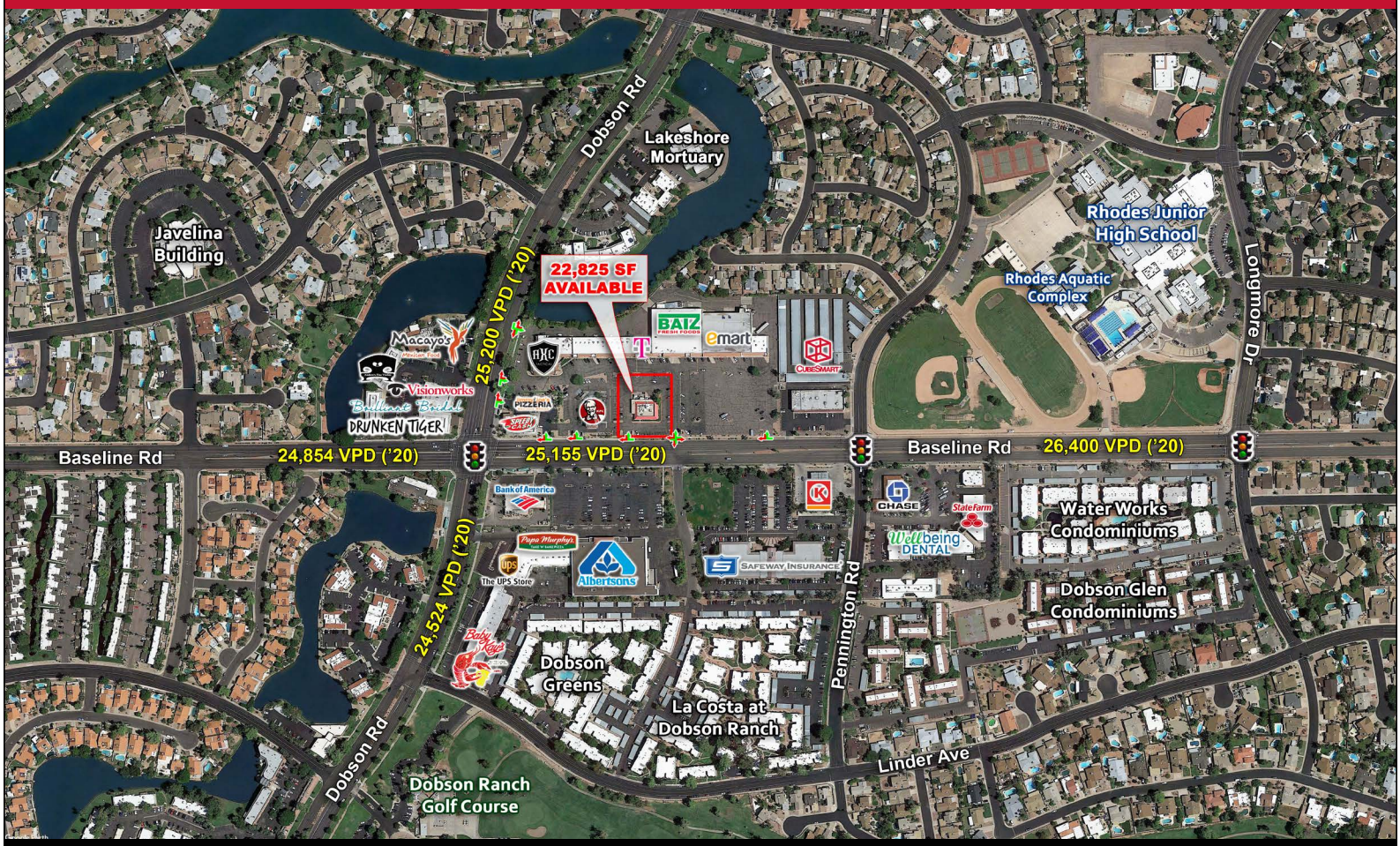
BASELINE PAD OR FULLY FIXTURED RESTAURANT OPPORTUNITY

SEC DOBSON RD AND BASELINE RD | MESA, AZ

22,825 SF PAD AVAILABLE WITH CROSS PARKING FOR GROUND LEASE OR BUILD-TO-SUIT



PROJECT HIGHLIGHTS:

