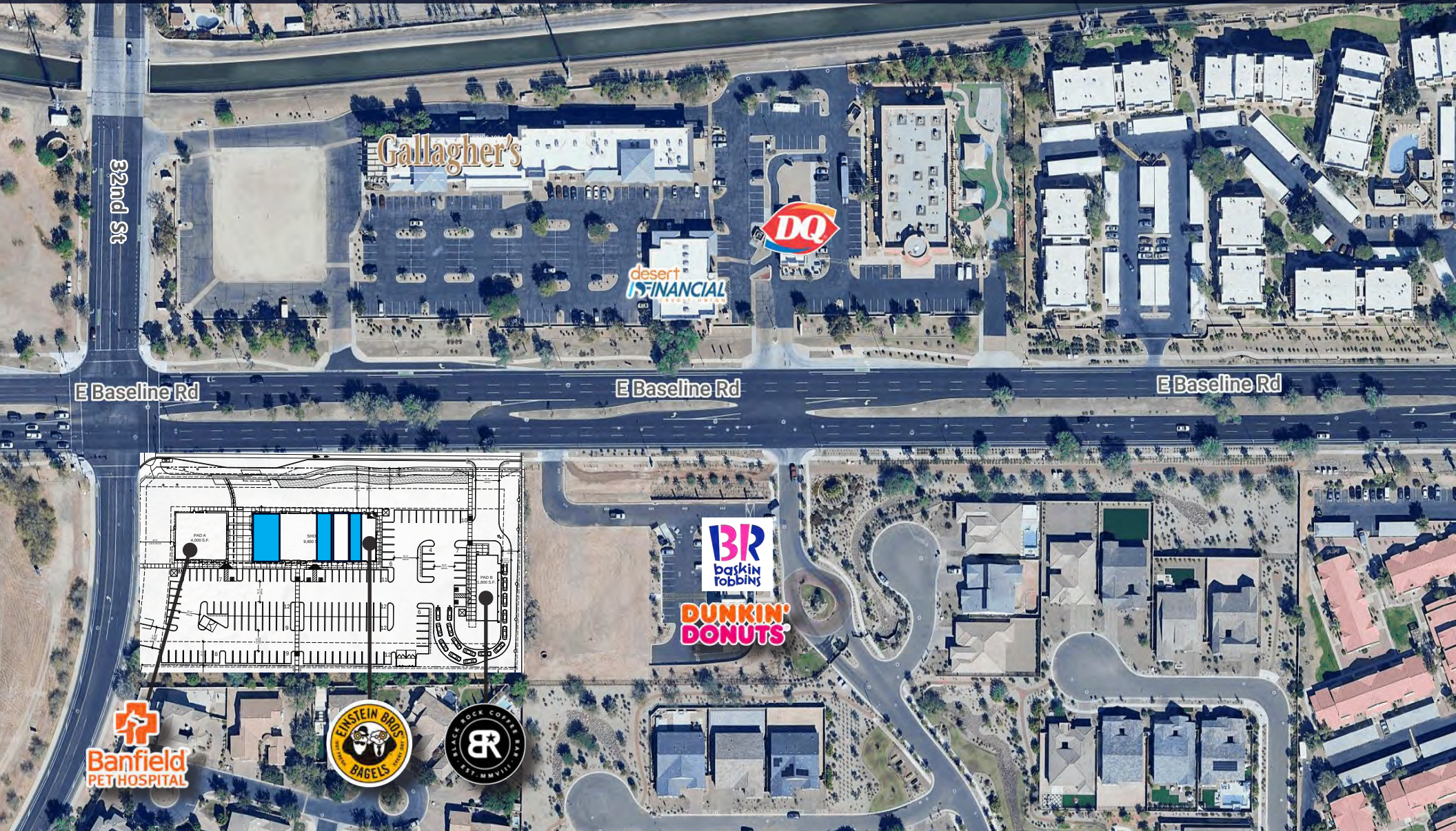


SEC BASELINE RD & 32ND STREET
PHOENIX AZ, 85042

SHOP SPACE AVAILABLE
FOR LEASE



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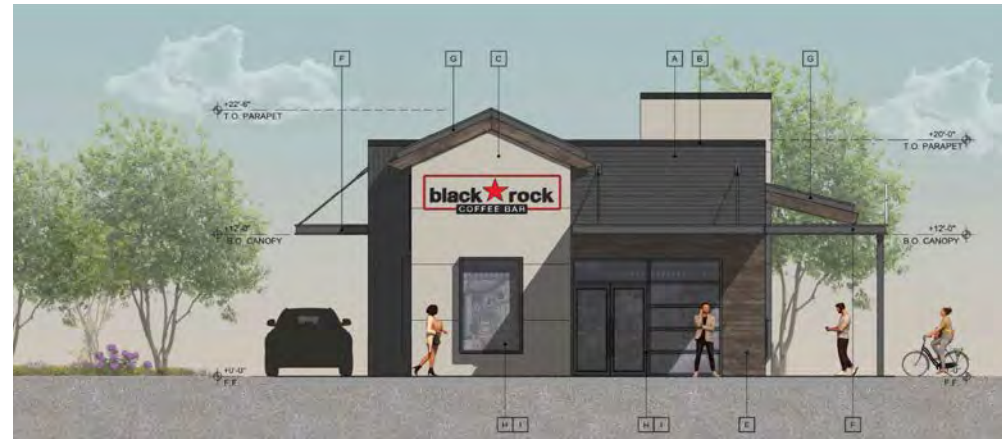
2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

AVAILABLE 909 - 2,100 SF Available for Lease

- Strong storefront visibility to Baseline Rd (63,045 VPD)
- Monument signage available on Baseline Road
