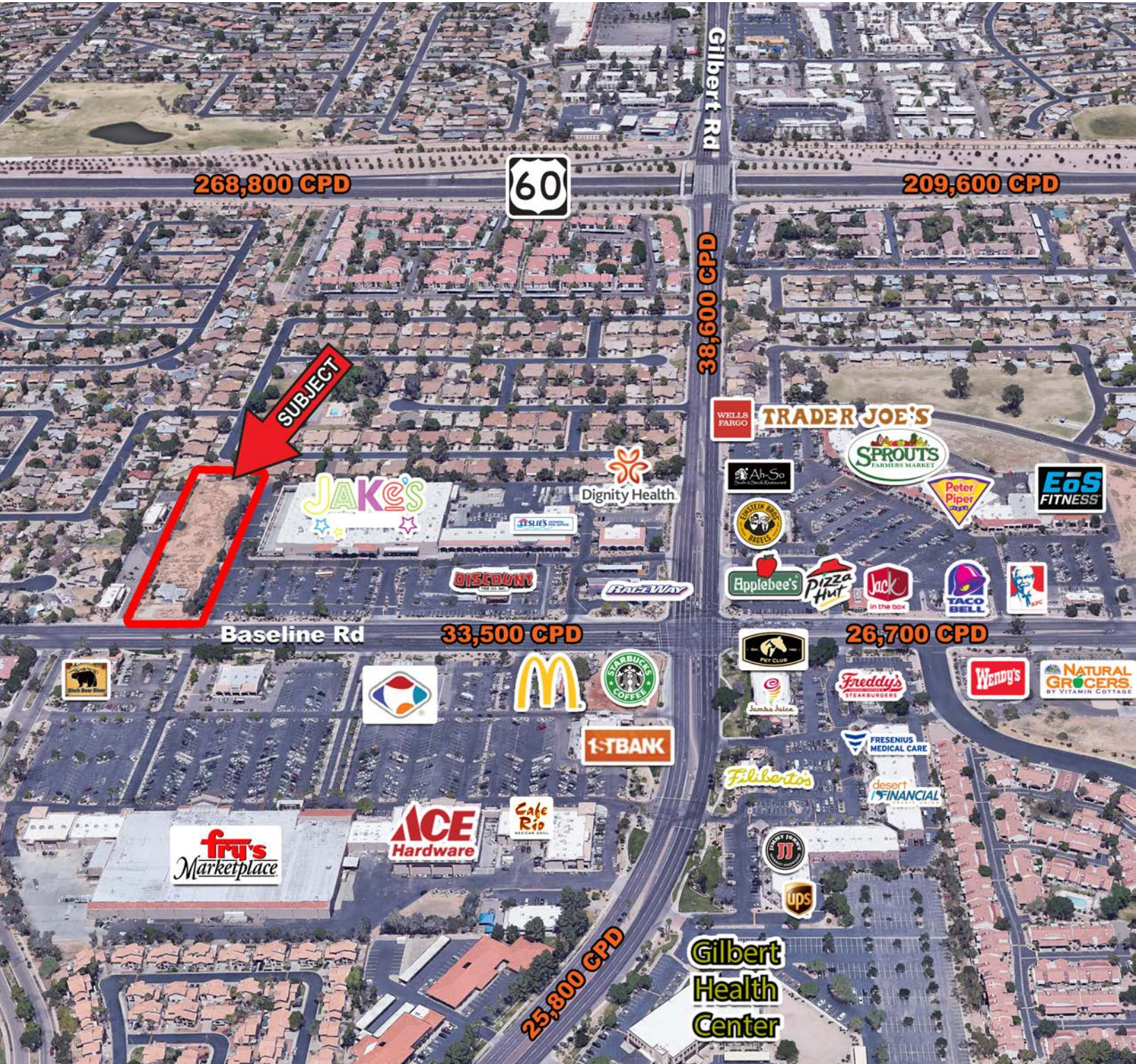


# BASELINE ROAD FRONTING LAND

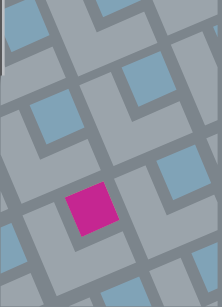
Baseline Road and Gilbert Road - Northwest Corner  
Mesa, Arizona



PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
---------------------	--------------------------	--------	---------	--------------

