

FOR LEASING INQUIRIES:

IGNITE

COMMERCIAL
REAL ESTATE

JESSE ROZIO
FOUNDER & CEO

480.603.6892

jesse@ignite-CRE.com

ignite-cre.com



1 min./ .7 mi.



Laveen Area Conveyance Channel

SITE

W Baseline Rd

31,098 VPD ('22)

S 55th Ave

S 56th Ave

S 55th Ln

S 55th Ave

PARCEL 1

0.60 AC

BUILDING
1,468 SF.

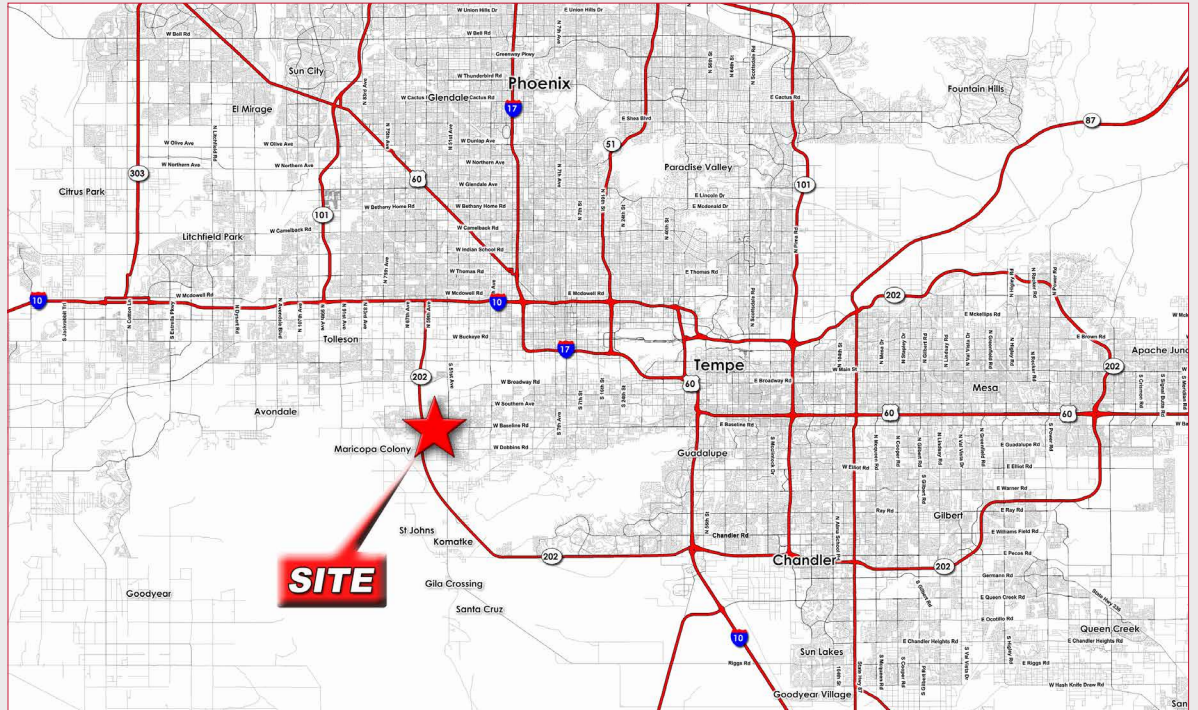






PROPERTY HIGHLIGHTS

- Full Access Along Baseline Road; Premier Commercial Artery Connecting East & West Phoenix
- Located Less Than One Mile from the New Loop-202 Expansion
- Tremendous Housing Growth & Commercial Development in the Area
- C-2 Zoning
- Join Notable Tenants in the Immediate Trade Area Including Sprouts, TJ-Maxx, Harkins, ALDI, MOD Pizza, Whataburger, Dutch Bros, EOS Fitness, Fry's, Culvers, Big-O Tires, & more



| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|-----------------------|-----------|-----------|----------|
| 2022 Population | 14,092 | 66,921 | 132,629 |
| 2027 Proj. Population | 15,007 | 69,908 | 139,260 |
| 2022 Daytime Pop | 10,842 | 48,485 | 112,467 |
| 2022 Households | 3,855 | 18,258 | 34,844 |
| Avg HH Income | \$108,788 | \$101,758 | \$98,303 |
| Median Age | 31.4 | 31.0 | 30.6 |