- Dense Infill Intersection with Over 13,648 Population Within A 1 Mile Radius.
- Strategically Positioned Only ½ Mile South Of Hwy 60 And Less Than A Mile From Loop 101.
- Join National Retailers Such as Albertson's, Bank Of America, Chase Bank and KFC.
- Second Generation Restaurant with Approved Drive-Thru Or PAD Redevelopment

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 Population	13,648	158,022	423,184
Daytime Population	14,773	154,751	437,901
Average HH Income	$87,062	$73,870	$77,145

TRAFFIC COUNTS:

Baseline Rd: 25,165 VPD | Dobson Rd: 25,200 VPD (Kalibrate 2020)

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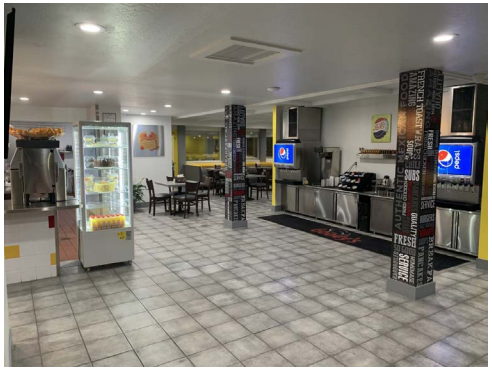

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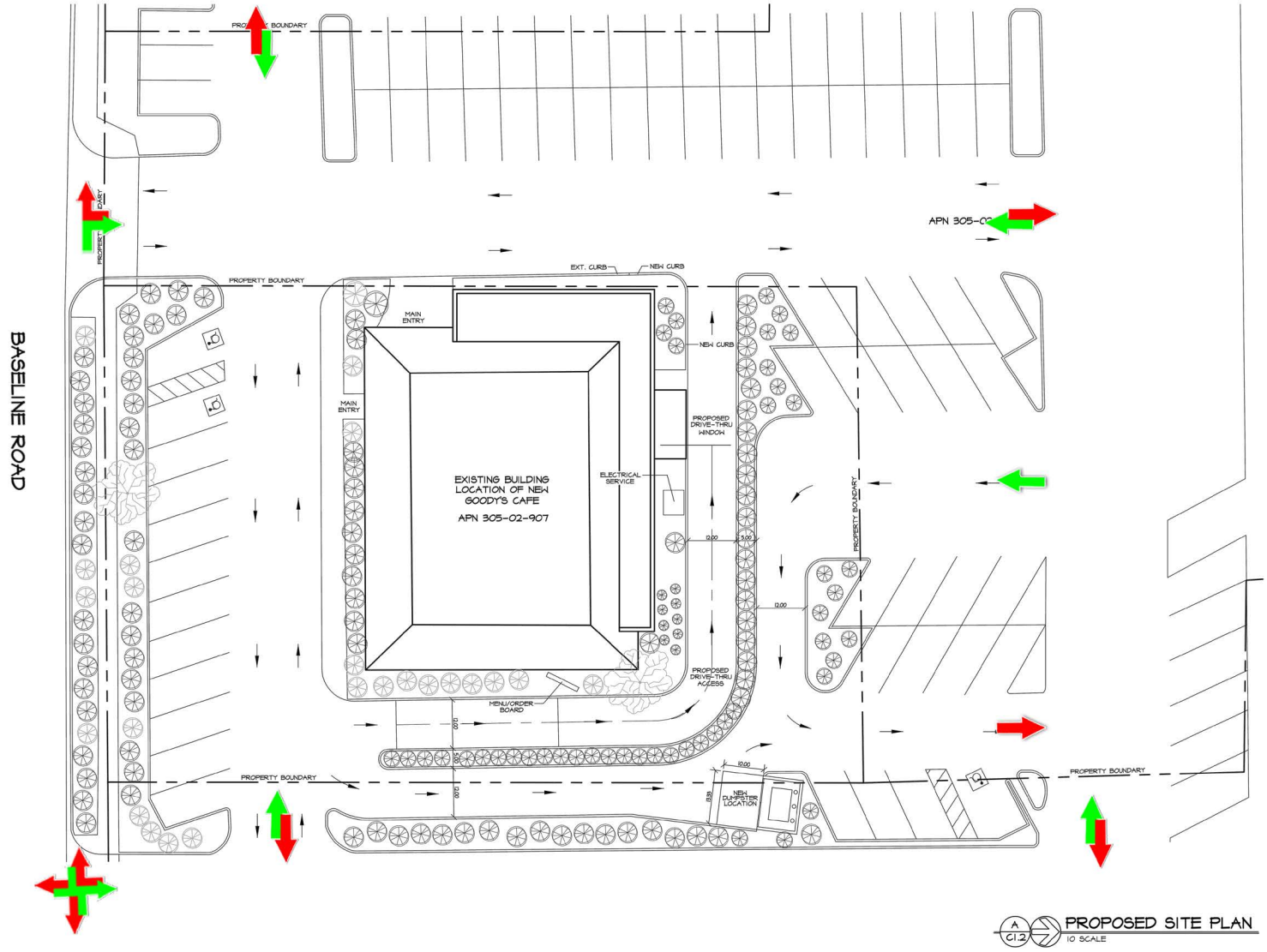

