       |        |         |
|                                                                                                                                                                                                                                                                                                                                       | 1 MILE    | 3 MILES   | 5 MILES   |  |        |         |         |                         |        |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                               |        |         |         |                         |        |         |         |          |          |          |          |             |           |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |        |         |         |                  |       |        |        |                   |           |           |           |                    |       |        |         |
| Median                                                                                                                                                                                                                                                                                                                                | \$90,590  | \$78,225  | \$78,379  |  |        |         |         |                         |        |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                               |        |         |         |                         |        |         |         |          |          |          |          |             |           |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |        |         |         |                  |       |        |        |                   |           |           |           |                    |       |        |         |
| Average                                                                                                                                                                                                                                                                                                                               | \$107,948 | \$100,843 | \$102,350 |  |        |         |         |                         |        |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                               |        |         |         |                         |        |         |         |          |          |          |          |             |           |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |        |         |         |                  |       |        |        |                   |           |           |           |                    |       |        |         |
|                                                                                                                                                                                                                                                                                                                                       | 1 MILE    | 3 MILES   | 5 MILES   |  |        |         |         |                         |        |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                               |        |         |         |                         |        |         |         |          |          |          |          |             |           |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |        |         |         |                  |       |        |        |                   |           |           |           |                    |       |        |         |
| Total Businesses                                                                                                                                                                                                                                                                                                                      | 139       | 1,230     | 4,678     |  |        |         |         |                         |        |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                               |        |         |         |                         |        |         |         |          |          |          |          |             |           |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |        |         |         |                  |       |        |        |                   |           |           |           |                    |       |        |         |
| Employees                                                                                                                                                                                                                                                                                                                             | 1,339     | 17,877    | 103,161   |  |        |         |         |                         |        |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                               |        |         |         |                         |        |         |         |          |          |          |          |             |           |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |        |         |         |                  |       |        |        |                   |           |           |           |                    |       |        |         |
| Daytime Population                                                                                                                                                                                                                                                                                                                    | 9,195     | 78,291    | 223,071   |  |        |         |         |                         |        |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                               |        |         |         |                         |        |         |         |          |          |          |          |             |           |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |        |         |         |                  |       |        |        |                   |           |           |           |                    |       |        |         |
| <div><div></div><div>EDUCATION</div></div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Percentage with Degrees</td><td>30.7%</td><td>30.3%</td><td>30.8%</td></tr></table>                                       |           |           |           |  | 1 MILE | 3 MILES | 5 MILES | Percentage with Degrees | 30.7%  | 30.3%   | 30.8%   | <div><div></div><div>EMPLOYMENT</div></div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>White Collar Occupation</td><td>53.3%</td><td>53.0%</td><td>55.1%</td></tr><tr><td>Services</td><td>24.1%</td><td>21.4%</td><td>19.4%</td></tr><tr><td>Blue Collar</td><td>22.6%</td><td>25.7%</td><td>25.6%</td></tr></table> |      |      |      |                                                                                                                                                                                                                                                                                                                                                                               | 1 MILE | 3 MILES | 5 MILES | White Collar Occupation | 53.3%  | 53.0%   | 55.1%   | Services | 24.1%    | 21.4%    | 19.4%    | Blue Collar | 22.6%     | 25.7%     | 25.6%     | <div><div></div><div>HOUSEHOLD STATISTICS</div></div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Households</td><td>3,948</td><td>30,111</td><td>58,439</td></tr><tr><td>Median Home Value</td><td>\$460,935</td><td>\$398,892</td><td>\$411,475</td></tr></table>                                                                |  |  |  |  | 1 MILE | 3 MILES | 5 MILES | Households       | 3,948 | 30,111 | 58,439 | Median Home Value | \$460,935 | \$398,892 | \$411,475 |                    |       |        |         |
|                                                                                                                                                                                                                                                                                                                                       | 1 MILE    | 3 MILES   | 5 MILES   |  |        |         |         |                         |        |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                               |        |         |         |                         |        |         |         |          |          |          |          |             |           |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |        |         |         |                  |       |        |        |                   |           |           |           |                    |       |        |         |
| Percentage with Degrees                                                                                                                                                                                                                                                                                                               | 30.7%     | 30.3%     | 30.8%     |  |        |         |         |                         |        |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                               |        |         |         |                         |        |         |         |          |          |          |          |             |           |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |        |         |         |                  |       |        |        |                   |           |           |           |                    |       |        |         |
|                                                                                                                                                                                                                                                                                                                                       | 1 MILE    | 3 MILES   | 5 MILES   |  |        |         |         |                         |        |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                               |        |         |         |                         |        |         |         |          |          |          |          |             |           |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |        |         |         |                  |       |        |        |                   |           |           |           |                    |       |        |         |
| White Collar Occupation                                                                                                                                                                                                                                                                                                               | 53.3%     | 53.0%     | 55.1%     |  |        |         |         |                         |        |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                               |        |         |         |                         |        |         |         |          |          |          |          |             |           |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |        |         |         |                  |       |        |        |                   |           |           |           |                    |       |        |         |
| Services                                                                                                                                                                                                                                                                                                                              | 24.1%     | 21.4%     | 19.4%     |  |        |         |         |                         |        |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                               |        |         |         |                         |        |         |         |          |          |          |          |             |           |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |        |         |         |                  |       |        |        |                   |           |           |           |                    |       |        |         |
| Blue Collar                                                                                                                                                                                                                                                                                                                           | 22.6%     | 25.7%     | 25.6%     |  |        |         |         |                         |        |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                               |        |         |         |                         |        |         |         |          |          |          |          |             |           |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |        |         |         |                  |       |        |        |                   |           |           |           |                    |       |        |         |
|                                                                                                                                                                                                                                                                                                                                       | 1 MILE    | 3 MILES   | 5 MILES   |  |        |         |         |                         |        |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                               |        |         |         |                         |        |         |         |          |          |          |          |             |           |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |        |         |         |                  |       |        |        |                   |           |           |           |                    |       |        |         |
| Households                                                                                                                                                                                                                                                                                                                            | 3,948     | 30,111    | 58,439    |  |        |         |         |                         |        |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                               |        |         |         |                         |        |         |         |          |          |          |          |             |           |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |        |         |         |                  |       |        |        |                   |           |           |           |                    |       |        |         |
| Median Home Value                                                                                                                                                                                                                                                                                                                     | \$460,935 | \$398,892 | \$411,475 |  |        |         |         |                         |        |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                             |      |      |      |                                                                                                                                                                                                                                                                                                                                                                               |        |         |         |                         |        |         |         |          |          |          |          |             |           |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |        |         |         |                  |       |        |        |                   |           |           |           |                    |       |        |         |

\* 2024 Demographic data derived from ESRI

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.