- One mile away from South Mountain Community College (8,000+ students)
- Less than a quarter mile from The Raven Golf Club and Legacy at South Mountain
- Convenient access to Sky Harbor Airport and Interstate 10
- Lease Rate: \$42.00 PSF
- First year NNN estimate: \$7.75 PSF



NEARBY TENANTS



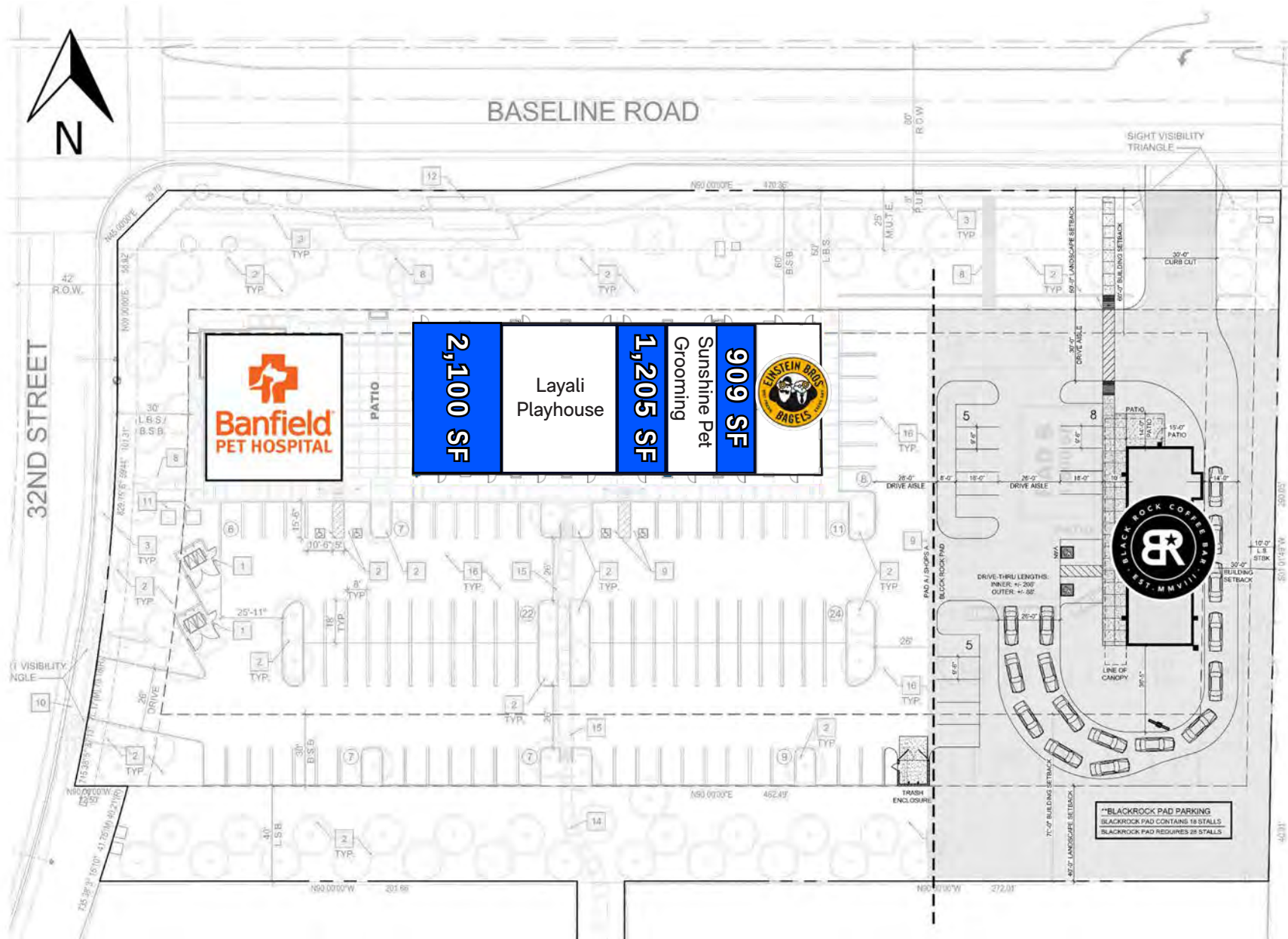
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SITE PLAN