PROPOSED SITE PLAN
1/0 SCALE

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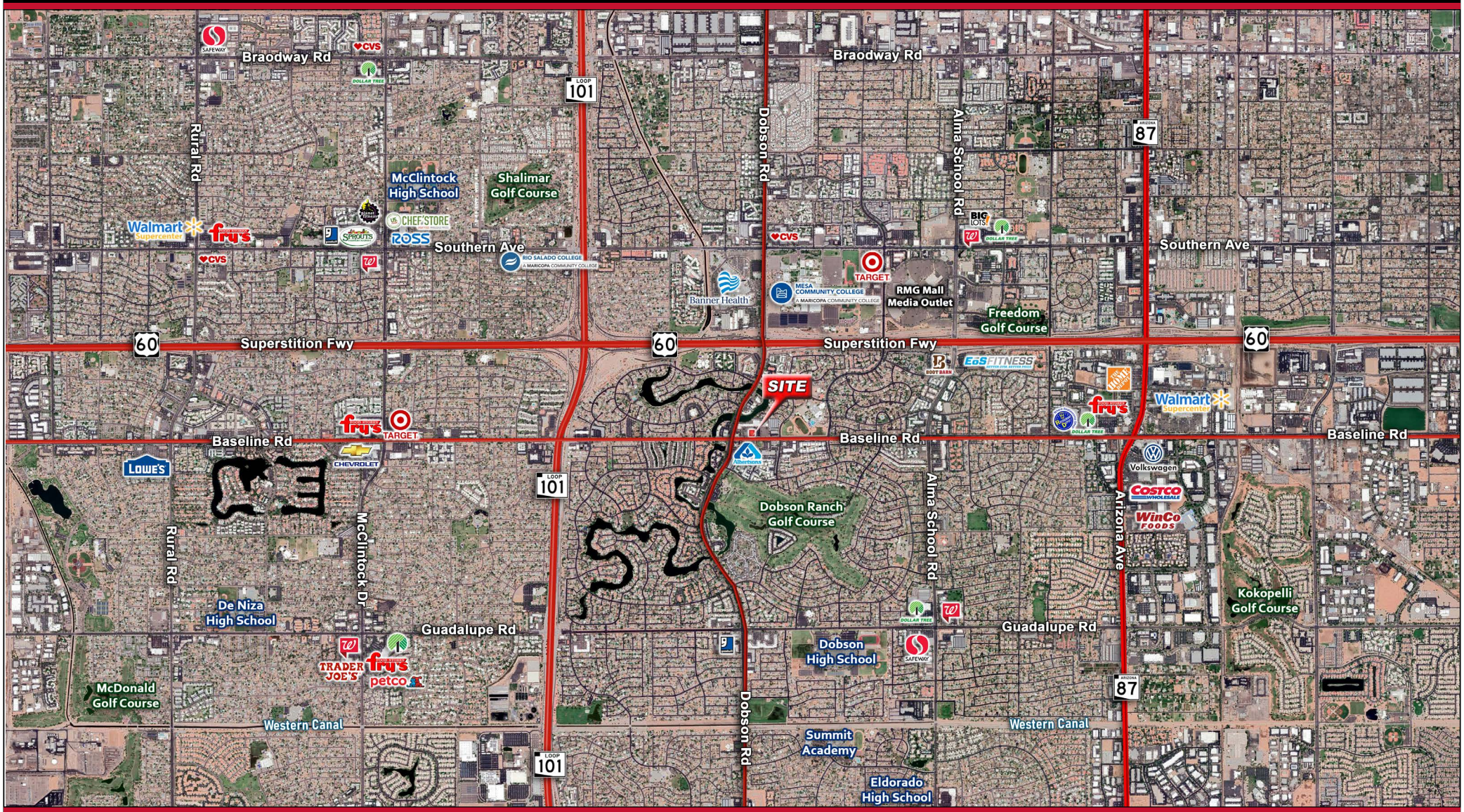

