

PADS AVAILABLE | DRIVE-THRU APPROVED!

±4.00 ACRES AVAILABLE FOR LEASE OR SALE

2803 E. Baseline Rd | Phoenix, AZ 85042



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DIVERSIFIED PARTNERS
Nationwide Real Estate Services

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PROPERTY HIGHLIGHTS

- Size: ±4.0 Acres (±174,223 SF)
- Pads Available for **Lease or Sale** with Drive-Thrus Approved
- Parcel: 301-26-016J
- Traffic Count: Baseline Road - 52,577 VPD
- **Strategic South Phoenix Location** | Situated at 2803 E. Baseline Road, near the southeast corner of Baseline Road and 28th Street within the rapidly evolving South Mountain submarket
- **Excellent Regional Connectivity** | Located approximately three miles east of Interstate 10, offering convenient access to Downtown Phoenix, Phoenix Sky Harbor International Airport, Tempe, and the broader metropolitan area
- **Emerging Infill Opportunity** | Positioned within a corridor experiencing significant reinvestment and revitalization, supported by increasing population growth and continued public and private investment
- **Growing Residential Base** | Surrounded by established neighborhoods and expanding residential communities that continue to drive demand for retail, dining, and service-oriented uses
- **Established Retail Amenities** | Nearby shopping centers and neighborhood-serving businesses along Baseline Road provide everyday conveniences and contribute to the area's long-term stability

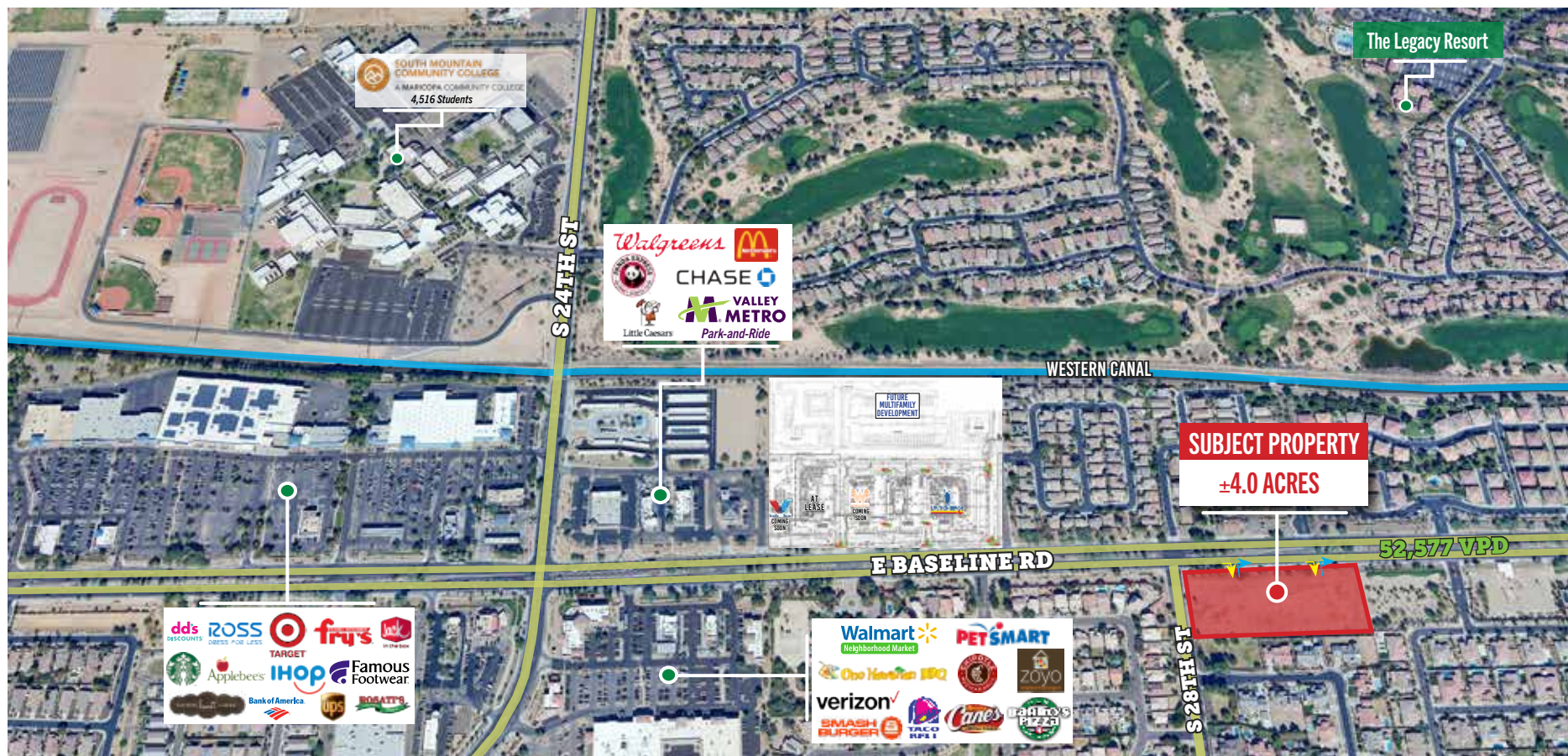


- **Proximity to Major Recreation Destinations** | Minutes from South Mountain Park and Preserve, one of the nation's largest municipal parks, featuring extensive hiking, biking, and equestrian trail systems
- **Diverse Consumer Demographics** | The surrounding trade area benefits from a broad mix of residents, employees, and visitors, supporting a variety of commercial and mixed-use development opportunities
- **Long-Term Growth Potential** | The combination of strong visibility, improving demographics, infill characteristics, and ongoing investment activity positions the area as an attractive opportunity for investors and developers seeking value creation in a maturing Phoenix submarket

