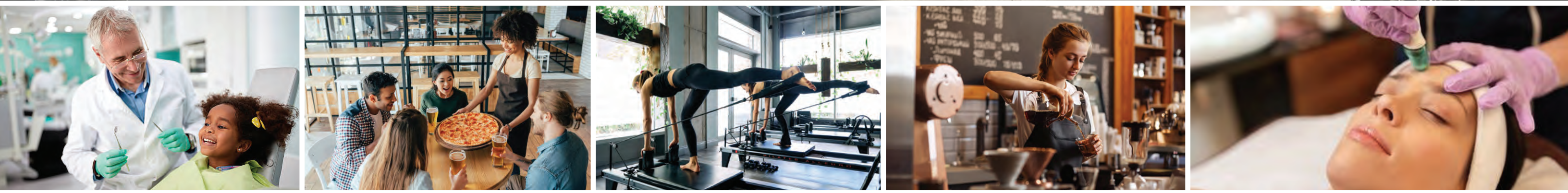


THE GROVE ON BASELINE

Retail Shops & PADs Coming Soon



19TH AVE & BASELINE RD
Phoenix, AZ 85041

Development & Leasing by:

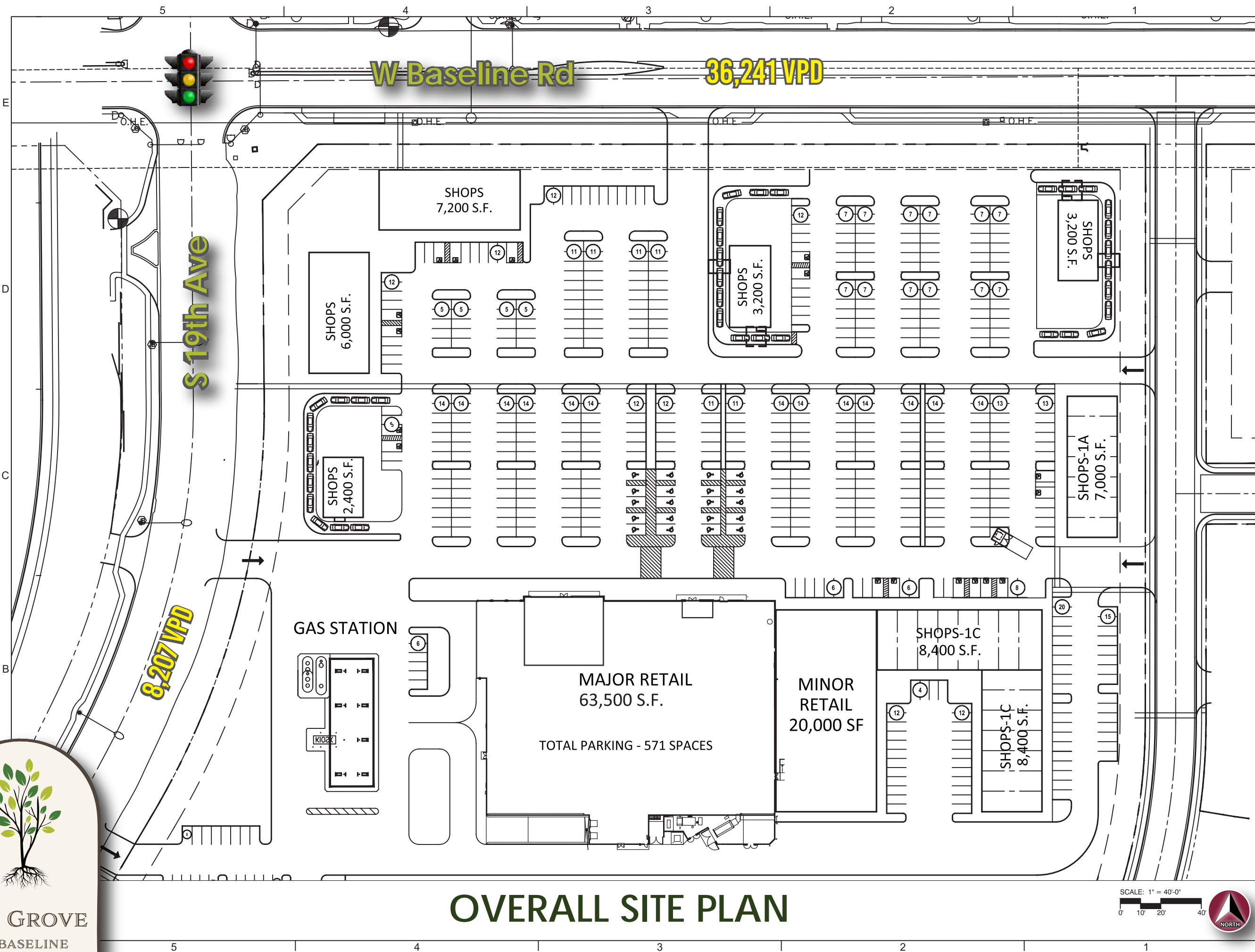


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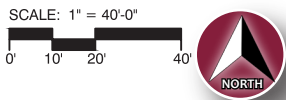
Retail Shops & PADs Coming Soon

SEC 19th Ave & Baseline Rd
Phoenix, AZ 85041





OVERALL SITE PLAN






DIVERSIFIED PARTNERS
Nationwide Real Estate Services

DIVERSIFIED PARTNERS, LLC
7339 E. McDonald Drive
Scottsdale, ARIZONA 85250
Or 480.947.8800
www.dpcr.com
hermant@dpcr.com

CONSULTANT LOGO:

STORE NO.:




DIVERSIFIED PARTNERS
Nationwide Real Estate Services

SEC OF 19TH AVE & W BASELINE RD
PHOENIX, ARIZONA 85011

REVISIONS	
DATE	DESCRIPTION
01 R DATE 01	R DESCRIPTION 01
02 R DATE 02	R DESCRIPTION 02
03 R DATE 03	R DESCRIPTION 03
04 R DATE 04	R DESCRIPTION 04
05 R DATE 05	R DESCRIPTION 05
06 R DATE 06	R DESCRIPTION 06
07 R DATE 07	R DESCRIPTION 07
08 R DATE 08	R DESCRIPTION 08

STATUS:



FIELD VERIFICATION:
The Contractor shall verify all figured dimensions and conditions at the project site and notify Diversified Partners, LLC, of any dimensional errors, omissions or discrepancies before beginning or fabricating any work. Do not scale these drawings.

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SHEET NAME:

SITE PLAN

DATE: 03/12/2025	PROJECT NO.:
DRAWN: HM	SCALE: 1" = 40'-0"

SHEET NO.:
SP-04

THE GROVE ON BASELINE

Retail Shops & PADs Coming Soon

SEC 19th Ave & Baseline Rd
Phoenix, AZ 85041

demographics 2024

Source: *Sites USA*

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	11,880	97,637	192,266
PROJECTED POPULATION (2029)	11,742	102,012	202,821
AVERAGE HOUSEHOLD INCOME	\$103,997	\$102,269	\$106,784
DAYTIME POPULATION	4,983	39,173	131,925
MEDIAN AGE	31.9	31.8	32.3
ESTIMATED HOUSEHOLDS	4,548	39,220	123,607



