PADS & SHOPS AVAILABLE

E-NEC OF 24TH ST & E BASELINE RD | PHOENIX, AZ

AVAILABLE: FOR SALE, LEASE, GROUND LEASE OR BUILD-TO-SUIT

PROJECT HIGHLIGHTS:

- Dynamic intersection with +/-52k cars per day on Baseline and +/-23k on 24th St
- Join an intersection with Fry's, Target, Walmart Neighborhood Market, Petsmart, Ross and LA Fitness
- Tremendous housing growth in the immediate area
- Delivering Q1 2020

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2019 Population	9,059	81,709	215,231
Daytime Population	8,096	93,433	317,942
Average HH Income	$92,223	$71,348	$77,591

TRAFFIC COUNTS:

E Baseline Dr: 52,040 VPD | S 24th St: 23,294 VPD (2019)

FOR INFORMATION CONTACT:

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Greg Saltz - President
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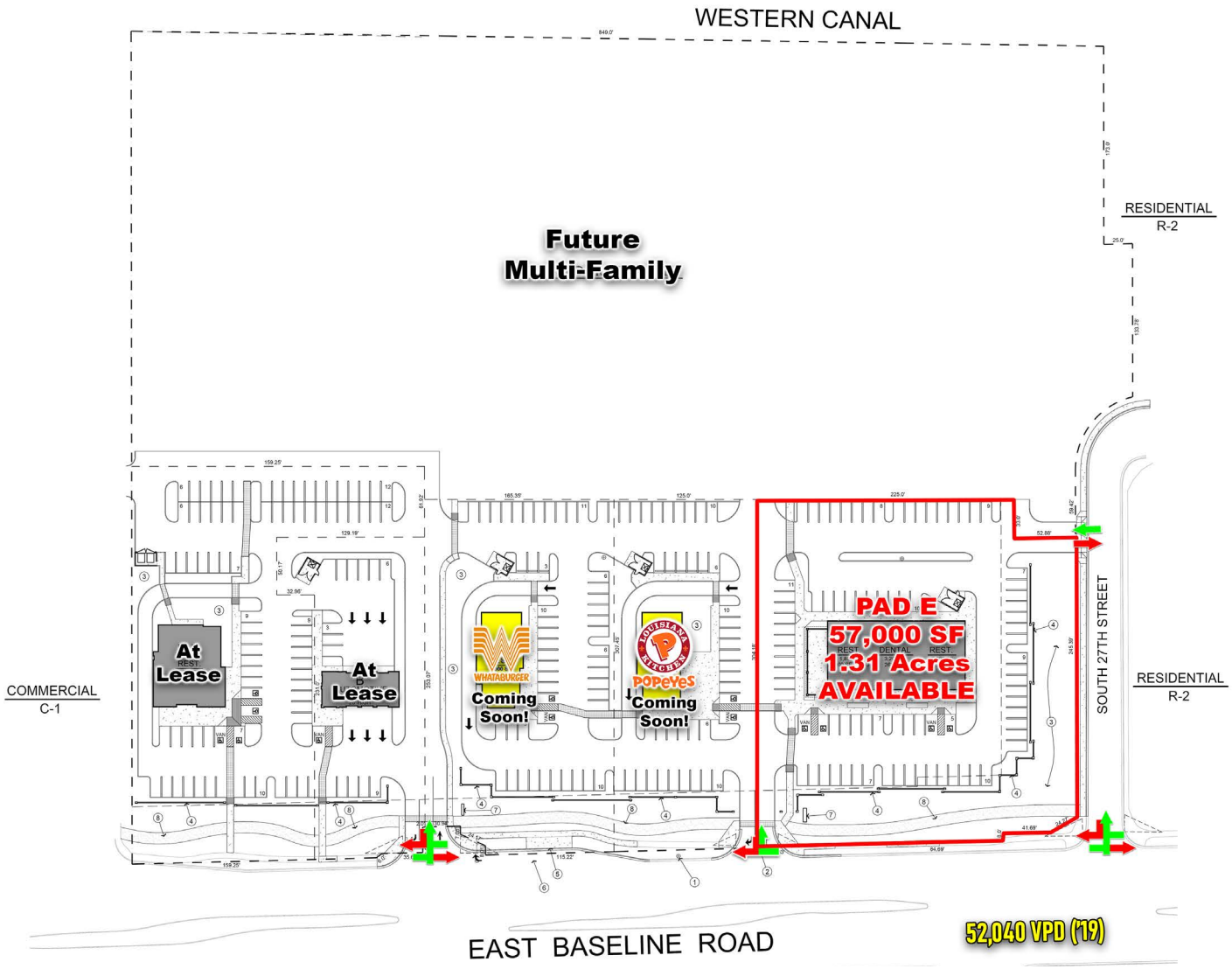


PROJECT INFORMATION

SITE AREAS:

PARCEL "A"	59,329 SF	1.362 ACRES
PARCEL "B"	28,444 SF	.653 ACRES
PARCEL "C"	50,039 SF	1.149 ACRES
PARCEL "D"	38,230 SF	.878 ACRES
PARCEL "E"	81,200 SF	1.864 ACRES
MULTI-FAMILY	337,808 SF	7.755 ACRES
OVERALL TOTAL	595,050 SF	13.66 ACRES

ZONING:

EXISTING - R1-14
PROPOSED - C2

PARKING:

BUILDING	TYPE	SF	CALCULATION	REQ.	PROVIDED
"A"	RESTAURANT	4,200	4,200X.66=2,722/50	55.44	82
"B"	AUTOMOTIVE	2,025	2 PER SERVICE BAY	12.0	15
"C"	RESTAURANT	3,000	3,000X.66=1,980/50	39.6	51
"D"	RESTAURANT	3,000	3,000X.66=1,980/50	39.6	51
"E"	RESTAURANT	2,700	2,700X.66=1,782/50	35.64	
	MEDICAL	3,200	3,200/200	16.0	
	RESTAURANT	2,200	2,200X.66=1,450/50	29.04	
				80.68	83
			TOTAL	227.32	271

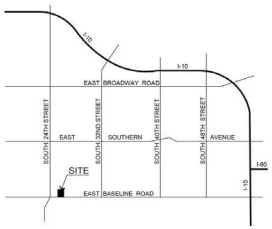
(THIS INCLUDES 13 HANDICAPPED SPACES)

CREDITS

OWNER:
PARTNER INVESTMENTS 7, PLC
RANDALL RAGIRN
8189 EAST DEL BARQUERO DR.
SCOTTSDALE, AZ 85258
480-609-1100

ARCHITECT:
BRISSETTE ARCHITECTS, INC.
JEFF KAMTZ
10229 NORTH SCOTTSDALE ROAD, SUITE F
SCOTTSDALE, AZ 85253
480-996-3882

VICINITY MAP



KEYNOTES

1. EXISTING FIRE HYDRANT
2. NEW DRIVEWAY ENTRANCE
3. PROPOSED RETENTION AREA
4. PROPOSED PARKING SCREEN WALL
5. BUS STOP RELOCATED
6. PROPOSED NEW DECELERATION LANE
7. NEW MONUMENT SIGN (UNDER SEPARATE PERMIT)
8. NEW EQUESTRIAN TRAIL

GENERAL NOTES

1. NOTE: ALL DIMENSIONS ARE SUBJECT TO CITY APPROVAL AND ARE APPROXIMATE.

KIVA:
PAPP:
SDEV:
Q.S.:

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DEMOGRAPHIC REPORT

Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.37832
Longitude: -112.02731

	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	5,937	64,823	177,246
2010 Total Population	7,962	72,824	192,976
2019 Total Population	9,059	81,709	215,231
2024 Total Population	9,792	87,499	229,101
2019-2024 Annual Rate	1.57%	1.38%	1.26%
2019 Total Daytime Population	8,096	93,433	317,942
Workers	3,496	47,754	205,880
Residents	4,600	45,679	112,062
HOUSEHOLD SUMMARY			
2000 Households	1,761	18,998	58,456
2010 Households	2,793	23,127	67,032
2019 Households	3,178	26,004	74,856
2024 Households	3,432	27,804	79,521
2019 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	69.4%	56.9%	50.0%
Renter Occupied Housing Units	24.1%	34.1%	42.3%
2019 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	$92,223	$71,348	$77,591
Average Home Value	$313,359	$248,537	$273,964
2019 POPULATION BY RACE/ETHNICITY			
Total	9,059	81,709	215,232
White Alone	44.1%	42.0%	50.2%
Black Alone	23.6%	19.5%	14.1%
American Indian Alone	2.2%	2.4%	4.3%
Asian Alone	4.2%	2.4%	3.6%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	21.4%	28.9%	22.8%
Two or More Races	4.3%	4.5%	4.6%
Hispanic Origin	43.2%	58.3%	48.9%
Diversity Index	87.1	88.9	86.2
2019 POPULATION BY AGE			
Total	9,059	81,709	215,232
0 - 4	7.0%	8.5%	7.7%
5 - 9	6.6%	8.1%	7.4%
10 - 14	6.8%	7.7%	7.1%
15 - 24	12.0%	14.5%	15.0%
25 - 34	17.2%	16.4%	17.4%
35 - 44	13.4%	13.0%	13.1%
45 - 54	12.0%	11.2%	11.2%
55 - 64	12.1%	10.2%	10.4%
65 - 74	9.1%	6.9%	6.9%
75 - 84	3.1%	2.7%	2.9%
85 +	0.8%	0.8%	1.0%
18 +	76.2%	71.6%	73.9%
2019 Median Age	35.4	31.6	32.1
2019 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	6,128	50,031	135,135
Some College, No Degree	20.2%	19.7%	21.1%
Associate Degree	7.4%	7.0%	7.9%
Bachelor's Degree	18.5%	13.8%	17.6%
Graduate/Professional Degree	13.0%	7.2%	10.2%

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