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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



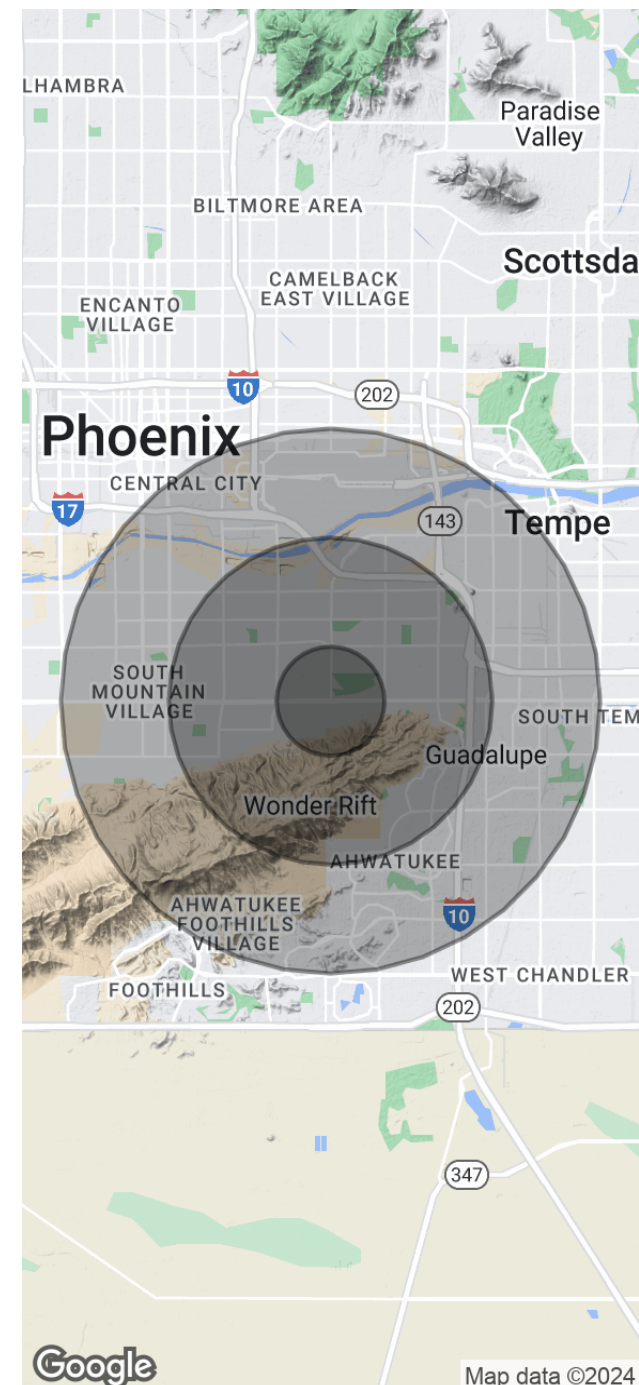
HH UNITS	1 MILE	3 MILES	5 MILES
# of Persons per HH	2.4	2.9	2.8



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Employees	1,589	65,281	180,061
Total Businesses	194	4,359	13,529



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households	3,266	30,473	87,583
2028 Households	3,500	33,260	95,762



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