



**±2,050 SF AVAILABLE**

**36,596 CPD**

**13,077 CPD**

# LAST SHOP SPACE AVAILABLE

Southwest Corner of Baseline Rd and 19th Ave  
Phoenix, AZ

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### Property Highlights

- 2,050 Square foot Vanilla Shell with electricity, HVAC, and restroom
- In line with national credit tenants AT&T, Pizza Hut, and Dunkin Donuts
- High visibility location off of 19th and Baseline Road
- +/- 36,596 VPD on Baseline Road
- South of South Mountain Pavilion which is shadow anchored by Lowes, EoS Fitness, and across the street from a brand new Winco-anchored center.
- Professional, local property management

### Traffic Counts

Baseline Rd	36,596CPD
19th Ave	13,077 CPD
<b>Total</b>	<b>49,673 CPD</b>

### Demographics

	1 mi	3 mi	5 mi
Estimated Population	11,508	102,338	201,365
Estimated Households	3,490	30,638	61,137
Avg Household Income	\$106,214	\$107,977	\$110,026
Daytime Population	1,317	12,606	64,331

Source: SitesUSA

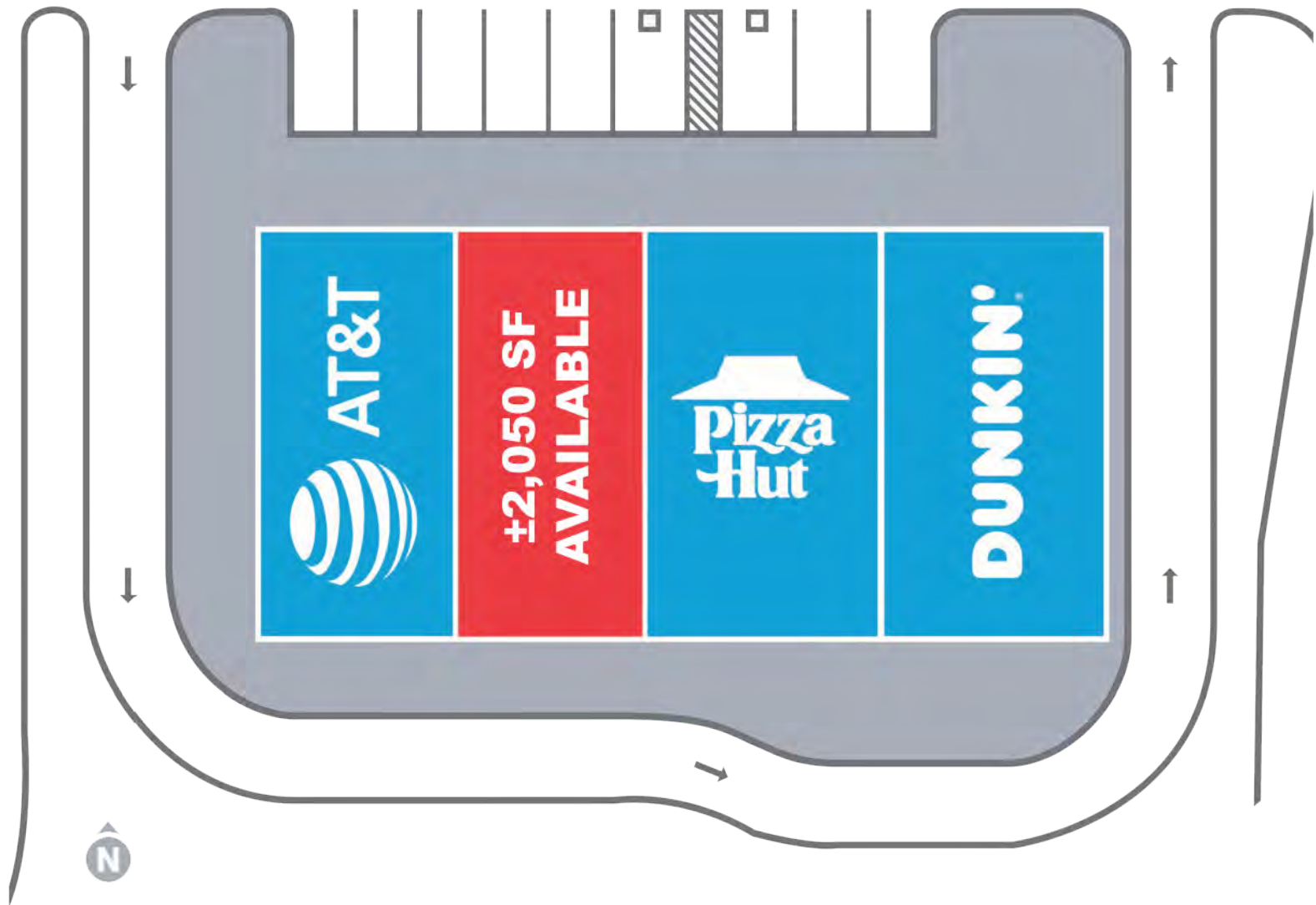
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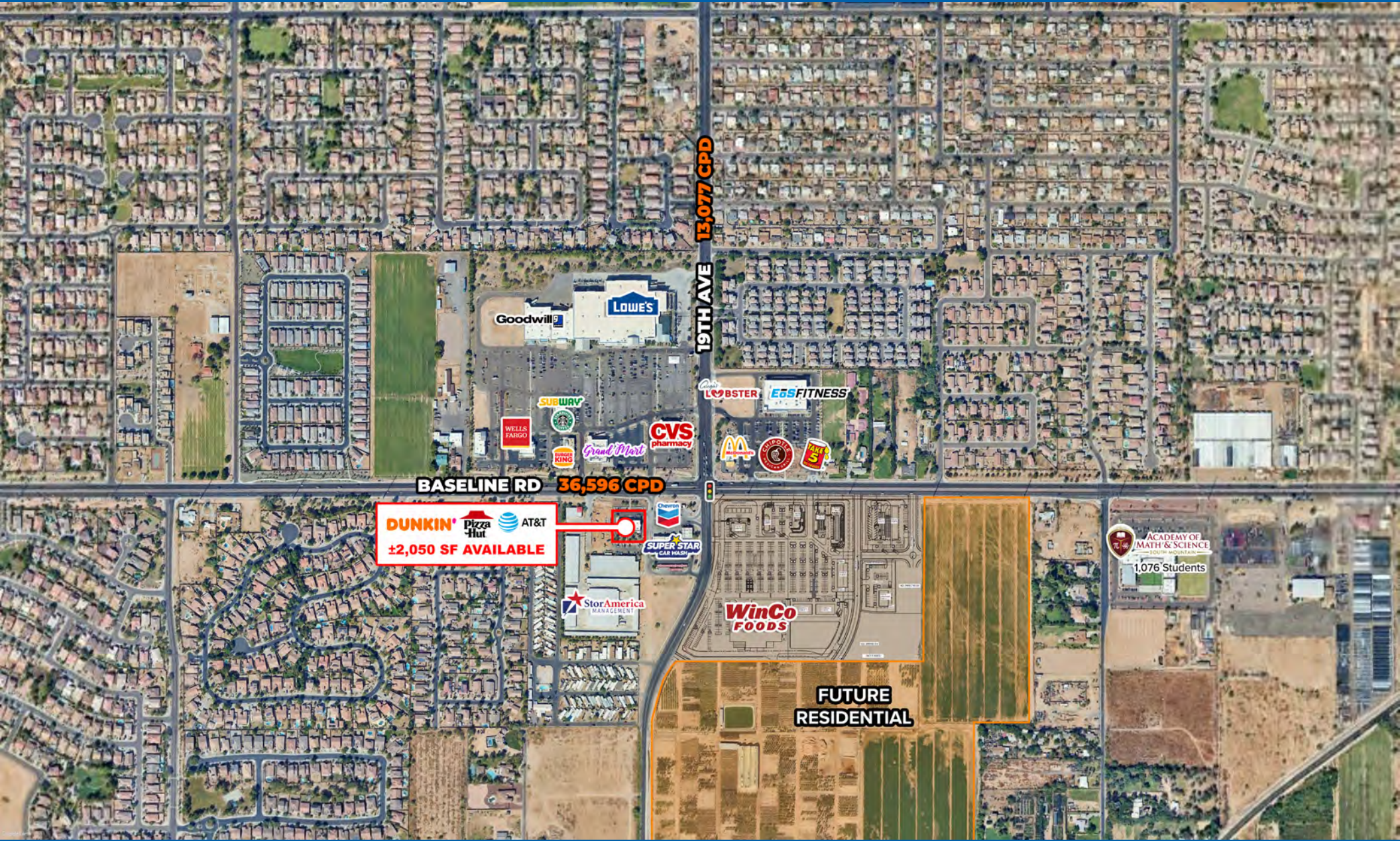


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**DUNKIN' Pizza Hut AT&T**  
**±2,050 SF AVAILABLE**