traffic counts: W Baseline Road | 36,241 VPD • S 19th Avenue | 8,207 VPD

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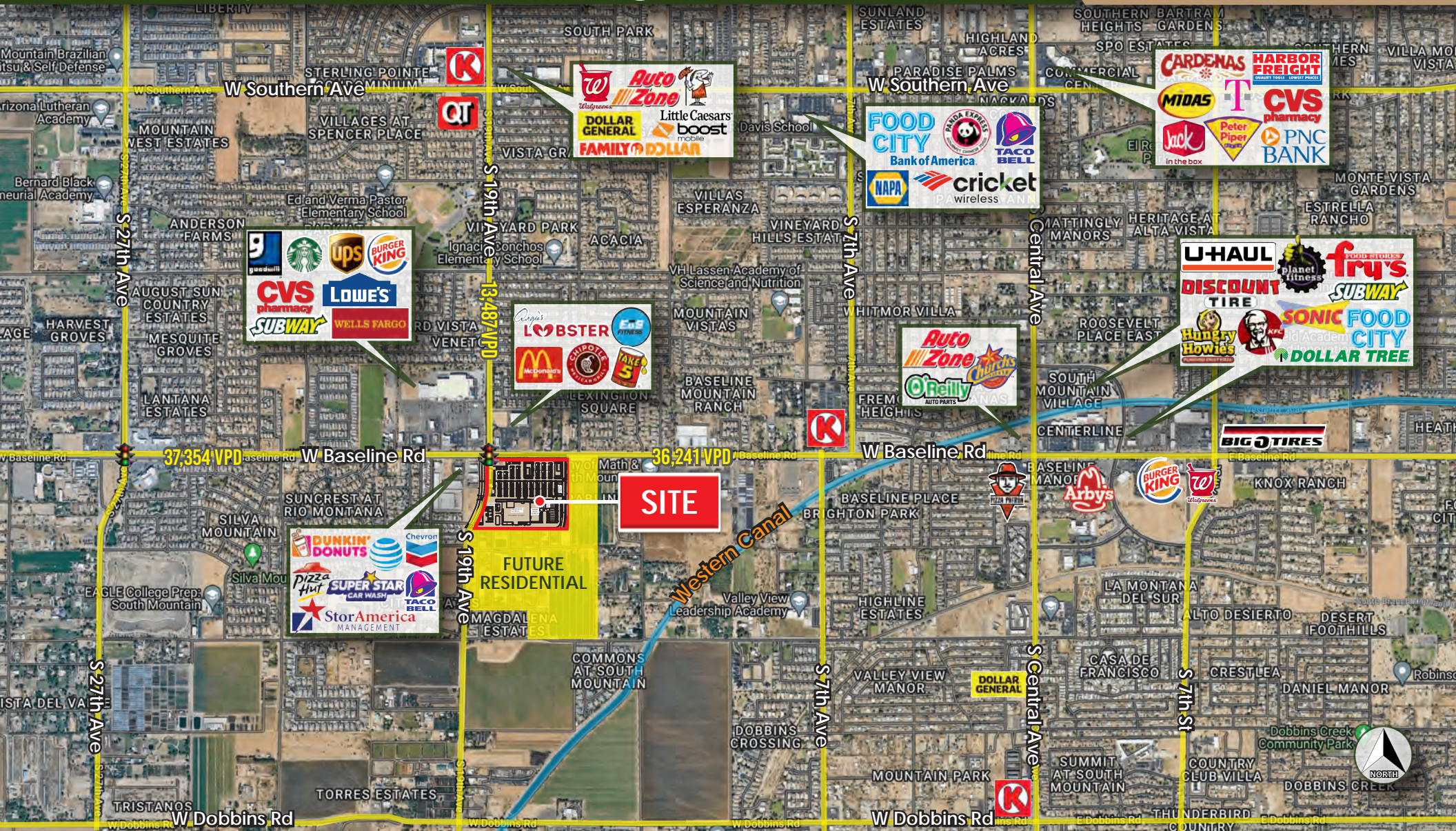
property highlights

- Booming traffic counts on Baseline Rd: 44,445 VPD at the intersection
- Major retailers at the intersection including Lowe's, EōS Fitness, CVS, Starbucks, Chipotle, McDonald's and more!
- Dense trade area with an estimated 97,637 residents within a 3-mile radius
- Significant residential growth in the immediate area
- Cesar Chavez H.S. nearby with nearly 3,000 students

