



WESTERN
RETAIL ADVISORS

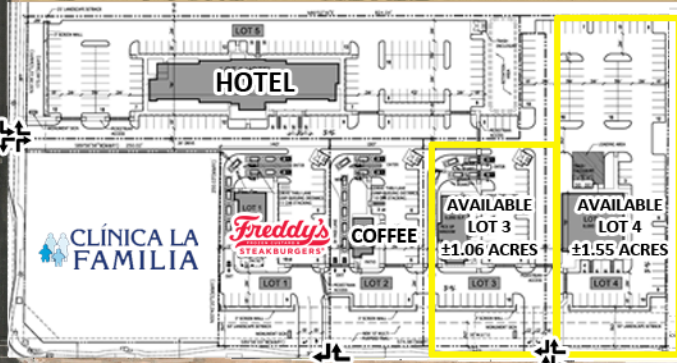
7,900 ADT

43rd Ave



37,840 ADT

Baseline Rd



SUBJECT

Baseline Rd

NEW MEDIAN
BREAK

33,698 ADT



PADS FOR FOR SALE OR GROUND LEASE

43RD AVE & BASELINE RD

Phoenix (Laveen), AZ 85339



43rd Ave



Laveen
553 Students
&
32 Staff

Church of
Jesus Christ



2,667 Students
&
130 Staff



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NEC 43RD AVE & BASELINE RD

Phoenix (Laveen), AZ



PROPERTY DESCRIPTION

PROPERTY HIGHLIGHTS

- Pads for Sale or Ground Lease
- **Lot 1** - Freddy's Frozen Custard & Steakburgers
- **Lot 2** - Coffee
- **Lot 3** - ±1.06 Acres - Proposed Restaurant w/Drive-Thru
- **Lot 4** - ±1.55 Acres - Proposed Auto Service or Restaurant
- **Lot 5** - 4-Story Hotel - 122 Rooms
- Signalized Intersection with over 41K VPD
- Strong housing growth in the trade area
- ±2 miles east of the new Loop 202 Freeway
- Proposed Zoning - Commercial C-1 District—Neighborhood Retail