**Darren Pitts**  
602.682.6050  
darren.pitts@velocityretail.com

**Brad Ranly**  
602.682.8120  
brad.ranly@velocityretail.com



# BASELINE ROAD FRONTING LAND

Baseline Road and Gilbert Road - Northwest Corner  
Mesa, Arizona



±1.83 Acres along Baseline Road

## Property Highlights

- Current Zoning: AG - General plan is Commercial - will sell subject to rezone
- 137 Feet of Frontage on Baseline Road
- 1/2 Mile south of US 60 interchange
- Excellent infill parcel
- Pricing: Call to Discuss

## Traffic Counts

Gilbert Rd	38,600 CPD
Baseline Rd	33,500 CPD

**Total 72,100 CPD**

Demographics	1 mi	3 mi	5 mi
Estimated Population	17,144	151,393	409,973
Med Household Income	\$63,247	\$67,195	\$66,329
Estimated Households	6,247	52,396	152,396
Daytime Population	7,044	54,279	144,299

Source: SitesUSA

## Nearby Tenants



**TRADER JOE'S**

**EoS FITNESS**



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Darren Pitts

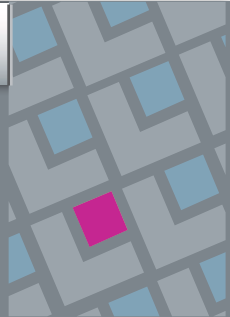
602.682.6050

darren.pitts@velocityretail.com

Brad Ranly

602.682.8120

brad.ranly@velocityretail.com





[PROPERTY HIGHLIGHTS](#)

[SITE PLAN / AVAILABILITY](#)

[AERIAL](#)

[CONTACT](#)

[DEMOGRAPHICS](#)

Darren Pitts

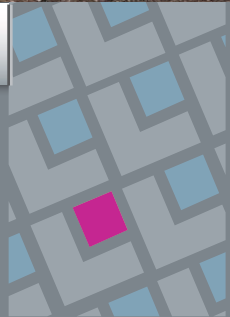
602.682.6050

darren.pitts@velocityretail.com

Brad Ranly

602.682.8120

brad.ranly@velocityretail.com

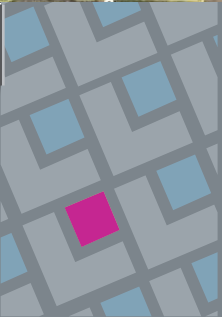




PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
---------------------	--------------------------	--------	---------	--------------

