

# SEC BASELINE RD & 32ND ST

SEC BASELINE RD & 32ND ST, PHOENIX, ARIZONA



8,300 SF SHOP SPACE AVAILABLE

JOIN:



LEGACY

RAVEN AT SOUTH MOUNTAIN



E Baseline Rd

49,462 VPD

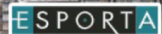
E Baseline Rd

8,894 VPD



47,065 VPD

E Baseline



Neighborhood Canyon

S 24th St

South Branch Highland Canal

2,126 VPD



SITE



JASON HERSKER  
602.753.3836  
jhersker@camcre.com

TRENT WILSON  
602.753.3733  
twilson@camcre.com

2701 E. CAMELBACK RD., SUITE #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



# PROPERTY SUMMARY

**AVAILABLE** 8,300 SF divisible SF for lease

## PROPERTY HIGHLIGHTS

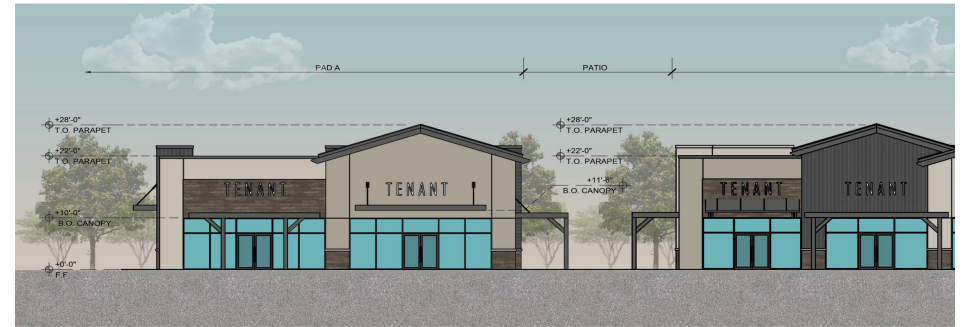
- Baseline frontage on the most heavily trafficked East/West thoroughfare in town
- Easy access to Phoenix Sky Harbor International Airport and I-10 Freeway
- Nearby Major employment corridors and South Mountain Park recreational area
- \$80K- \$100K+ HH Incomes in 1, 3 and 5 Mile radius

## NEARBY TENANTS

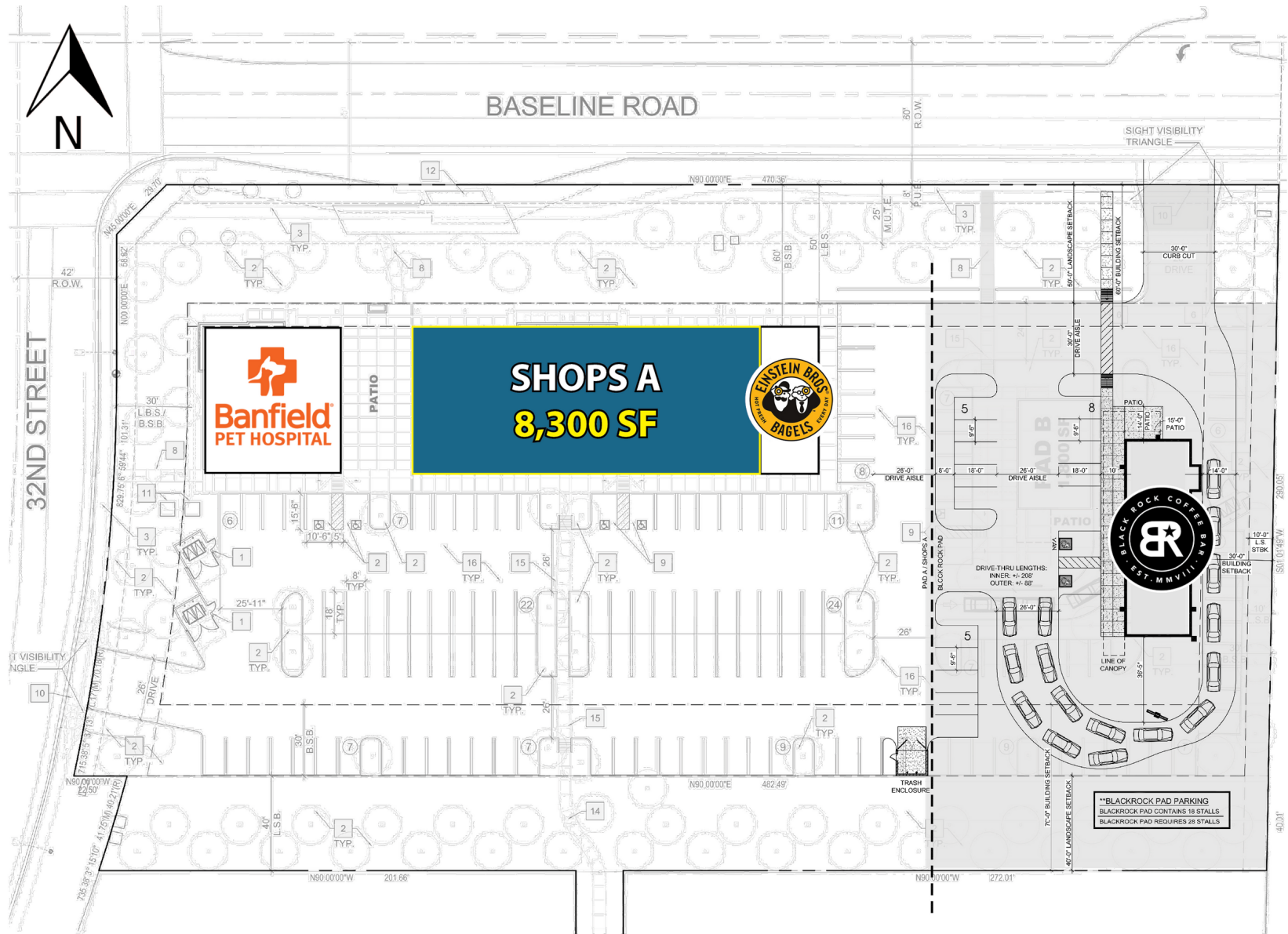


## TRAFFIC COUNTS

<b>N</b> 32nd St: 8,894 VPD	<b>E</b> Baseline Rd: 49,462 VPD
<b>S</b> 32nd St: 2,126 VPD	<b>W</b> Baseline Rd: 47,065 VPD



# SITE PLAN



# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,251	68,044	199,433
Average Age	34.1	31.3	31.3
Average Age (Male)	35.0	30.8	30.7
Average Age (Female)	32.4	31.4	31.8



AVG. HH INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$95,324	\$82,315	\$82,641
Average House Value	\$302,806	\$241,851	\$265,439



HH UNITS	1 MILE	3 MILES	5 MILES
Total Households	1,755	23,541	71,478
# of Persons per HH	2.4	2.9	2.8



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Daytime Pop	4,999	73,958	243,442
Workers	2,521	50,019	183,016
Residents	29.9	23.9	18.0



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2022 Households	2,942	28,253	78,522
2027 Households	3,208	31,161	86,567