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BASELINE PAD OR FULLY FIXTURED RESTAURANT

DEMOGRAPHIC REPORT

Latitude: 33.37897
Longitude: -111.87572

	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	14,837	151,255	389,563
2010 Total Population	13,076	142,393	381,034
2020 Total Population	13,648	158,022	423,184
2025 Total Population	14,096	167,082	451,399
2019-2024 Annual Rate	0.65%	1.12%	1.30%
2020 Total Daytime Population	14,773	154,751	437,901
Workers	8,552	79,511	232,590
Residents	6,221	75,240	205,311
HOUSEHOLD SUMMARY			
2000 Households	6,019	58,790	145,289
2010 Households	5,732	57,604	146,051
2020 Households	5,980	63,752	162,187
2025 Households	6,160	67,287	173,441
2020 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	53.5%	45.2%	43.2%
Renter Occupied Housing Units	37.8%	46.0%	48.2%
2020 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	$87,062	$73,870	$77,145
Average Home Value	$273,061	$260,377	$280,066
2020 POPULATION BY RACE/ETHNICITY			
Total	13,648	158,022	423,183
White Alone	76.4%	65.8%	64.9%
Black Alone	5.6%	6.6%	6.3%
American Indian Alone	2.6%	3.9%	3.5%
Asian Alone	4.3%	4.2%	5.6%
Pacific Islander Alone	0.5%	0.6%	0.5%
Some Other Race Alone	6.1%	14.0%	14.4%
Two or More Races	4.4%	4.8%	4.8%
Hispanic Origin	18.5%	31.8%	33.2%
Diversity Index	58.8	75.1	76.1
2020 POPULATION BY AGE			
Total	13,650	158,022	423,186
0 - 4	5.2%	6.3%	6.4%
5 - 9	5.2%	5.9%	6.0%
10 - 14	5.2%	5.6%	5.7%
15 - 24	11.1%	14.6%	18.9%
25 - 34	17.9%	19.1%	18.6%
35 - 44	13.6%	13.2%	12.6%
45 - 54	10.8%	10.9%	10.5%
55 - 64	12.2%	10.9%	10.1%
65 - 74	10.7%	8.3%	7.0%
75 - 84	5.0%	3.7%	3.0%
85 +	2.9%	1.5%	1.2%
18 +	81.7%	79.1%	78.7%
2020 Median Age	38.6	34.2	31.7
2020 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	9,989	106,844	266,656
Some College, No Degree	23.2%	25.7%	24.9%
Associate Degree	11.6%	9.3%	8.8%
Bachelor's Degree	26.4%	21.2%	22.0%
Graduate/Professional Degree	17.5%	11.7%	12.8%

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