



**HARD CORNER PAD DEVELOPMENT ON BASELINE RD | GROUND LEASE ONLY 25,000-60,000 SF | 0.75 AC**

**SWC 27TH AVE & BASELINE RD | PHOENIX, AZ**

**GREG SALTZ**

President  
480.231.3473  
gsaltz@gpsaz.com

**MARTY OLEJARCZYK**

Principal  
602.762.0754  
martyo@gpsaz.com

**JENNIFER HILL**

Vice President of Leasing and Sales  
602.616.4477  
jhill@gpsaz.com





# PROPERTY HIGHLIGHTS

- Signalized Intersection seeing approximately 40,000 vehicles per day
- Baseline Rd is the premier commercial artery connecting East & West Phoenix
- Explosive Residential Trade Area – with current and projected homes
- Tremendous commercial development activity in the immediate area including Planned Retail, Medical and Entertainment Projects
- Approximately 4 miles to the new Loop - 202
- Close proximity to national retailers such as Lowes, Staples, CVS, Wells Fargo, Burger King, Fresh & Easy Grocery and McDonald's

## **2023 DEMOS** (5-MILE RADIUS)

TOTAL POPULATION **189,415**

DAYTIME POPULATION **185,627**

## **TRAFFIC COUNTS**

W BASELINE RD **38,068 VPD**

(ADOT '22)

27TH AVE **2,422 VPD**

(ADOT '22)