| HOUSING DEVELOPMENTS | Units |
|--------------------------------|-------|
| Estrella Crossing | 628 |
| Legacy at Hudson Laveen Vistas | 141 |
| McClellan Ranch | 665 |
| Taylor Morrison | 273 |
| Tierra Montana | 265 |
| McClellan Ranch | 665 |
| Vita | 249 |
| Village at Carver Mountain | 285 |
| Legacy at Laveen Village | 175 |

| | 1 mile | 3 miles | 5 miles |
|--|-----------|-----------|-----------|
| POPULATION SUMMARY | | | |
| 2000 Total Population | 716 | 8,175 | 28,896 |
| 2010 Total Population | 9,890 | 46,745 | 98,799 |
| 2022 Total Population | 14,092 | 66,921 | 132,629 |
| 2027 Total Population | 15,007 | 69,908 | 139,260 |
| 2019-2024 Annual Rate | 1.27% | 0.88% | 0.98% |
| 2022 Total Daytime Population | 10,842 | 48,485 | 112,467 |
| Workers | 3,683 | 13,583 | 44,557 |
| Residents | 7,159 | 34,902 | 67,910 |
| HOUSEHOLD SUMMARY | | | |
| 2000 Households | 219 | 2,302 | 6,111 |
| 2010 Households | 2,960 | 13,636 | 26,012 |
| 2022 Households | 3,855 | 18,258 | 34,844 |
| 2027 Households | 4,096 | 19,031 | 36,611 |
| 2022 HOUSING UNIT SUMMARY | | | |
| Owner Occupied Housing Units | 71.0% | 71.3% | 70.1% |
| Renter Occupied Housing Units | 26.9% | 26.4% | 27.2% |
| 2022 HOUSEHOLD INCOME & HOME VALUE | | | |
| Average Household Income | \$108,788 | \$101,758 | \$98,303 |
| Average Home Value | \$352,563 | \$349,285 | \$335,272 |
| 2022 POPULATION BY RACE/ETHNICITY | | | |
| Total | 14,091 | 66,921 | 132,629 |
| White Alone | 29.5% | 28.0% | 28.7% |
| Black Alone | 22.6% | 19.2% | 16.1% |
| American Indian Alone | 2.9% | 3.2% | 3.9% |
| Asian Alone | 5.6% | 4.7% | 3.8% |
| Pacific Islander Alone | 0.3% | 0.4% | 0.3% |
| Some Other Race Alone | 20.8% | 25.4% | 27.7% |
| Two or More Races | 18.3% | 19.1% | 19.5% |
| Hispanic Origin | 46.2% | 52.3% | 56.5% |
| Diversity Index | 89.0 | 89.0 | 88.5 |
| 2022 POPULATION BY AGE | | | |
| Total | 14,092 | 66,921 | 132,630 |
| 0 - 4 | 9.4% | 9.6% | 9.3% |
| 5 - 9 | 9.6% | 9.6% | 9.3% |
| 10 - 14 | 8.4% | 8.7% | 8.4% |
| 15 - 24 | 12.5% | 12.7% | 13.5% |
| 25 - 34 | 16.0% | 16.0% | 17.0% |
| 35 - 44 | 18.4% | 17.4% | 16.5% |
| 45 - 54 | 11.3% | 11.2% | 11.3% |
| 55 - 64 | 7.6% | 7.8% | 7.7% |
| 65 - 74 | 5.0% | 5.0% | 4.9% |
| 75 - 84 | 1.5% | 1.7% | 1.7% |
| 85 + | 0.3% | 0.3% | 0.4% |
| 18 + | 68.8% | 67.8% | 68.7% |
| 2022 Median Age | 31.4 | 31.0 | 30.6 |
| 2022 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT | | | |
| Total | 8,474 | 39,729 | 78,820 |
| Some College, No Degree | 21.5% | 20.0% | 20.8% |
| Associate Degree | 11.6% | 11.2% | 9.7% |
| Bachelor's Degree | 19.5% | 18.6% | 15.1% |
| Graduate/Professional Degree | 9.7% | 8.6% | 7.5% |

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