**Darren Pitts**  
 602.682.6050  
 darren.pitts@velocityretail.com

**Brad Ranly**  
 602.682.8120  
 brad.ranly@velocityretail.com





268,800 CPD

209,600 CPD

Gilbert Rd

S Chestnut

S Briar

S Almond

24th St

S Gaylord



SUBJECT

38,600 CPD

TRADER JOE'S

SPROUTS

EoS FITNESS

Jacinto Place 102 Units

33,500 CPD

26,700 CPD

Baseline Rd

25,800 CPD

Fru's Marketplace

ACE Hardware

Cafe Rio

Gilbert Health Center

Houston Ave

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

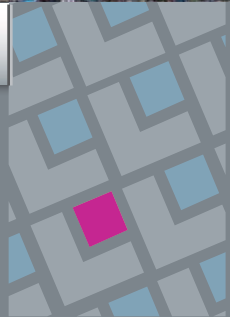
AERIAL

CONTACT

DEMOGRAPHICS

Darren Pitts  
602.682.6050  
darren.pitts@velocityretail.com

Brad Ranly  
602.682.8120  
brad.ranly@velocityretail.com



# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3791/-111.7885

RF5

E Baseline Rd & N Gilbert Rd			
	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2018)	17,114	151,393	409,973
Projected Population (2023)	18,483	163,662	443,240
Census Population (2010)	16,298	141,758	373,541
Census Population (2000)	17,423	146,803	366,529
Projected Annual Growth (2018 to 2023)	1,369 1.6%	12,269 1.6%	33,267 1.6%
Historical Annual Growth (2010 to 2018)	816 0.6%	9,635 0.8%	36,432 1.2%
Historical Annual Growth (2000 to 2010)	-1,125 -0.6%	-5,046 -0.3%	7,013 0.2%
Estimated Population Density (2018)	5,452 <i>psm</i>	5,357 <i>psm</i>	5,222 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.50 <i>sq mi</i>
<b>Households</b>			
Estimated Households (2018)	6,247	52,396	152,396
Projected Households (2023)	6,518	54,989	159,963
Census Households (2010)	5,828	48,017	135,727
Census Households (2000)	5,910	48,320	129,233
Estimated Households with Children (2018)	2,354 37.7%	20,437 39.0%	52,666 34.6%
Estimated Average Household Size (2018)	2.73	2.88	2.68
<b>Average Household Income</b>			
Estimated Average Household Income (2018)	\$75,477	\$83,472	\$81,577
Projected Average Household Income (2023)	\$85,204	\$94,246	\$92,092
Estimated Average Family Income (2018)	\$84,390	\$95,531	\$98,169
<b>Median Household Income</b>			
Estimated Median Household Income (2018)	\$63,247	\$67,195	\$66,329
Projected Median Household Income (2023)	\$72,411	\$77,065	\$76,049
Estimated Median Family Income (2018)	\$76,090	\$77,353	\$80,420
<b>Per Capita Income</b>			
Estimated Per Capita Income (2018)	\$27,577	\$28,940	\$30,388
Projected Per Capita Income (2023)	\$30,074	\$31,713	\$33,295
Estimated Per Capita Income 5 Year Growth	\$2,496 9.1%	\$2,773 9.6%	\$2,907 9.6%
Estimated Average Household Net Worth (2018)	\$624,832	\$731,948	\$734,805
<b>Daytime Demos (2018)</b>			
Total Businesses	731	6,120	15,209
Total Employees	7,044	54,279	144,299
Company Headquarter Businesses	3 0.3%	22 0.4%	47 0.3%
Company Headquarter Employees	26 0.4%	1,409 2.6%	3,865 2.7%
Employee Population per Business	9.6	8.9	9.5
Residential Population per Business	23.4	24.7	27.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
---------------------	--------------------------	--------	---------	--------------

Darren Pitts

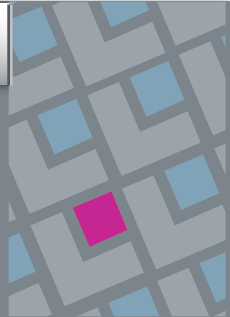
602.682.6050

darren.pitts@velocityretail.com

Brad Ranly

602.682.8120

brad.ranly@velocityretail.com



# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

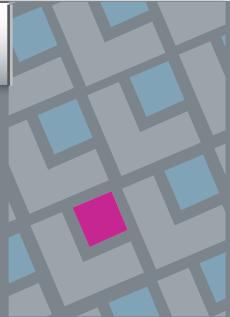
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3791/-111.7885

