

RETAIL PROPERTY FOR LEASE

LEGACY VILLAGE

NWC 24th St & Baseline Rd | Phoenix, AZ 85042

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PROPERTY DESCRIPTION

Power Center in South Mountain corridor anchored by Target, Fry's, and Ross.

PROPERTY HIGHLIGHTS

- 1,253 SF Shop Space Available!
- Great tenant lineup including Fry's, Target, Ross, Ulta, Starbucks and Applebee's
- Great access to the I-10 Fwy. - 2 miles to the East
- Over 60K vehicles per day at the intersection
- Average Household Income over \$110K within a 1 mile radius
- Around the corner from South Mountain Community College

AREA CO-TENANTS



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The map illustrates a commercial development layout. Key features include:

- Central Area:** A large parking lot with multiple rows of spaces. A central building is marked "AVAILABLE 1,253 SF".
- North Side:** A large Target store is the central feature. To its west are Ross Dress for Less, Famous Footwear, and ULTA. To its east are GameStop, Leslie's, Crumbl Cookies, Subway, Cold Stone Creamery, and Fry's Food Stores.
- East Side:** A row of businesses including Thai Basil, Sally Beauty, GNC, Rubio's, Five Guys, Circle K, Fuel, Jack in the Box, and Starbucks. A monument sign is located near the intersection of S 24th Street.
- South Side:** A row of businesses including Rainbow, IHOP, Bank of America, at&t, CenterWell, and Twisted Sugar. A monument sign is located near the intersection of E Baseline Road.
- West Side:** A row of businesses including E129, E131, E132, and E133. A monument sign is located near the intersection of E Baseline Road.
- Orientation:** The map is oriented with E Baseline Road at the bottom and S 24th Street on the right. A traffic light is shown at the intersection of E Baseline Road and S 24th Street.

Unavailable

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AVAILABLE SPACES

SUITE	TENANT	SIZE
A101	GOOFEE TATTOOS	1,361 SF
A101A	BEST DONUTS	1,100 SF
A102	AZ DENTAL GROUPS	1,413 SF
A103	ROSATI'S	1,200 SF
A104	ROBEK'S	980 SF
A105	LEGACY NAILS	1,307 SF
A106	WING STOP	1,700 SF
A107	RUBIO'S	2,502 SF
A108	UPS	1,340 SF
A109	GREAT CLIPS	1,200 SF
A110	VISION CENTER	1,400 SF
A111	EUROPEAN WAX CENTER	1,040 SF
B112	SALLY BEAUTY	1,817 SF
B113	COLD STONE CREAMERY	1,400 SF
B114	FIRE PIE	1,606 SF
C115	THAI BASIL	1,987 SF
C116	SUBWAY	1,400 SF
C117	CRUMBL	1,400 SF
C118	GAMESTOP	1,820 SF

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SUITE	TENANT	SIZE
C119	GNC	1,336 SF
C120	Available	1,253 SF
C121	YOGI'S GRILL	2,800 SF
C122	LESLIE'S POOL SUPPLY	2,960 SF
D123	2B WIRELESS	2,201 SF
D124	RAINBOW FASHIONS	6,900 SF
D125	FAMOUS FOOTWEAR	8,025 SF
D126	ROSS	30,054 SF
D127	ULTA	9,000 SF
D128	DD'S DISCOUNTS	20,000 SF
E129	SUN ASIAN KITCHEN	3,002 SF
E130	TWISTED SUGAR	900 SF
E131	AT&T	1,500 SF
E132/E33	HUMANA/CENTERWELL	5,275 SF
F134	BANK OF AMERICA	4,731 SF
G135	JACK IN THE BOX	2,654 SF
H136	CPR CELL PHONE REPAIR	1,150 SF
H136A	THE JOINT	1,150 SF
H136B	FIVE GUYS	2,500 SF
H137	STARBUCKS	1,602 SF

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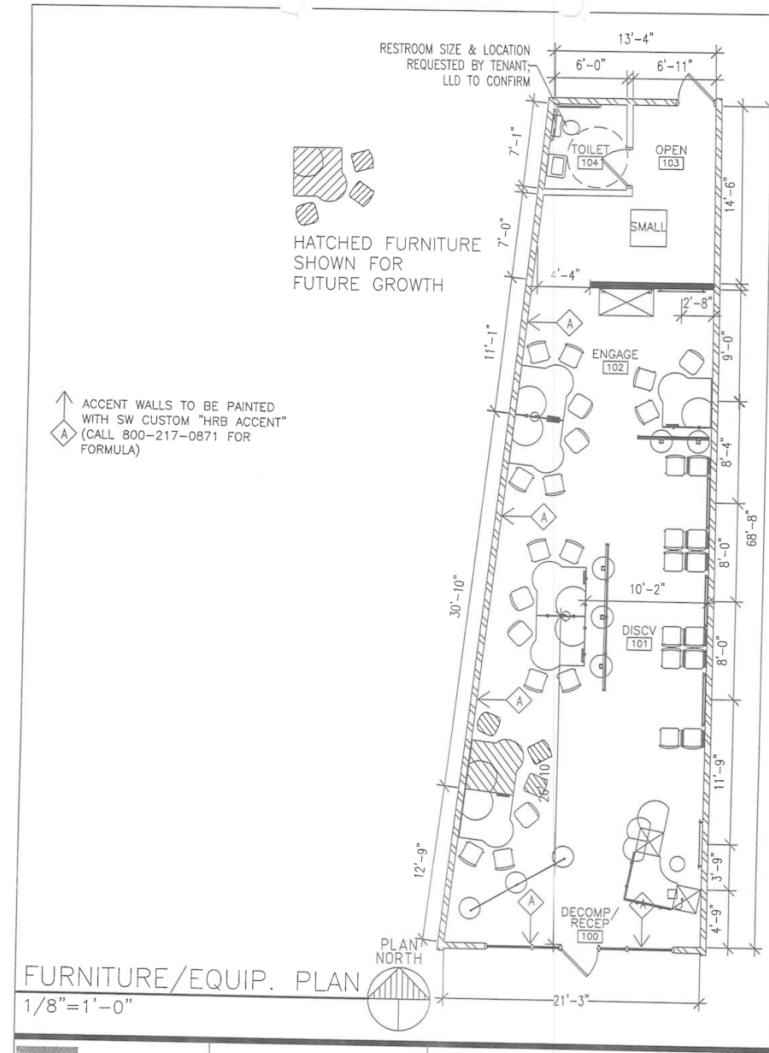
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SUITE	TENANT	SIZE
ANCHOR	FRY'S	50,000 SF
ANCHOR	TARGET	90,000 SF
PAD	IHOP	2,500 SF
PAD	APPLEBEE'S	2,700 SF
PAD	CIRCLE K	1,500 SF

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LEGACY VILLAGE - C120 FLOOR PLAN

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	14,015	88,282	204,344
Median Age	35.8	31.5	32.8



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$86,937	\$59,478	\$64,613
Average	\$110,446	\$80,626	\$91,558



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	198	2,169	7,855
Employees	2,299	34,259	144,172
Daytime Population	10,228	87,050	273,188



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	37%	38%	36%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	58.87%	51.22%	58.21%
Services	15.99%	19.29%	17.08%
Blue Collar	25.14%	29.46%	24.72%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,655	28,617	71,417
Median Home Value	\$340,744	\$269,283	\$286,202

* 2022 Demographic data derived from ESRI

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