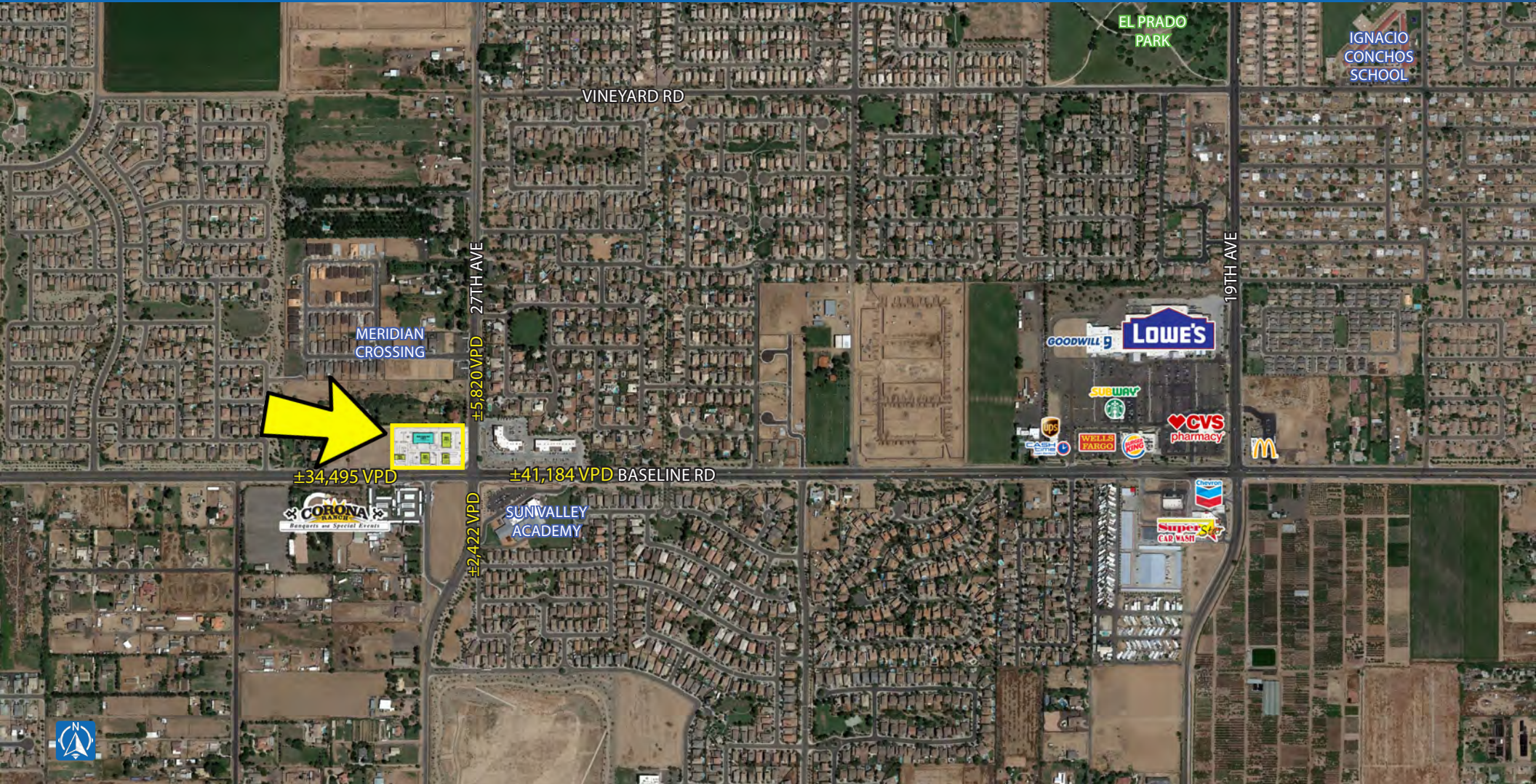


PADS AVAILABLE

NWC 27th Ave & Baseline Rd | Phoenix, AZ



For more information, please contact:

Zachary Pace
602.734.7212
zpace@pcaemail.com



PHOENIX COMMERCIAL ADVISORS



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3131 E Camelback Rd, #340 | Phoenix, AZ 85016 | 602.957.9800

[3/27/20]

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PROPERTY DETAILS

- 3 parcels, total ±3.15 acres (±137,242 SF) available
- Fenced contractor's yard and workshop
- Zoning: C-2, Maricopa County, Arizona
- Call for pricing (may split)
- Section line corner
- Signalized intersection
- Strong traffic counts
- Fenced properties
- Explosive residential growth in the trade area
- Billboard excluded

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Total Population	10,390	84,519	177,590
2024 Total Est Population	11,518	91,678	190,893
2019 Med HH Income	\$75,686	\$56,852	\$52,323
2019 Total Daytime Pop	6,076	62,338	174,718
Workers	1,007	14,375	74,508
Residents	5,069	47,963	100,210

ESRI 2019 Estimates

TRAFFIC COUNTS

N: ±5,820 VPD (NB/SB)	E: ±41,184 VPD (EB/WB)
S: ±2,422 VPD (NB/SB)	W: ±34,495 VPD (EB/WB)

ADOT 2019

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.

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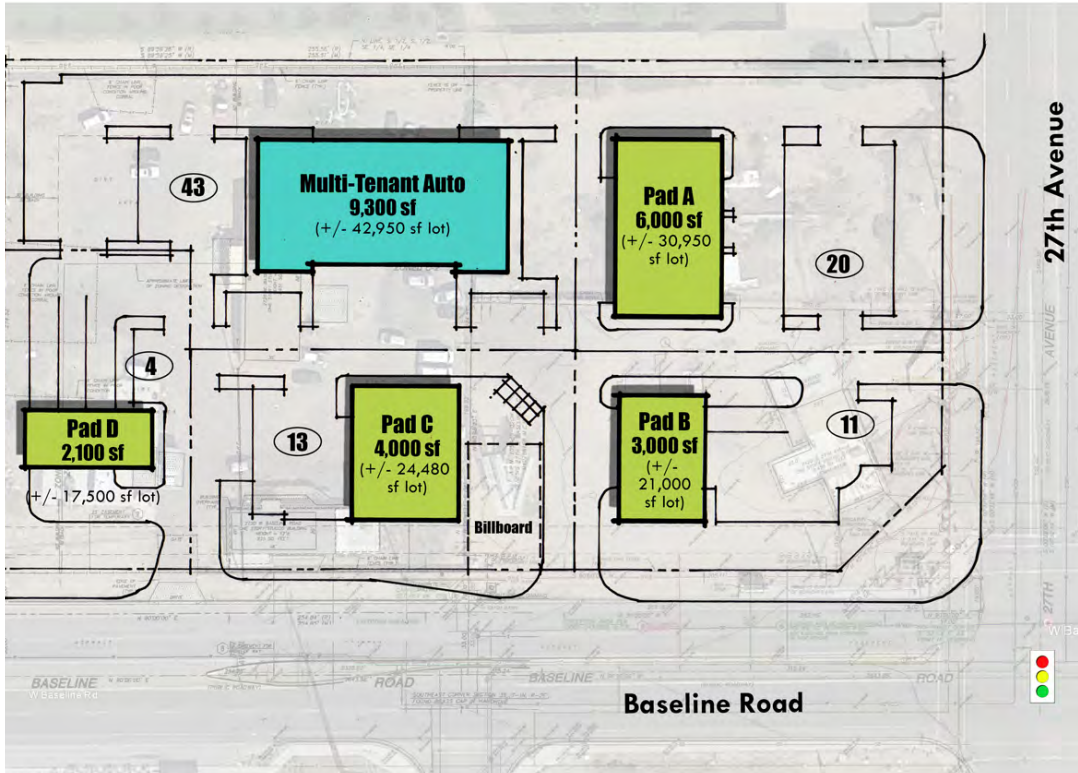
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PARCEL 1