RF5

E Baseline Rd & N Gilbert Rd		1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>							
White (2018)	12,441	72.7%	106,556	70.4%	294,829	71.9%	
Black or African American (2018)	765	4.5%	6,682	4.4%	20,841	5.1%	
American Indian or Alaska Native (2018)	231	1.4%	2,344	1.5%	7,794	1.9%	
Asian (2018)	649	3.8%	5,412	3.6%	15,778	3.8%	
Hawaiian or Pacific Islander (2018)	81	0.5%	680	0.4%	1,489	0.4%	
Other Race (2018)	2,120	12.4%	23,308	15.4%	52,364	12.8%	
Two or More Races (2018)	827	4.8%	6,412	4.2%	16,878	4.1%	
Not Hispanic or Latino Population (2018)	12,316	72.0%	97,434	64.4%	286,810	70.0%	
Hispanic or Latino Population (2018)	4,798	28.0%	53,959	35.6%	123,163	30.0%	
Not Hispanic or Latino Population (2023)	13,145	71.1%	104,158	63.6%	306,416	69.1%	
Hispanic or Latino Population (2023)	5,338	28.9%	59,504	36.4%	136,824	30.9%	
Not Hispanic or Latino Population (2010)	12,136	74.5%	94,412	66.6%	270,566	72.4%	
Hispanic or Latino Population (2010)	4,162	25.5%	47,346	33.4%	102,975	27.6%	
Not Hispanic or Latino Population (2000)	14,559	83.6%	112,604	76.7%	292,476	79.8%	
Hispanic or Latino Population (2000)	2,864	16.4%	34,200	23.3%	74,053	20.2%	
Projected Hispanic Annual Growth (2018 to 2023)	540	2.3%	5,545	2.1%	13,661	2.2%	
Historic Hispanic Annual Growth (2000 to 2018)	1,933	3.7%	19,759	3.2%	49,110	3.7%	
<b>Age Distribution (2018)</b>							
Age Under 5	1,210	7.1%	10,895	7.2%	27,918	6.8%	
Age 5 to 9 Years	1,217	7.1%	10,886	7.2%	27,734	6.8%	
Age 10 to 14 Years	1,286	7.5%	11,481	7.6%	29,177	7.1%	
Age 15 to 19 Years	1,247	7.3%	11,294	7.5%	28,157	6.9%	
Age 20 to 24 Years	1,349	7.9%	10,801	7.1%	27,961	6.8%	
Age 25 to 29 Years	1,520	8.9%	12,197	8.1%	32,060	7.8%	
Age 30 to 34 Years	1,340	7.8%	10,959	7.2%	28,743	7.0%	
Age 35 to 39 Years	1,197	7.0%	10,012	6.6%	27,060	6.6%	
Age 40 to 44 Years	1,060	6.2%	9,664	6.4%	25,451	6.2%	
Age 45 to 49 Years	1,157	6.8%	10,119	6.7%	26,898	6.6%	
Age 50 to 54 Years	1,099	6.4%	9,710	6.4%	25,514	6.2%	
Age 55 to 59 Years	1,025	6.0%	8,935	5.9%	24,585	6.0%	
Age 60 to 64 Years	815	4.8%	7,275	4.8%	21,219	5.2%	
Age 65 to 74 Years	1,027	6.0%	10,198	6.7%	32,838	8.0%	
Age 75 to 84 Years	408	2.4%	5,070	3.3%	17,515	4.3%	
Age 85 Years or Over	157	0.9%	1,898	1.3%	7,144	1.7%	
Median Age	32.0		33.4		35.6		
<b>Gender Age Distribution (2018)</b>							
Female Population	8,573	50.1%	75,817	50.1%	207,847	50.7%	
Age 0 to 19 Years	2,379	27.7%	21,580	28.5%	55,160	26.5%	
Age 20 to 64 Years	5,326	62.1%	44,758	59.0%	120,527	58.0%	
Age 65 Years or Over	869	10.1%	9,479	12.5%	32,160	15.5%	
Female Median Age	33.4		34.5		36.8		
Male Population	8,541	49.9%	75,576	49.9%	202,126	49.3%	
Age 0 to 19 Years	2,581	30.2%	22,976	30.4%	57,826	28.6%	
Age 20 to 64 Years	5,236	61.3%	44,914	59.4%	118,964	58.9%	
Age 65 Years or Over	723	8.5%	7,686	10.2%	25,337	12.5%	
Male Median Age	30.8		32.4		34.4		