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DEMOGRAPHICS 2025



POPULATION

1 MILE	8,141
3 MILE	82,873
5 MILE	217,194



HOUSEHOLDS

1 MILE	3,265
3 MILE	29,527
5 MILE	81,159



AVG HH INCOME

1 MILE	\$166,008
3 MILE	\$117,998
5 MILE	\$117,205



MEDIAN HOME VALUE

1 MILE	\$505,572
3 MILE	\$413,685
5 MILE	\$440,124



DAYTIME POPULATION

1 MILE	4,835
3 MILE	73,900
5 MILE	235,599



TOTAL BUSINESSES

1 MILE	310
3 MILE	3,657
5 MILE	13,036

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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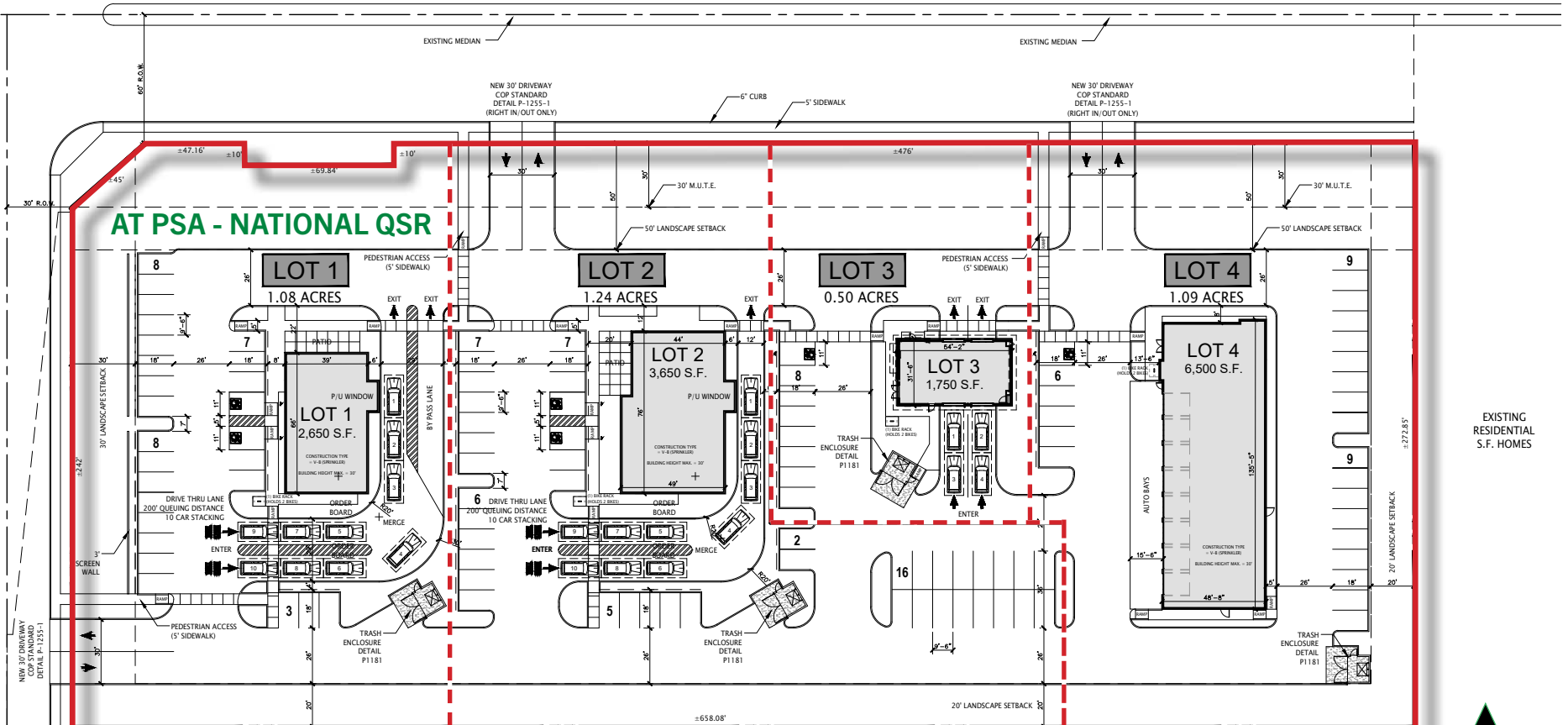
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SITE PLAN

THE SHOPPES AT 28TH STREET & BASELINE

E. BASELINE ROAD

S. 28TH STREET



EXISTING
RESIDENTIAL
S.F. HOMES

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RESIDENTIAL
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