

SOUTH MOUNTAIN PAVILION

RETAIL SPACE AVAILABLE

Prime Commercial Retail Spaces For Lease | Phoenix, AZ

South Mountain Pavilion Overview

PROPERTY EXECUTIVE SUMMARY

South Mountain Pavilion is a high-performing premier neighborhood retail center strategically positioned at the Northwest Corner (NWC) of 19th Avenue and Baseline Road in Phoenix, Arizona.

Featuring exceptional visibility, heavy traffic counts, national anchor co-tenants like **Starbucks Coffee (Drive-Thru)** and **Subway**, this center offers an unmissable opportunity for retail, quick-service food concepts, medical, and service-oriented businesses aiming to capture South Phoenix's dense and expanding residential market.

Key Location Details

Address: 2020 & 2030 W Baseline Rd, Phoenix, AZ 85041

Intersection: NWC 19th Ave & Baseline Rd

Zoning: C-2 (Commercial, City of Phoenix)

Traffic Count: Over 45,000 VPD at intersection

Available Space Summary

- **Unit A176 (Bldg 2030):** 1,500 SF
- **Unit A178 (Bldg 2030):** 960 SF
(It can be combined for 2,460Sf)
- **Unit C172 (Bldg 2020):** 1,200 SF



AVAILABLE UNITS & FLOOR DETAILS

South Mountain Pavilion • 2020 & 2030 W Baseline Rd

CURRENT SPACE AVAILABILITY

Building	Suite / Unit	Size (SF)	Space Condition / Features	Status
Building 2030	Unit A176	1,500 SF	Inline Retail / Office Space, Open Layout, Glass Frontage	AVAILABLE
Building 2030	Unit A178	960 SF	Efficient Boutique Space, Ideal for Personal Services / Specialty Retail	AVAILABLE
Building 2020	Unit C172	1,200 SF	Former Juice Bar — Build-out ready for food/ beverage concept	AVAILABLE

CENTER FEATURES & HIGHLIGHTS

High-Traffic Anchor Synergy

Anchored by a high-volume drive-thru Starbucks Coffee and Subway, drawing continuous daily vehicular and foot traffic directly into the plaza center.

Exceptional Monument Signage

Prominent monument and building facade signage along Baseline Rd providing unparalleled street visibility to over 45,000 cars per day.

Turnkey Food/Beverage Opportunity

Unit C172 comes equipped with infrastructure from former juice bar operation, substantially reducing tenant build-out capital requirements.

Ample Parking & Access

Generous parking ratio with easy ingress/egress access points along both Baseline Road and 19th Avenue.

CENTER ELEVATION PHOTOS

Building Elevation Front
Building 2020



Building Elevation Front
Building 2030



RENT ROLL & AVAILABILITY

South Mountain Pavilion · 2020 & 2030 W Baseline Rd

BUILDING 2030 · RENT ROLL

UNIT	TENANT / NAME	SIZE (SF)	LEASE / STATUS
A176	Available	1,500	AVAILABLE
A178	Available	960	AVAILABLE
A180	Red Star Vapor	1,200	NNN
A182	UPS #5910	1,200	Gross
A183	Hair Am	1,000	Gross
A185	Cash Time	1,505	NNN

* Units A176 and A178 can be combined for a total contiguous space of 2,460 SF.

BUILDING 2020 · RENT ROLL

UNIT	TENANT / NAME	SIZE (SF)	LEASE / STATUS
C166	Subway #34155	1,320	NNN
C168	Bolanos' Barber Shop	1,000	Gross
C170	AZ Nails & Spa	1,200	Gross
C172	Available (Former Juice Bar)	1,200	AVAILABLE
C174	Starbucks #14593	1,798	NNN

CENTER HIGHLIGHTS

High-Traffic Anchor Synergy

Anchored by a high-volume drive-thru Starbucks Coffee, Subway and UPS.

Exceptional Monument Signage

Prominent street visibility along Baseline Rd with over 45,000 cars per day.

Turnkey Food/Beverage Opportunity

Unit C172 includes infrastructure from the former juice bar operation.

Ample Parking & Access

Generous surface parking with convenient ingress/egress access.

Joseph Chung

West USA Realty · (602) 804-3080 · chung85259@gmail.com

WEST USA REALTY

DEMOGRAPHICS & LOCATION ANALYSIS

NWC 19th Ave & Baseline Rd • Phoenix, AZ 85041

TRADE AREA DEMOGRAPHICS (2026 SUMMARY)

1-MILE POPULATION

14,280

Avg HH Income: \$78,450

3-MILE POPULATION

88,620

Avg HH Income: \$82,100

5-MILE POPULATION

215,400

Avg HH Income: \$79,950

DETAILED DEMOGRAPHIC BREAKDOWNS

Demographic Metric	1 Mile	3 Miles	5 Miles
Total Population	14,280	88,620	215,400
Total Households	4,350	26,810	66,920
Average Household Income	\$78,450	\$82,100	\$79,950
Median Household Income	\$65,200	\$69,800	\$66,100
Median Age	33.2 yrs	32.8 yrs	31.9 yrs
Daytime Employees	3,840	21,450	72,300

LOCATION ADVANTAGE & GROWTH DRIVERS

The Baseline Road corridor serves as the primary East-West retail arterial connecting South Phoenix directly to Interstate 10 and the South Mountain Freeway (Loop 202). Surrounded by rapid residential development, new housing communities, and high-performing schools, South Mountain Pavilion sits at the heart of this thriving consumer trade area.

LOCATION & AERIAL MAP

NWC 19th Ave & Baseline Rd • Phoenix, AZ 85041

REGIONAL & SITE MAP



Exclusive Leasing Agent Representation

Joseph Chung

West USA Realty

Phone: (602) 804-3080

Email: chung85259@gmail.

**CALL TODAY FOR
SITE TOURS & LEASE RATES**

Joseph Chung

Commercial Real Estate Specialist | West USA Realty

Direct: (602) 804-3080 | Email: chung85259@gmail.com

WEST USA REALTY

Trusted Commercial Brokerage