

IGNITE

COMMERCIAL
REAL ESTATE

INFILL PAD DEVELOPMENT

NWC 40TH STREET & BASELINE ROAD | PHOENIX, AZ

AVAILABILITY: 1.02 ACRES FOR GROUND LEASE OR BTS (DIVISIBLE)



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FOR LEASING INQUIRIES:

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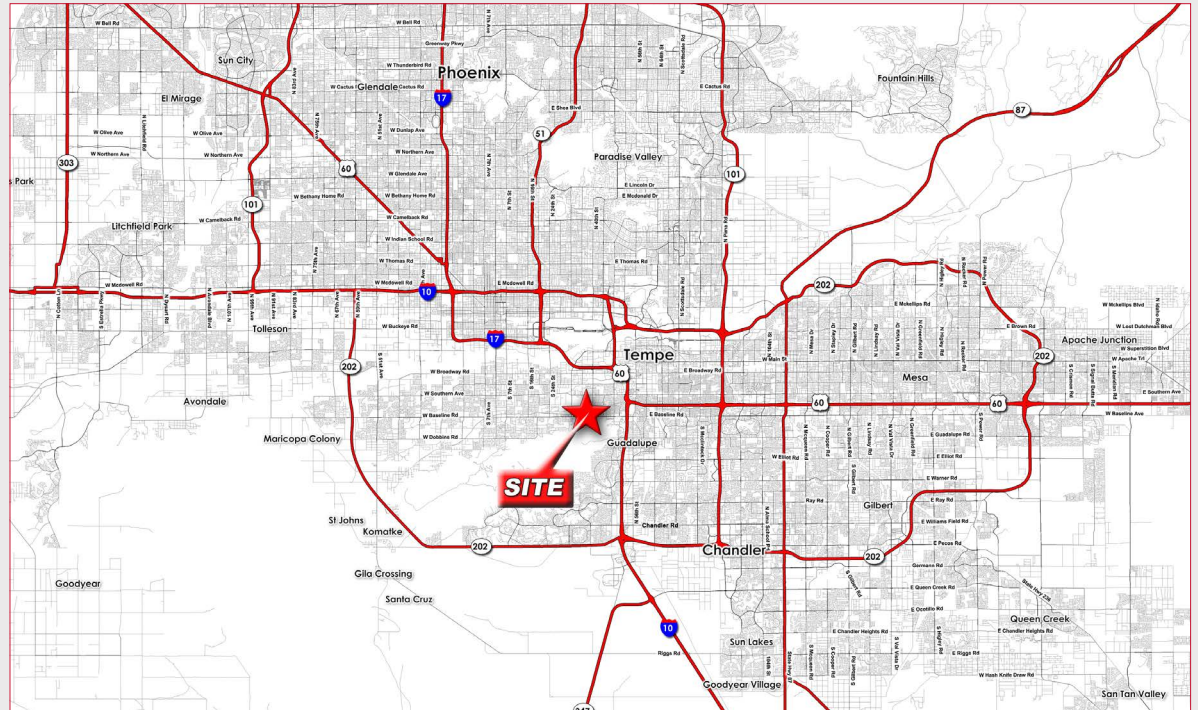
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DEVELOPED BY:



PROPERTY HIGHLIGHTS

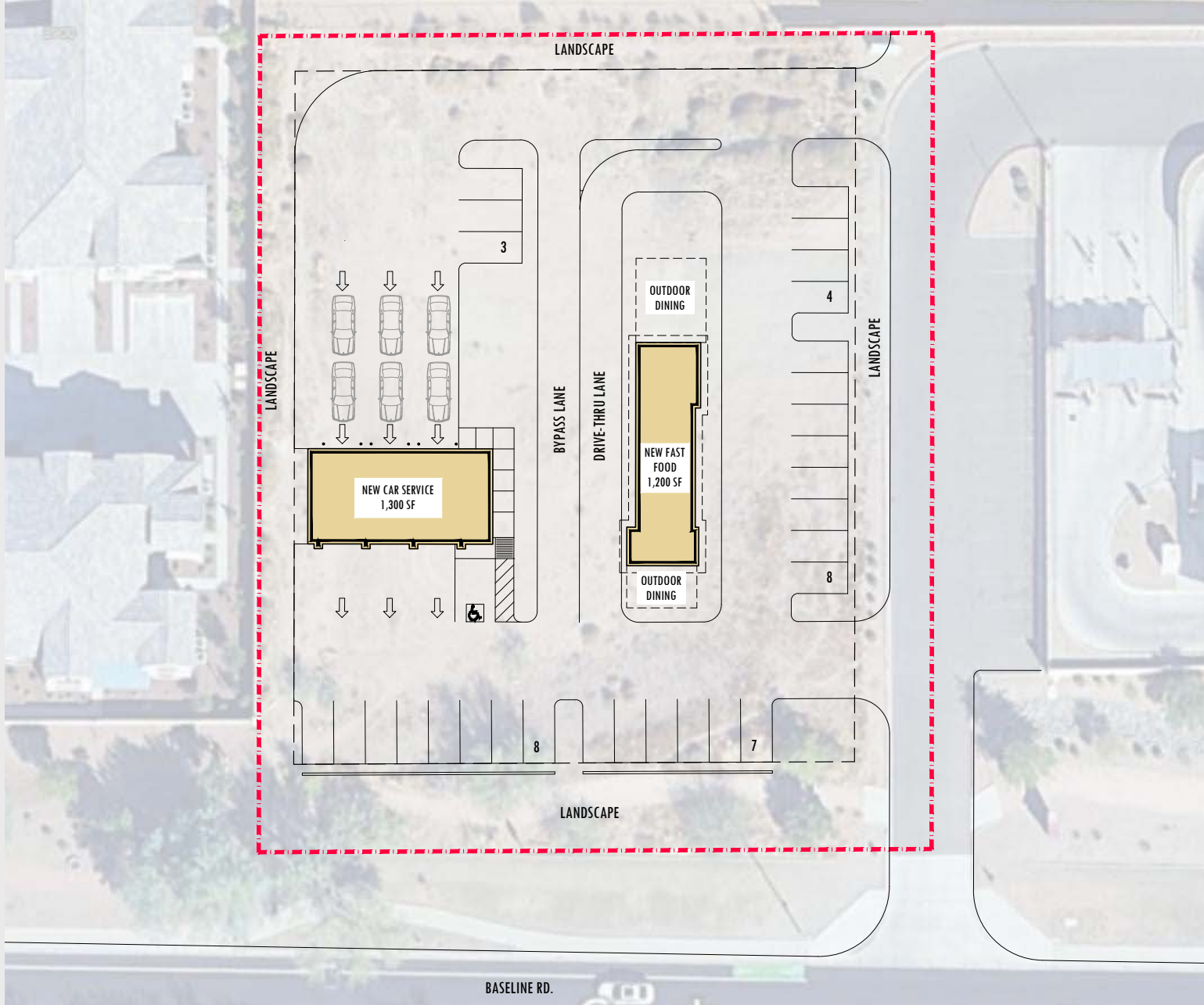
- Infill Development at the intersection of Baseline Road & 40th Street in Phoenix, Arizona
- Situated Approximately 1.5-Miles from I-10 Freeway, providing Critical Access to the Entire Phoenix Metropolitan Area
- Close Proximity to Phoenix Sky Harbor International Airport - less than 10 minute drive time