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3791/-111.7885

RF5

E Baseline Rd & N Gilbert Rd		1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2018)</b>							
HH Income \$200,000 or More	259	4.1%	3,078	5.9%	8,965	5.9%	
HH Income \$150,000 to \$199,999	331	5.3%	3,042	5.8%	9,128	6.0%	
HH Income \$100,000 to \$149,999	881	14.1%	7,748	14.8%	22,999	15.1%	
HH Income \$75,000 to \$99,999	947	15.2%	7,639	14.6%	20,445	13.4%	
HH Income \$50,000 to \$74,999	1,176	18.8%	10,616	20.3%	29,178	19.1%	
HH Income \$35,000 to \$49,999	1,049	16.8%	7,099	13.5%	21,112	13.9%	
HH Income \$25,000 to \$34,999	599	9.6%	4,672	8.9%	14,474	9.5%	
HH Income \$15,000 to \$24,999	503	8.0%	4,443	8.5%	13,281	8.7%	
HH Income Under \$15,000	502	8.0%	4,060	7.7%	12,813	8.4%	
HH Income \$35,000 or More	4,643	74.3%	39,221	74.9%	111,827	73.4%	
HH Income \$75,000 or More	2,419	38.7%	21,507	41.0%	61,537	40.4%	
<b>Housing (2018)</b>							
Total Housing Units	6,424		55,149		163,915		
Housing Units Occupied	6,247	97.2%	52,396	95.0%	152,396	93.0%	
Housing Units Owner-Occupied	3,480	55.7%	31,918	60.9%	88,817	58.3%	
Housing Units, Renter-Occupied	2,767	44.3%	20,477	39.1%	63,579	41.7%	
Housing Units, Vacant	177	2.8%	2,754	5.0%	11,519	7.0%	
<b>Marital Status (2018)</b>							
Never Married	5,059	37.8%	41,966	35.5%	113,826	35.0%	
Currently Married	5,455	40.7%	52,068	44.1%	142,553	43.8%	
Separated	628	4.7%	4,893	4.1%	13,234	4.1%	
Widowed	206	1.5%	4,631	3.9%	14,302	4.4%	
Divorced	2,054	15.3%	14,573	12.3%	41,230	12.7%	
<b>Household Type (2018)</b>							
Population Family	14,222	83.1%	129,379	85.5%	339,118	82.7%	
Population Non-Family	2,854	16.7%	21,449	14.2%	68,612	16.7%	
Population Group Quarters	38	0.2%	564	0.4%	2,242	0.5%	
Family Households	4,149	66.4%	36,605	69.9%	100,020	65.6%	
Non-Family Households	2,098	33.6%	15,791	30.1%	52,376	34.4%	
Married Couple with Children	1,429	26.2%	12,714	24.4%	32,508	22.8%	
Average Family Household Size	3.4		3.5		3.4		
<b>Household Size (2018)</b>							
1 Person Households	1,536	24.6%	11,760	22.4%	40,217	26.4%	
2 Person Households	1,842	29.5%	15,467	29.5%	47,459	31.1%	
3 Person Households	1,106	17.7%	8,688	16.6%	23,514	15.4%	
4 Person Households	866	13.9%	7,555	14.4%	20,066	13.2%	
5 Person Households	516	8.3%	4,573	8.7%	11,365	7.5%	
6 or More Person Households	381	6.1%	4,353	8.3%	9,774	6.4%	
<b>Household Vehicles (2018)</b>							
Households with 0 Vehicles Available	317	5.1%	2,321	4.4%	8,167	5.4%	
Households with 1 Vehicles Available	2,216	35.5%	17,676	33.7%	55,850	36.6%	
Households with 2 or More Vehicles Available	3,713	59.4%	32,399	61.8%	88,379	58.0%	
Total Vehicles Available	11,805		100,015		277,774		
Average Vehicles Per Household	1.9		1.9		1.8		