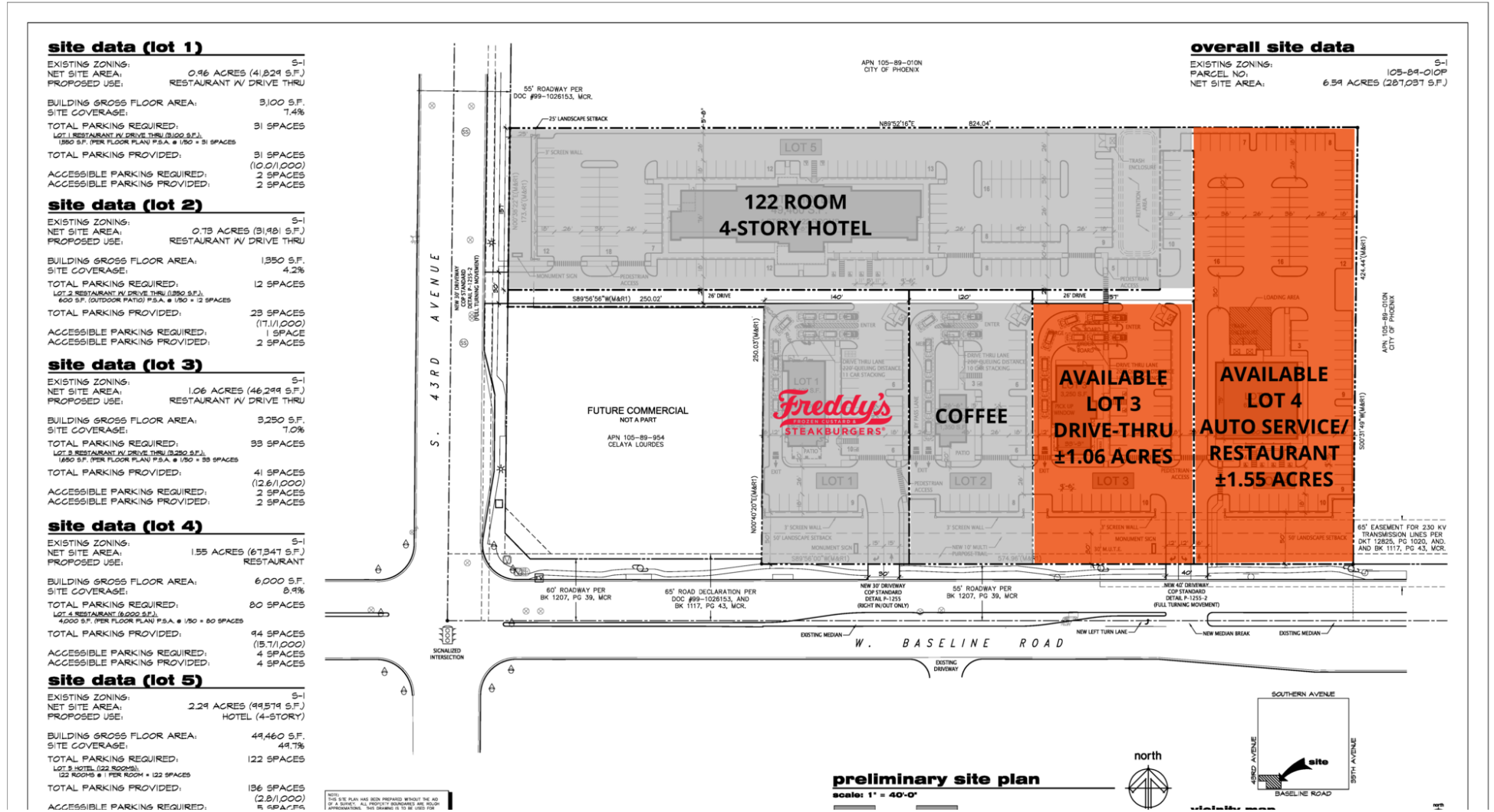
AREA CO-TENANTS



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AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION
LOT 1	FREDDY'S STEAKBURGERS	0.96 Acres	-
LOT 2	COFFEE	0.73 Acres	-
LOT 3	Available	1.06 Acres	RESTAURANT W/DRIVE-THRU
LOT 4	Available	1.55 Acres	AUTO SERVICE OR RESTAURANT
LOT 5	HOTEL	2.41 Acres	-

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PADS ON BASELINE

NEC 43rd Ave & Baseline Rd Phoenix, AZ 85339

site data (lot 1)

EXISTING ZONING: S-1
 NET SITE AREA: 0.96 ACRES (41,829 S.F.)
 PROPOSED USE: RESTAURANT W/ DRIVE THRU
 BUILDING GROSS FLOOR AREA: 3,100 S.F.
 SITE COVERAGE: 7.4%
 TOTAL PARKING REQUIRED: 31 SPACES
 LOT 1 RESTAURANT W/ DRIVE THRU (3,100 S.F.)
 1,880 S.F. (PER FLOOR PLAN) P.S.A. @ 1/50 = 131 SPACES
 TOTAL PARKING PROVIDED: 31 SPACES
 (10,011,000)
 ACCESSIBLE PARKING REQUIRED: 2 SPACES
 ACCESSIBLE PARKING PROVIDED: 2 SPACES

site data (lot 2)

EXISTING ZONING: S-1
 NET SITE AREA: 0.79 ACRES (34,191 S.F.)
 PROPOSED USE: RESTAURANT W/ DRIVE THRU
 BUILDING GROSS FLOOR AREA: 1,350 S.F.
 SITE COVERAGE: 4.2%
 TOTAL PARKING REQUIRED: 12 SPACES
 LOT 2 RESTAURANT W/ DRIVE THRU (1,350 S.F.)
 600 S.F. (OUTDOOR PATIO) P.S.A. @ 1/50 = 12 SPACES
 TOTAL PARKING PROVIDED: 23 SPACES
 (11,111,000)
 ACCESSIBLE PARKING REQUIRED: 2 SPACES
 ACCESSIBLE PARKING PROVIDED: 2 SPACES

site data (lot 3)

EXISTING ZONING: S-1
 NET SITE AREA: 1.06 ACRES (46,299 S.F.)
 PROPOSED USE: RESTAURANT W/ DRIVE THRU
 BUILDING GROSS FLOOR AREA: 3,250 S.F.
 SITE COVERAGE: 7.0%
 TOTAL PARKING REQUIRED: 33 SPACES
 LOT 3 RESTAURANT W/ DRIVE THRU (3,250 S.F.)
 1,850 S.F. (PER FLOOR PLAN) P.S.A. @ 1/50 = 39 SPACES
 TOTAL PARKING PROVIDED: 41 SPACES
 (12,611,000)
 ACCESSIBLE PARKING REQUIRED: 2 SPACES
 ACCESSIBLE PARKING PROVIDED: 2 SPACES

site data (lot 4)