Parcel #: 105-88-020W
 Size: ±0.83 acres (±36,239 SF)
 2019 Taxes: \$3,545.38
 Rent: \$1,600 per month (call for details)
 Details: Vacant land

PARCEL 3

Parcel #: 105-88-740
 Size: ±0.045 acres (±1,982 SF)
 2019 Taxes: \$371.58
 Rent: \$0.00
 Details: Vacant land with 200' well with pump and motor

PARCEL 9

Parcel #: 105-88-741
 Size: ±1.60 acres (±69,696 SF)
 2019 Taxes: \$4,388.22
 Rent: \$1,640 per month (call for details)
 Details: ±923 SF building with ±2,651 SF workshop

PARCEL 4

Parcel #: 105-88-020Y
 Size: ±0.67 acres (±29,326 SF)
 2019 Taxes: \$750.04
 Rent: \$0.00
 Details: Vacant land



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[3/27/20]







One Page Summary

27th Ave & Baseline Rd, Phoenix
 -112.116487542 33.3777353500001
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop
 Latitude: 33.377735
 Longitude: -112.116488

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,031	38,437	104,085
2010 Total Population	8,393	72,572	154,431
2019 Total Population	10,390	84,519	177,590
2019 Group Quarters	12	241	10,043
2024 Total Population	11,518	91,678	190,893
2019-2024 Annual Rate	2.08%	1.64%	1.46%
2019 Total Daytime Population	6,076	62,338	174,718
Workers	1,007	14,375	74,508
Residents	5,069	47,963	100,210
Household Summary			
2000 Households	300	9,961	25,665
2000 Average Household Size	3.44	3.83	3.74
2010 Households	2,521	20,751	42,648
2010 Average Household Size	3.33	3.49	3.42
2019 Households	3,082	24,098	48,787
2019 Average Household Size	3.37	3.50	3.43
2024 Households	3,400	26,079	52,517
2024 Average Household Size	3.38	3.51	3.44
2019-2024 Annual Rate	1.98%	1.59%	1.48%
2010 Families	1,928	16,249	32,424
2010 Average Family Size	3.75	3.87	3.86
2019 Families	2,330	18,679	36,679
2019 Average Family Size	3.81	3.90	3.89
2024 Families	2,564	20,159	39,366
2023 Average Family Size	3.83	3.91	3.90
2019-2024 Annual Rate	1.93%	1.54%	1.42%
Housing Unit Summary			
2019 Housing Units	3,278	26,186	53,905
Owner Occupied Housing Units	73.8%	65.9%	59.7%
Renter Occupied Housing Units	20.2%	26.1%	30.8%
Vacant Housing Units	6.0%	8.0%	9.5%
Median Household Income			
2019	\$75,686	\$56,852	\$52,323
2024	\$93,029	\$67,105	\$60,877
Median Home Value			
2019	\$261,143	\$212,418	\$213,566
2024	\$280,120	\$240,080	\$246,171
Average Income Value			
Average Household Income	\$96,049	\$74,098	\$70,498
Per Capita Income			
2019	\$28,967	\$21,173	\$19,860
2024	\$35,330	\$25,099	\$23,495
Median Age			
2019	31.7	30.1	29.9
2019 Population 25+ by Educational Attainment			
Total	6,373	49,436	103,295
Less than 9th Grade	5.0%	12.8%	14.1%
9th - 12th Grade, No Diploma	7.4%	11.7%	12.5%
High School Graduate	18.8%	23.1%	23.0%
GED/Alternative Credential	2.3%	5.2%	5.6%
Some College, No Degree	26.1%	21.0%	20.2%
Associate Degree	11.5%	8.2%	7.4%
Bachelor's Degree	19.3%	11.7%	11.2%
Graduate/Professional Degree	9.5%	6.5%	6.1%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2019 and 2024

August 26, 2019