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

- PROPERTY HIGHLIGHTS
- SITE PLAN / AVAILABILITY
- AERIAL
- CONTACT
- DEMOGRAPHICS

Darren Pitts

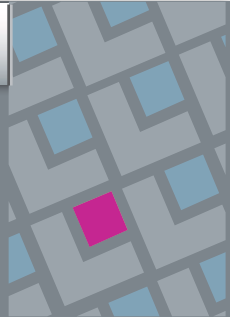
602.682.6050

darren.pitts@velocityretail.com

Brad Ranly

602.682.8120

brad.ranly@velocityretail.com





# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3791/-111.7885

RF5

## E Baseline Rd & N Gilbert Rd

	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force (2018)</b>			
Estimated Labor Population Age 16 Years or Over	13,175	116,019	319,733
Estimated Civilian Employed	9,689 73.5%	78,451 67.6%	211,348 66.1%
Estimated Civilian Unemployed	355 2.7%	3,057 2.6%	8,389 2.6%
Estimated in Armed Forces	12 0.1%	66 0.1%	293 0.1%
Estimated Not in Labor Force	3,118 23.7%	34,445 29.7%	99,703 31.2%
Unemployment Rate	2.7%	2.6%	2.6%
<b>Occupation (2015)</b>			
Occupation: Population Age 16 Years or Over	9,731	79,099	212,036
Management, Business, Financial Operations	1,461 15.0%	10,504 13.3%	30,598 14.4%
Professional, Related	1,867 19.2%	16,143 20.4%	45,645 21.5%
Service	1,923 19.8%	15,880 20.1%	39,906 18.8%
Sales, Office	2,783 28.6%	20,829 26.3%	56,516 26.7%
Farming, Fishing, Forestry	3 -	127 0.2%	486 0.2%
Construct, Extraction, Maintenance	780 8.0%	7,165 9.1%	18,293 8.6%
Production, Transport Material Moving	914 9.4%	8,450 10.7%	20,592 9.7%
White Collar Workers	6,111 62.8%	47,476 60.0%	132,759 62.6%
Blue Collar Workers	3,620 37.2%	31,623 40.0%	79,277 37.4%
<b>Consumer Expenditure (2018)</b>			
Total Household Expenditure	\$361 M	\$3.23 B	\$9.23 B
Total Non-Retail Expenditure	\$186 M 51.7%	\$1.68 B 51.9%	\$4.80 B 52.0%
Total Retail Expenditure	\$174 M 48.3%	\$1.56 B 48.1%	\$4.43 B 48.0%
Apparel	\$12.6 M 3.5%	\$114 M 3.5%	\$324 M 3.5%
Contributions	\$15.2 M 4.2%	\$142 M 4.4%	\$407 M 4.4%
Education	\$13.0 M 3.6%	\$121 M 3.7%	\$347 M 3.8%
Entertainment	\$20.3 M 5.6%	\$182 M 5.6%	\$519 M 5.6%
Food and Beverages	\$53.2 M 14.8%	\$474 M 14.7%	\$1.35 B 14.6%
Furnishings and Equipment	\$12.4 M 3.4%	\$112 M 3.5%	\$319 M 3.5%
Gifts	\$8.77 M 2.4%	\$80.4 M 2.5%	\$231 M 2.5%
Health Care	\$28.9 M 8.0%	\$255 M 7.9%	\$729 M 7.9%
Household Operations	\$10.2 M 2.8%	\$93.6 M 2.9%	\$267 M 2.9%
Miscellaneous Expenses	\$5.34 M 1.5%	\$47.3 M 1.5%	\$135 M 1.5%
Personal Care	\$4.70 M 1.3%	\$42.0 M 1.3%	\$120 M 1.3%
Personal Insurance	\$2.64 M 0.7%	\$24.3 M 0.8%	\$69.4 M 0.8%
Reading	\$798 K 0.2%	\$7.14 M 0.2%	\$20.5 M 0.2%
Shelter	\$73.9 M 20.5%	\$663 M 20.5%	\$1.90 B 20.6%
Tobacco	\$2.25 M 0.6%	\$19.4 M 0.6%	\$55.2 M 0.6%
Transportation	\$69.1 M 19.2%	\$615 M 19.0%	\$1.75 B 18.9%
Utilities	\$27.4 M 7.6%	\$241 M 7.5%	\$688 M 7.5%
<b>Educational Attainment (2018)</b>			
Adult Population Age 25 Years or Over	10,805	96,036	269,026
Elementary (Grade Level 0 to 8)	360 3.3%	6,243 6.5%	14,153 5.3%
Some High School (Grade Level 9 to 11)	575 5.3%	6,540 6.8%	16,945 6.3%
High School Graduate	2,461 22.8%	23,197 24.2%	63,765 23.7%
Some College	2,970 27.5%	24,287 25.3%	69,560 25.9%
Associate Degree Only	1,307 12.1%	8,801 9.2%	25,264 9.4%
Bachelor Degree Only	2,196 20.3%	18,315 19.1%	52,842 19.6%
Graduate Degree	937 8.7%	8,653 9.0%	26,498 9.8%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

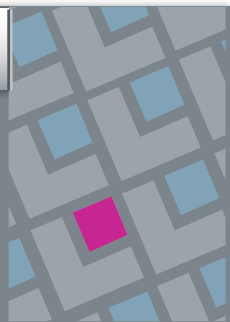
DEMOGRAPHICS

Darren Pitts  
602.682.6050

darren.pitts@velocityretail.com

Brad Ranly  
602.682.8120

brad.ranly@velocityretail.com



# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

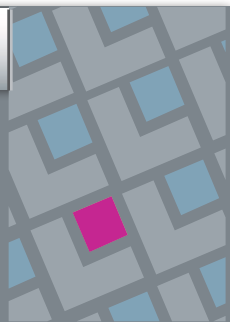
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3791/-111.7885