NEARBY RETAILERS



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2024 Population	12,237	92,281	260,645
2029 Proj. Population	12,645	94,803	267,119
2024 Daytime Pop	8,885	126,444	366,525
2024 Households	4,564	36,058	100,060
Avg HH Income	\$97,761	\$101,084	\$106,422
Median Age	33.1	34.3	32.8







**1.02 ACRES
AVAILABLE**

323,515 VPD ('23)

15,443 VPD ('23)

40th St

65,533 VPD ('23)

64,655 VPD ('23)

E Baseline Rd

ARIZONA MILLS
A SIMON CENTER

Fru's
Marketplace

IN-N-OUT
BURGER



CIRCLE K

SUPER STAR
CAR WASH

LIN'S



POPULATION SUMMARY			
2000 Total Population	10,368	78,338	221,464
2010 Total Population	11,152	83,003	230,417
2024 Total Population	12,237	92,281	260,645
2029 Total Population	12,645	94,803	267,119
2019-2024 Annual Rate	0.66%	0.54%	0.49%
2024 Total Daytime Population	8,885	126,444	366,525
Workers	3,569	83,714	245,557
Residents	5,316	42,730	120,968
HOUSEHOLD SUMMARY			
2000 Households	3,654	28,459	79,945
2010 Households	4,048	31,264	85,082
2024 Households	4,564	36,058	100,060
2029 Households	4,811	37,568	104,251
2024 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	49.4%	53.1%	49.7%
Renter Occupied Housing Units	45.7%	41.0%	44.4%
2024 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$97,761	\$101,084	\$106,422
Average Home Value	\$391,470	\$475,232	\$507,603
2024 POPULATION BY RACE/ETHNICITY			
Total	12,237	92,281	260,644
White Alone	35.5%	38.9%	46.6%
Black Alone	16.3%	12.9%	10.5%
American Indian Alone	3.9%	6.9%	4.4%
Asian Alone	4.2%	5.4%	6.7%
Pacific Islander Alone	0.9%	0.8%	0.5%
Some Other Race Alone	21.5%	19.0%	15.7%
Two or More Races	17.6%	16.1%	15.5%
Hispanic Origin	46.7%	41.6%	36.3%
Diversity Index	88.3	87.8	84.8
2024 POPULATION BY AGE			
Total	12,237	92,282	260,644
0 - 4	6.6%	6.2%	5.6%
5 - 9	6.3%	6.1%	5.4%
10 - 14	6.0%	5.7%	5.2%
15 - 24	14.0%	13.7%	18.1%
25 - 34	21.2%	19.6%	19.5%
35 - 44	14.7%	13.9%	13.0%
45 - 54	11.7%	11.3%	10.6%
55 - 64	9.5%	10.4%	9.9%
65 - 74	6.5%	8.2%	7.7%
75 - 84	3.0%	3.8%	3.7%
85 +	0.6%	1.0%	1.2%
18 +	77.8%	78.7%	80.6%
2024 Median Age	33.1	34.3	32.8
2024 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	8,219	63,027	171,125
Some College, No Degree	20.0%	19.7%	18.5%
Associate Degree	10.0%	9.0%	8.7%
Bachelor's Degree	20.9%	22.0%	25.1%
Graduate/Professional Degree	10.1%	12.2%	16.2%

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