42,029 SF PAD SITE AVAILABLE FOR GROUND LEASE

E-NEC OF E BASELINE RD & 24TH ST | **PHOENIX, AZ**

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PROPERTY HIGHLIGHTS

- ±42,029 SF Pad Site Available for Ground Lease
- Join Dutch Bros Coffee, Whataburger, and Valvoline (coming soon)
- Dynamic intersection with ±57k cars per day on Baseline and ±27k on 24th St
- Join an intersection with Fry's, Target, Walmart Neighborhood Market, Petsmart, Ross and LA Fitness
- Tremendous housing growth in the immediate area

2024 DEMOS (5-MILE RADIUS)

TOTAL POPULATION **215,010**

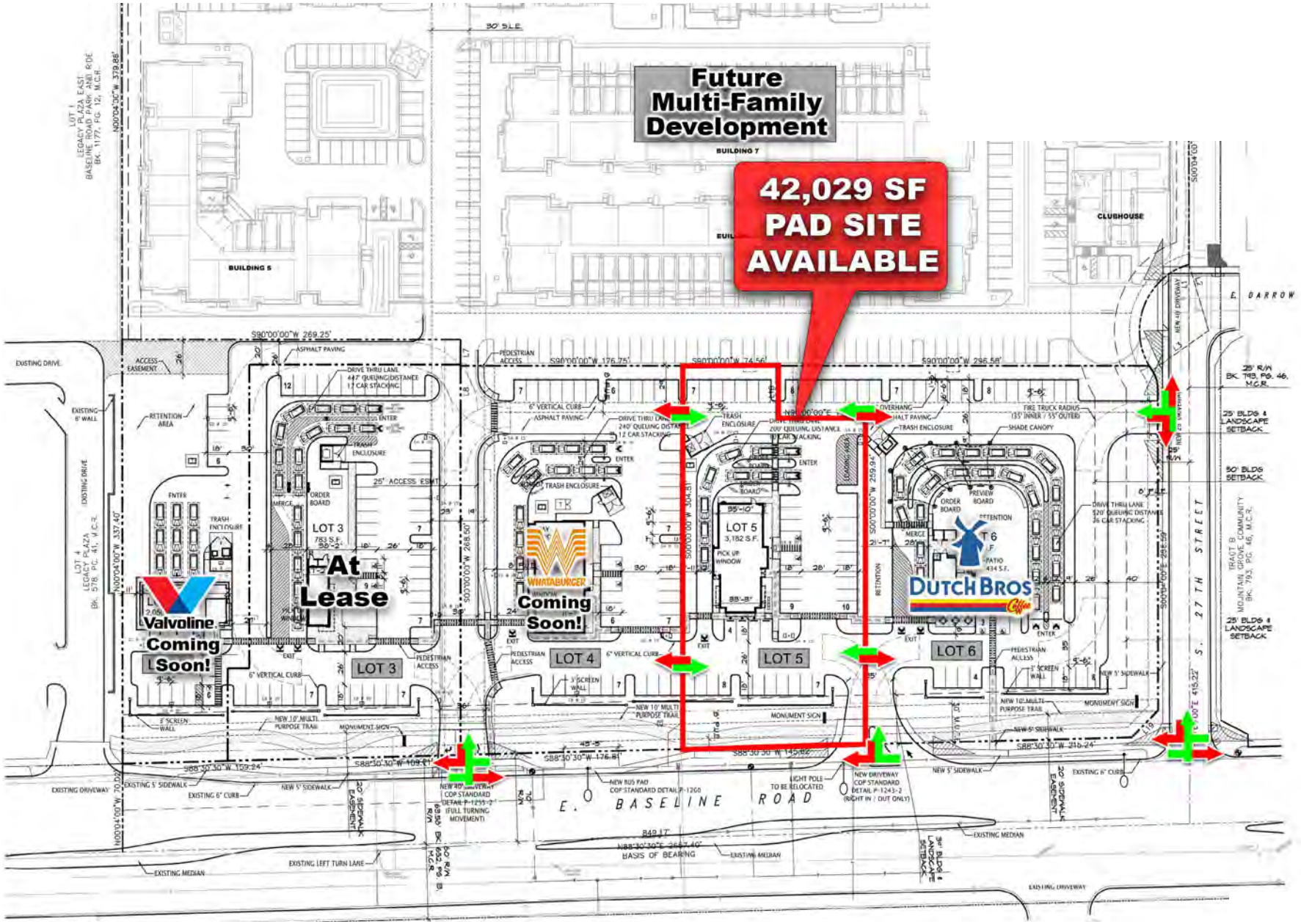
DAYTIME POPULATION **285,971**

TRAFFIC COUNTS

E BASELINE RD **57,448 VPD**
(ADOT '23)

S 24TH ST **27,720 VPD**
(ADOT '23)

SITE PLAN



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RETAIL AERIAL

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MARKET AERIAL

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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
2024 Total Population	11,621	86,748	215,010
2029 Total Population	11,803	89,452	220,632

	1 MILE	3 MILE	5 MILE
Average HH Income	$130,181	$98,913	$105,087
Median HH Income	$100,286	$75,158	$77,384

	1 MILE	3 MILE	5 MILE
Daytime Employees	3,995	42,643	179,383
Daytime Residents	5,863	44,916	106,588

	1 MILE	3 MILE	5 MILE
2024 Households	4,168	28,924	77,284
2029 Households	4,309	30,372	80,503

	1 MILE	3 MILE	5 MILE
Owner Occupied Housing	76.9%	60.9%	56.2%
Renter Occupied Housing	17.7%	33.9%	38.6%

	1 MILE	3 MILE	5 MILE
2024 Median Age	38.8	34.1	34.6
2029 Median Age	40.1	35.3	36.0

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