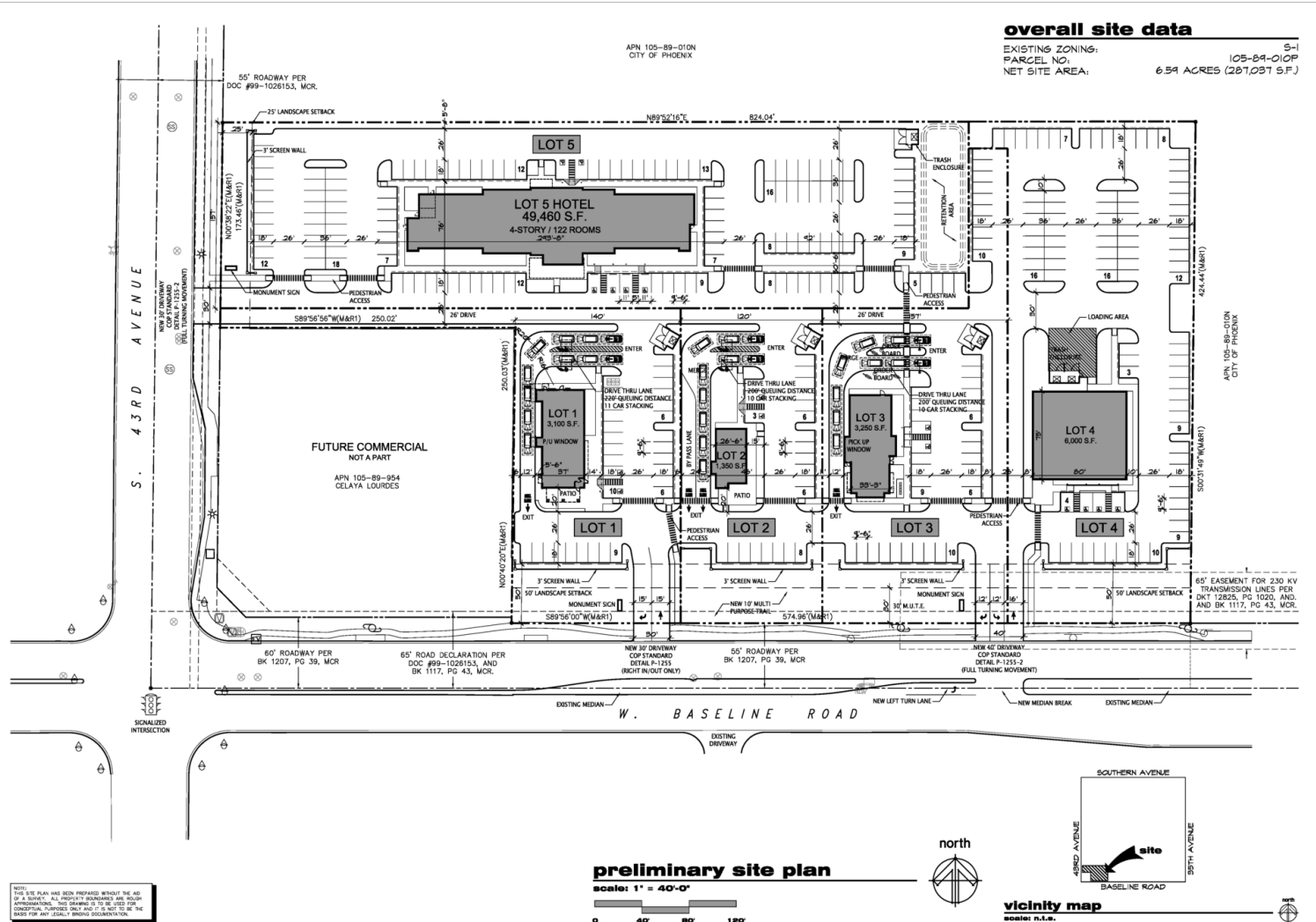
EXISTING ZONING: S-1
 NET SITE AREA: 1.55 ACRES (67,347 S.F.)
 PROPOSED USE: RESTAURANT
 BUILDING GROSS FLOOR AREA: 6,000 S.F.
 SITE COVERAGE: 8.9%
 TOTAL PARKING REQUIRED: 80 SPACES
 LOT 4 RESTAURANT (6,000 S.F.)
 4,000 S.F. (PER FLOOR PLAN) P.S.A. @ 1/50 = 80 SPACES
 TOTAL PARKING PROVIDED: 94 SPACES
 (15,711,000)
 ACCESSIBLE PARKING REQUIRED: 4 SPACES
 ACCESSIBLE PARKING PROVIDED: 4 SPACES

site data (lot 5)

EXISTING ZONING: S-1
 NET SITE AREA: 2.29 ACRES (99,574 S.F.)
 PROPOSED USE: HOTEL (4-STORY)
 BUILDING GROSS FLOOR AREA: 49,460 S.F.
 SITE COVERAGE: 49.7%
 TOTAL PARKING REQUIRED: 122 SPACES
 LOT 5 HOTEL (49,460 S.F.)
 122 ROOMS @ 1 PER ROOM = 122 SPACES
 TOTAL PARKING PROVIDED: 136 SPACES
 (29,111,000)
 ACCESSIBLE PARKING REQUIRED: 5 SPACES
 ACCESSIBLE PARKING PROVIDED: 6 SPACES

overall site data

EXISTING ZONING: S-1
 PARCEL NO: 105-89-010P
 NET SITE AREA: 6.59 ACRES (287,037 S.F.)



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Phoenix (Laveen), AZ



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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	17,879	72,406	159,183
Median Age	30.4	31.4	30.5



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$80,411	\$83,170	\$70,163
Average	\$98,017	\$103,580	\$90,353



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	165	739	2,437
Employees	1,891	10,322	41,857
Daytime Population	3,488	15,918	54,566



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	39%	38%	29%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	64.35%	61.67%	53.60%
Services	13.55%	14.82%	17.57%
Blue Collar	22.11%	23.52%	28.82%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,966	20,329	43,222
Median Home Value	\$284,836	\$287,631	\$260,831

* 2022 Demographic data derived from ESRI

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