**HARD CORNER PAD DEVELOPMENT ALONG BASELINE ROAD**

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# DRONE VIEW



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# INTERSECTION AERIAL

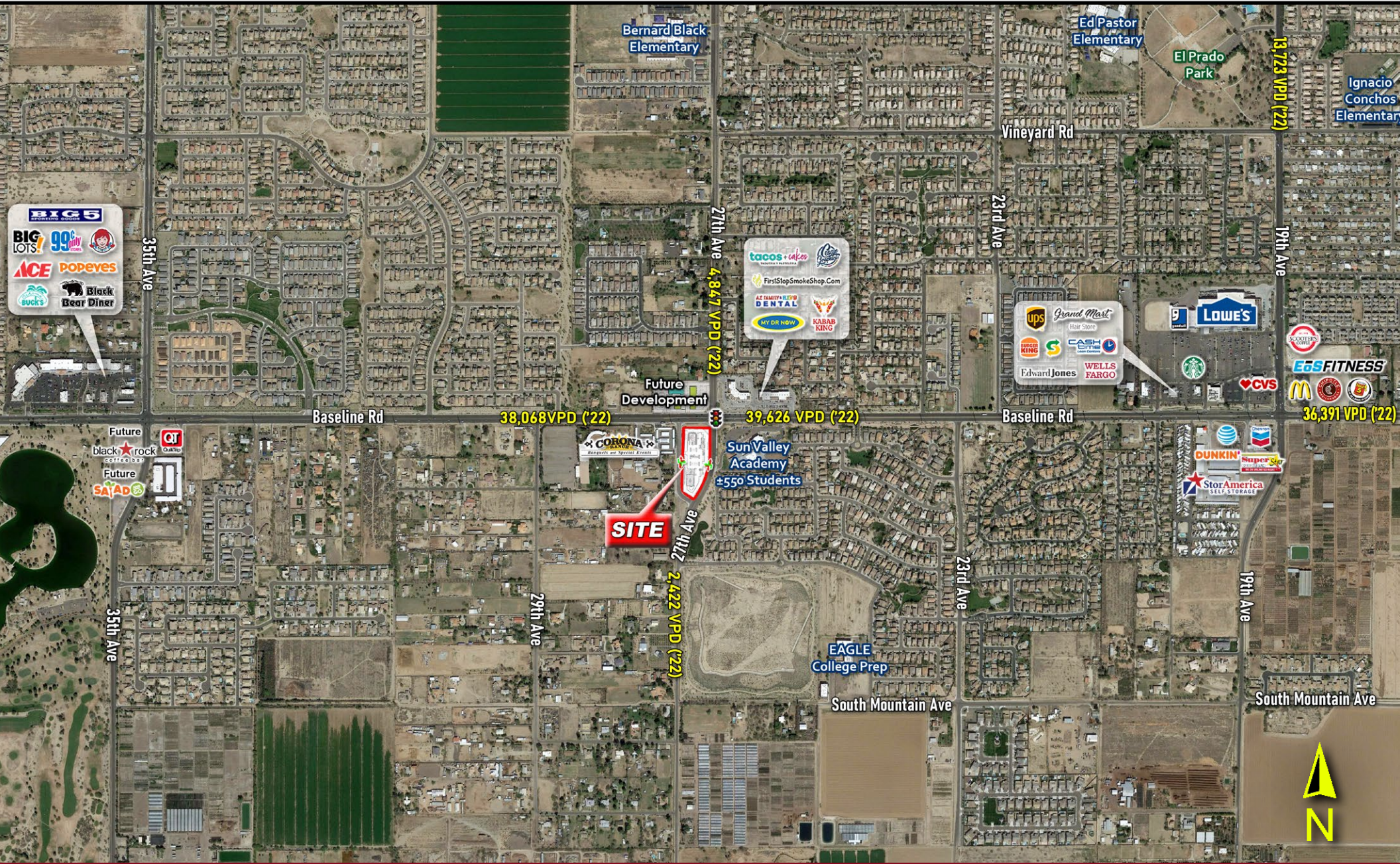


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# MARKET AERIAL

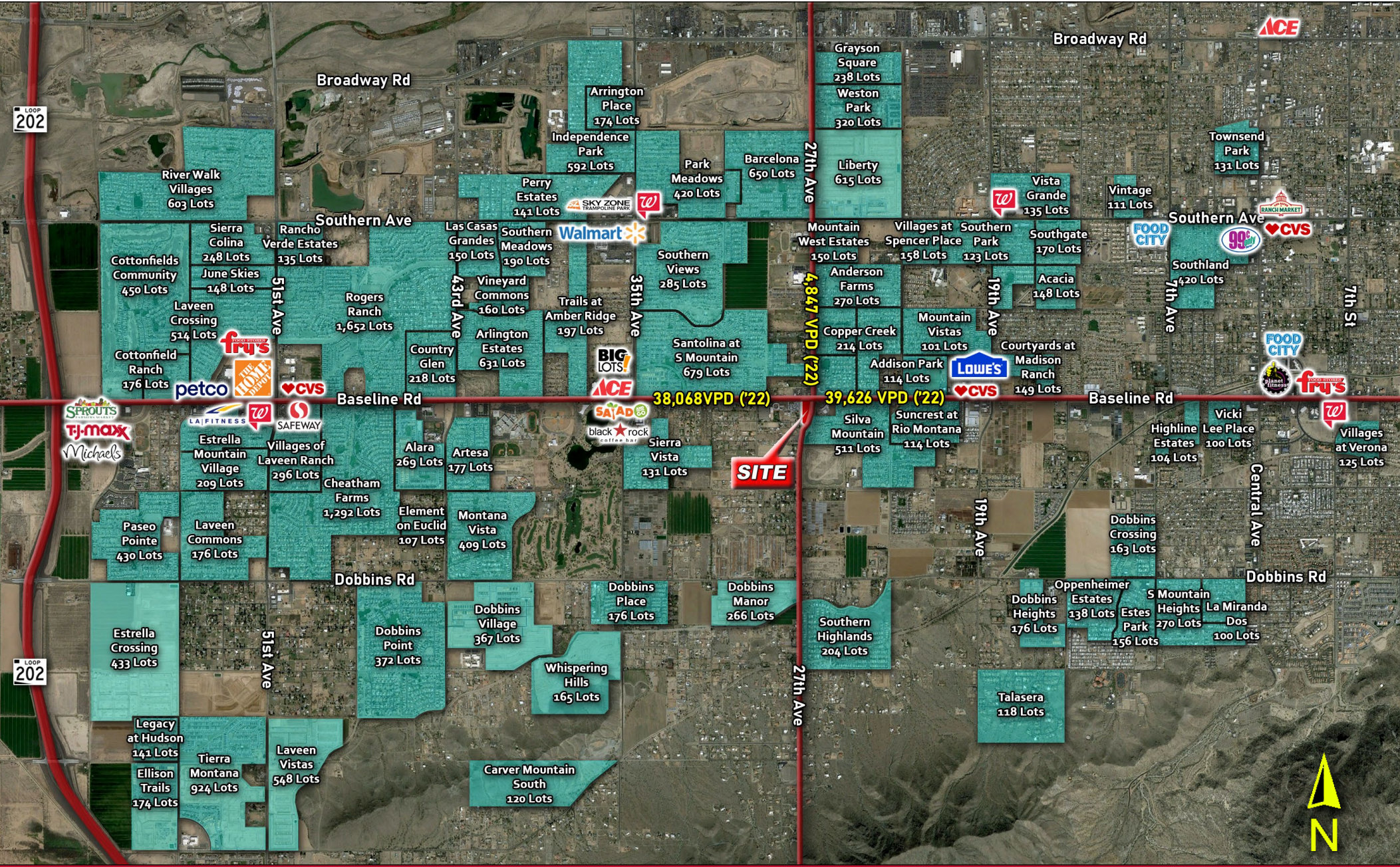


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# RESIDENTIAL AERIAL



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# DEMOGRAPHIC SNAPSHOT



**2023 Total Population**

1 MILE	3 MILE	5 MILE
12,047	93,340	189,415

**2028 Total Population**

12,506	97,954	201,743
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**Average HH Income**

1 MILE	3 MILE	5 MILE
\$119,280	\$96,886	\$93,663

**Median HH Income**

\$99,318	\$75,691	\$70,549
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**Daytime Employees**

1 MILE	3 MILE	5 MILE
1,815	15,609	80,136

**Daytime Residents**

6,417	52,790	105,491
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**2023 Households**

1 MILE	3 MILE	5 MILE
3,583	26,792	54,563

**2028 Households**

3,756	28,399	58,736
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**Owner Occupied Housing**

1 MILE	3 MILE	5 MILE
73.3%	67.5%	61.6%

**Renter Occupied Housing**

23.9%	29.7%	33.9%
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**2023 Median Age**

1 MILE	3 MILE	5 MILE
32.6	31.1	31.3

**2028 Median Age**

31.7	31.2	31.4
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