RF5

E Baseline Rd & N Gilbert Rd		1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2015)</b>							
1 Detached Unit	3,937	67.6%	35,178	73.3%	94,847	69.9%	
1 Attached Unit	296	5.1%	2,922	6.1%	7,928	5.8%	
2 to 4 Units	410	7.0%	2,844	5.9%	9,152	6.7%	
5 to 9 Units	650	11.1%	3,040	6.3%	9,507	7.0%	
10 to 19 Units	504	8.7%	2,841	5.9%	11,443	8.4%	
20 to 49 Units	97	1.7%	1,069	2.2%	3,581	2.6%	
50 or More Units	296	5.1%	2,018	4.2%	7,384	5.4%	
Mobile Home or Trailer	85	1.5%	2,939	6.1%	8,613	6.3%	
Other Structure	3	-	116	0.2%	344	0.3%	
<b>Homes Built By Year (2015)</b>							
Homes Built 2010 or later	72	1.2%	694	1.4%	2,225	1.6%	
Homes Built 2000 to 2009	389	6.7%	5,290	11.0%	18,500	13.6%	
Homes Built 1990 to 1999	1,128	19.4%	13,674	28.5%	38,398	28.3%	
Homes Built 1980 to 1989	2,521	43.3%	14,606	30.4%	41,413	30.5%	
Homes Built 1970 to 1979	1,696	29.1%	10,683	22.2%	31,673	23.3%	
Homes Built 1960 to 1969	285	4.9%	4,338	9.0%	10,252	7.6%	
Homes Built 1950 to 1959	67	1.1%	2,096	4.4%	5,210	3.8%	
Homes Built Before 1949	38	0.6%	836	1.7%	2,491	1.8%	
<b>Home Values (2015)</b>							
Home Values \$1,000,000 or More	17	0.5%	219	0.7%	559	0.7%	
Home Values \$500,000 to \$999,999	193	5.8%	1,865	6.2%	5,262	6.3%	
Home Values \$400,000 to \$499,999	231	7.0%	1,936	6.4%	5,968	7.2%	
Home Values \$300,000 to \$399,999	437	13.2%	4,305	14.2%	12,243	14.7%	
Home Values \$200,000 to \$299,999	1,045	31.5%	9,243	30.5%	27,886	33.5%	
Home Values \$150,000 to \$199,999	799	24.1%	6,412	21.2%	16,850	20.2%	
Home Values \$100,000 to \$149,999	450	13.6%	4,017	13.3%	9,509	11.4%	
Home Values \$70,000 to \$99,999	198	6.0%	1,414	4.7%	3,474	4.2%	
Home Values \$50,000 to \$69,999	24	0.7%	514	1.7%	1,365	1.6%	
Home Values \$25,000 to \$49,999	11	0.3%	433	1.4%	1,293	1.6%	
Home Values Under \$25,000	77	2.3%	1,556	5.1%	4,091	4.9%	
Owner-Occupied Median Home Value	\$215,952		\$212,434		\$221,373		
Renter-Occupied Median Rent	\$845		\$872		\$856		
<b>Transportation To Work (2015)</b>							
Drive to Work Alone	6,490	76.9%	57,669	77.6%	153,932	76.9%	
Drive to Work in Carpool	883	10.5%	8,084	10.9%	22,212	11.1%	
Travel to Work by Public Transportation	186	2.2%	1,501	2.0%	4,285	2.1%	
Drive to Work on Motorcycle	49	0.6%	382	0.5%	926	0.5%	
Walk or Bicycle to Work	251	3.0%	1,861	2.5%	4,810	2.4%	
Other Means	97	1.1%	858	1.2%	2,396	1.2%	
Work at Home	483	5.7%	4,003	5.4%	11,727	5.9%	
<b>Travel Time (2015)</b>							
Travel to Work in 14 Minutes or Less	2,086	26.2%	16,371	23.3%	44,450	23.6%	
Travel to Work in 15 to 29 Minutes	4,374	55.0%	31,689	45.0%	84,517	44.8%	
Travel to Work in 30 to 59 Minutes	2,285	28.7%	22,408	31.8%	59,186	31.4%	
Travel to Work in 60 Minutes or More	417	5.2%	4,222	6.0%	11,469	6.1%	
Average Minutes Travel to Work	21.8		22.6		22.4		

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.





2415 East Camelback Road, Suite 400  
Phoenix, Arizona 85016  
**602.682.8100**

## Darren Pitts

602.682.6050

[darren.pitts@velocityretail.com](mailto:darren.pitts@velocityretail.com)

## Brad Ranly

602.682.8120

[brad.ranly@velocityretail.com](mailto:brad.ranly@velocityretail.com)

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

The information contained in this brochure has been obtained from sources believed reliable. We have not verified the information, and make no guarantee, warranty or representation about it. Any financial projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. We recommend that you and/or your advisors conduct a complete analysis of the property and make your own determination on the suitability of the property for your specific needs. Velocity Retail Group, LLC and the VRG logo are service marks of Velocity Retail Group, LLC. All other marks displayed in this document are the property of their respective owners.