**FUTURE  
 RESIDENTIAL**

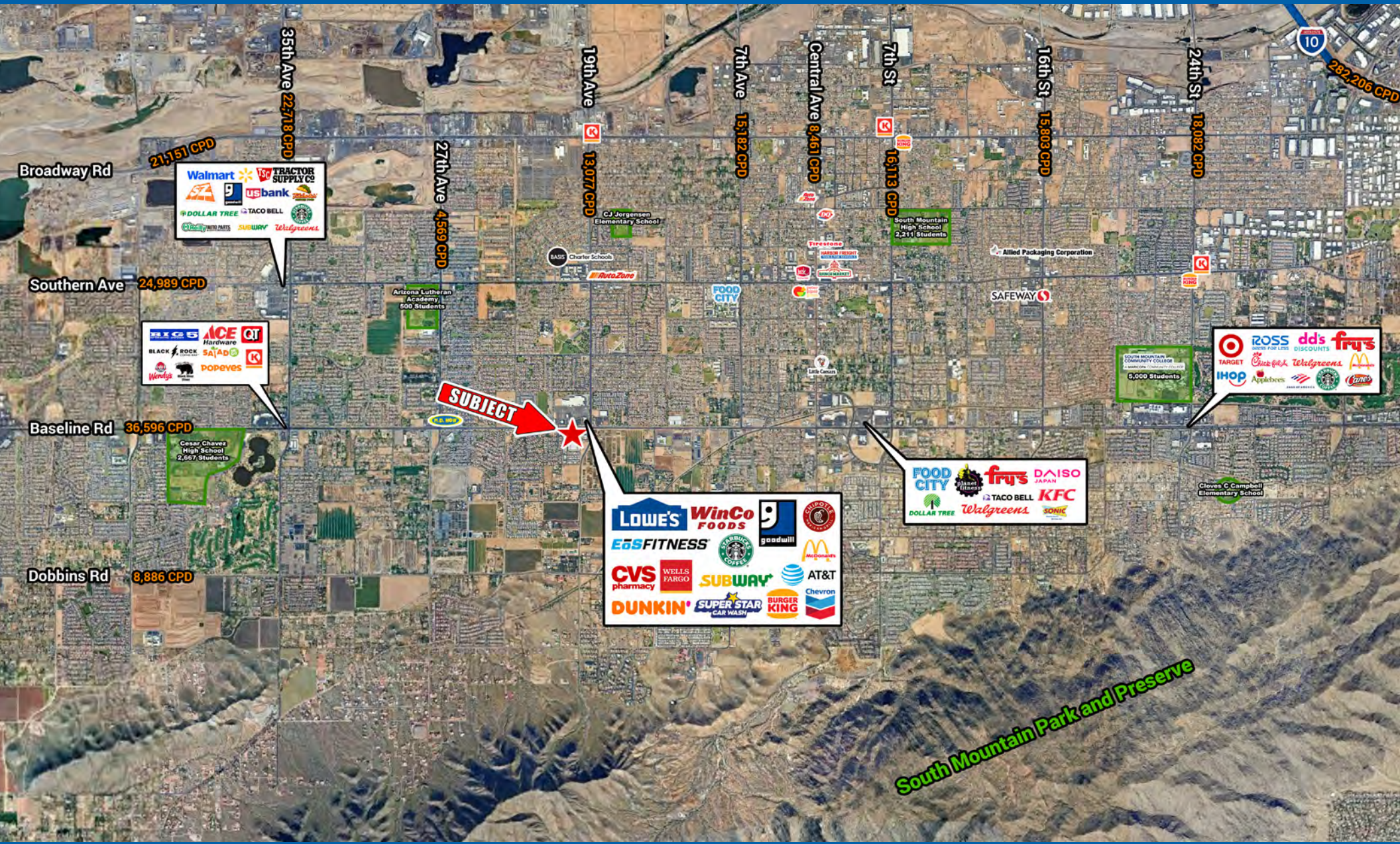
**ACADEMY OF  
 MATH & SCIENCE**  
 1,076 Students

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# DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	11,508	102,338	201,365
	2026 TOTAL HOUSEHOLDS	3,490	30,638	61,137
	MEDIAN HOUSEHOLD INCOME	\$106,214	\$107,977	\$110,026
	2026 MEDIAN HOME VALUE	\$394,787	\$405,661	\$419,427
	2026 TOTAL EMPLOYEES	1,317	12,606	64,331
	2026 TOTAL BUSINESSES	268	1,940	5,964

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



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