THE GROVE ON BASELINE

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Phoenix, AZ 85041



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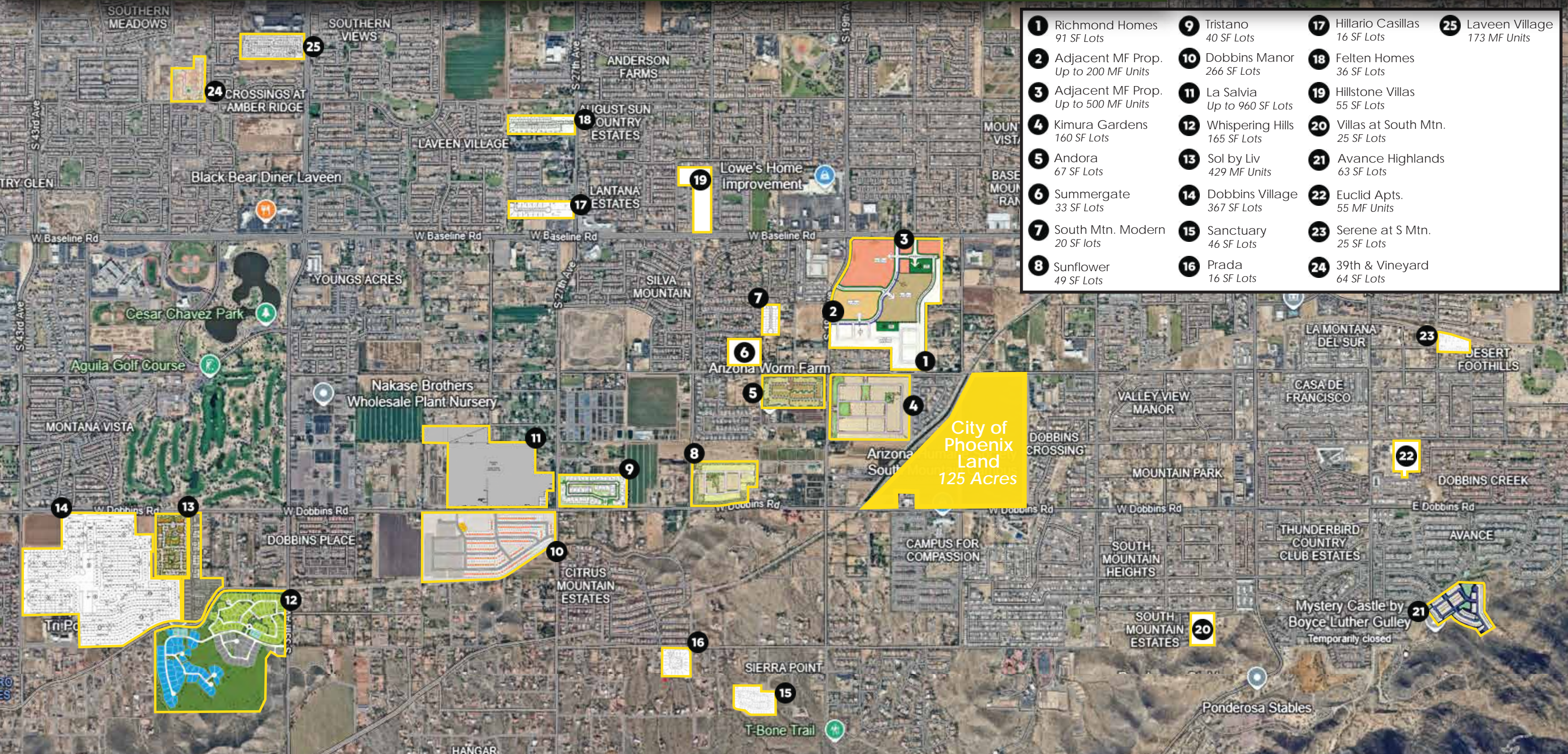
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THE GROVE ON BASELINE HOUSING MAP

Retail Shops & PADs Coming Soon

SEC 19th Ave & Baseline Rd
Phoenix, AZ 85041



- | | | | |
|-------------------------------------------|------------------------------------|---------------------------------------|-----------------------------------|
| 1 Richmond Homes
91 SF Lots | 9 Tristano
40 SF Lots | 17 Hillario Casillas
16 SF Lots | 25 Laveen Village
173 MF Units |
| 2 Adjacent MF Prop.
Up to 200 MF Units | 10 Dobbins Manor
266 SF Lots | 18 Felten Homes
36 SF Lots | |
| 3 Adjacent MF Prop.
Up to 500 MF Units | 11 La Salvia
Up to 960 SF Lots | 19 Hillstone Villas
55 SF Lots | |
| 4 Kimura Gardens
160 SF Lots | 12 Whispering Hills
165 SF Lots | 20 Villas at South Mtn.
25 SF Lots | |
| 5 Andora
67 SF Lots | 13 Sol by Liv
429 MF Units | 21 Avance Highlands
63 SF Lots | |
| 6 Summergate
33 SF Lots | 14 Dobbins Village
367 SF Lots | 22 Euclid Apts.
55 MF Units | |
| 7 South Mtn. Modern
20 SF lots | 15 Sanctuary
46 SF Lots | 23 Serene at S Mtn.
25 SF Lots | |
| 8 Sunflower
49 SF Lots | 16 Prada
16 SF Lots | 24 39th & Vineyard
64 SF Lots | |

THE GROVE ON BASELINE

SEC 19th Ave & Baseline Rd | Phoenix, AZ 85041



View from South Mountain

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