

## Property Highlights

- 31,026 SF PAD next to new Starbucks!
- +121,000 population within a 3-mile radius
- Conveniently located near both I-10 Fwy & US 60 Fwy
- For Ground Lease or Build to Suit
- 36,000 VPD Along Baseline Rd

## Demographics

	1 mile	3 miles	5 miles
Total Population:	22,939	142,164	321,579
Avg HH Income:	\$55,259	\$69,215	\$69,746
Daytime Population:	18,416	163,805	388,264

## Contact

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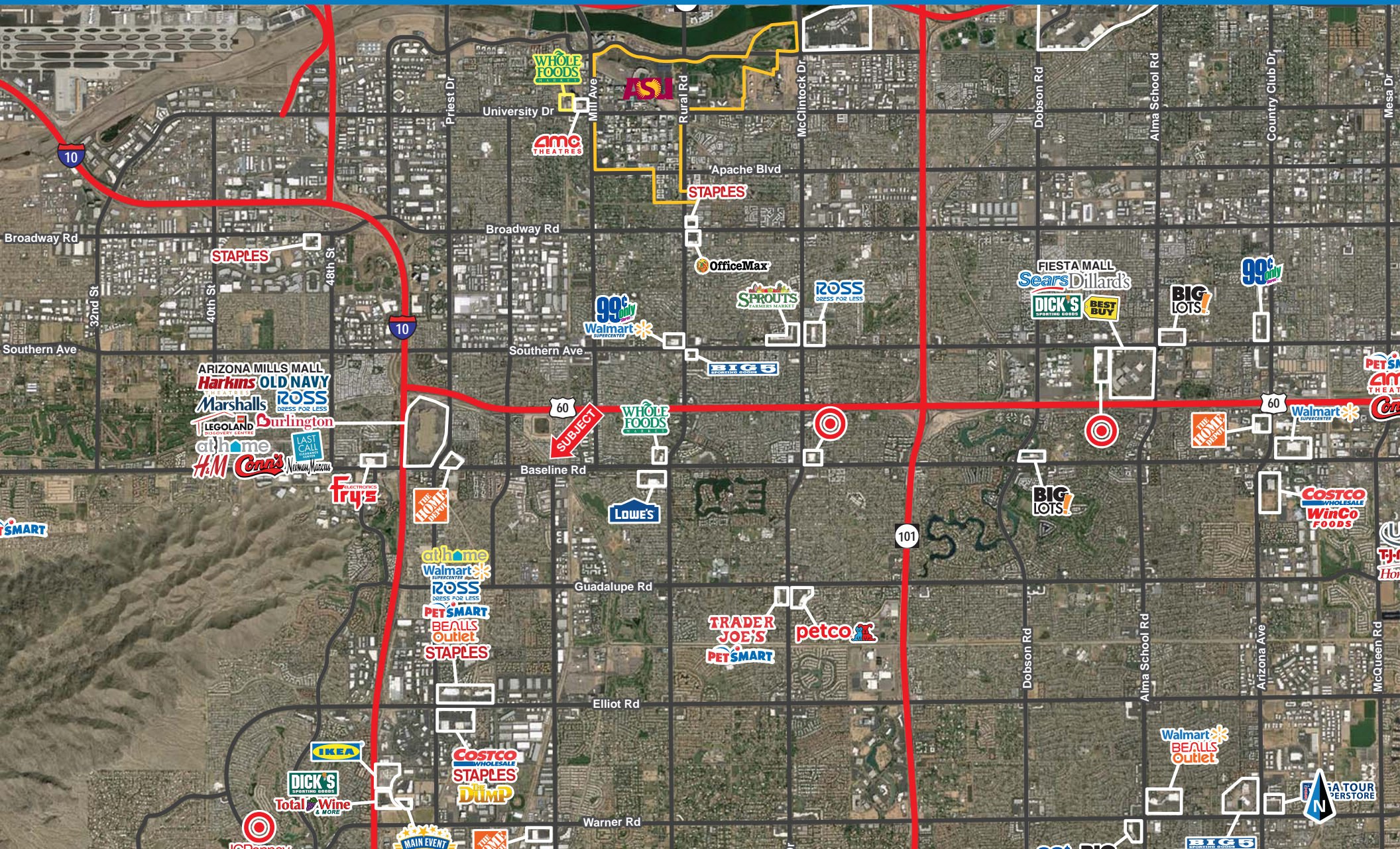




**WESTERN  
RETAIL ADVISORS**

# PAD Available

Northwest Corner Baseline & Kyrene | Tempe, Arizona



**WESTERN RETAIL ADVISORS**  
2555 E Camelback Rd, Ste 200, Phoenix, AZ 85016

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors has not verified such information and makes no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

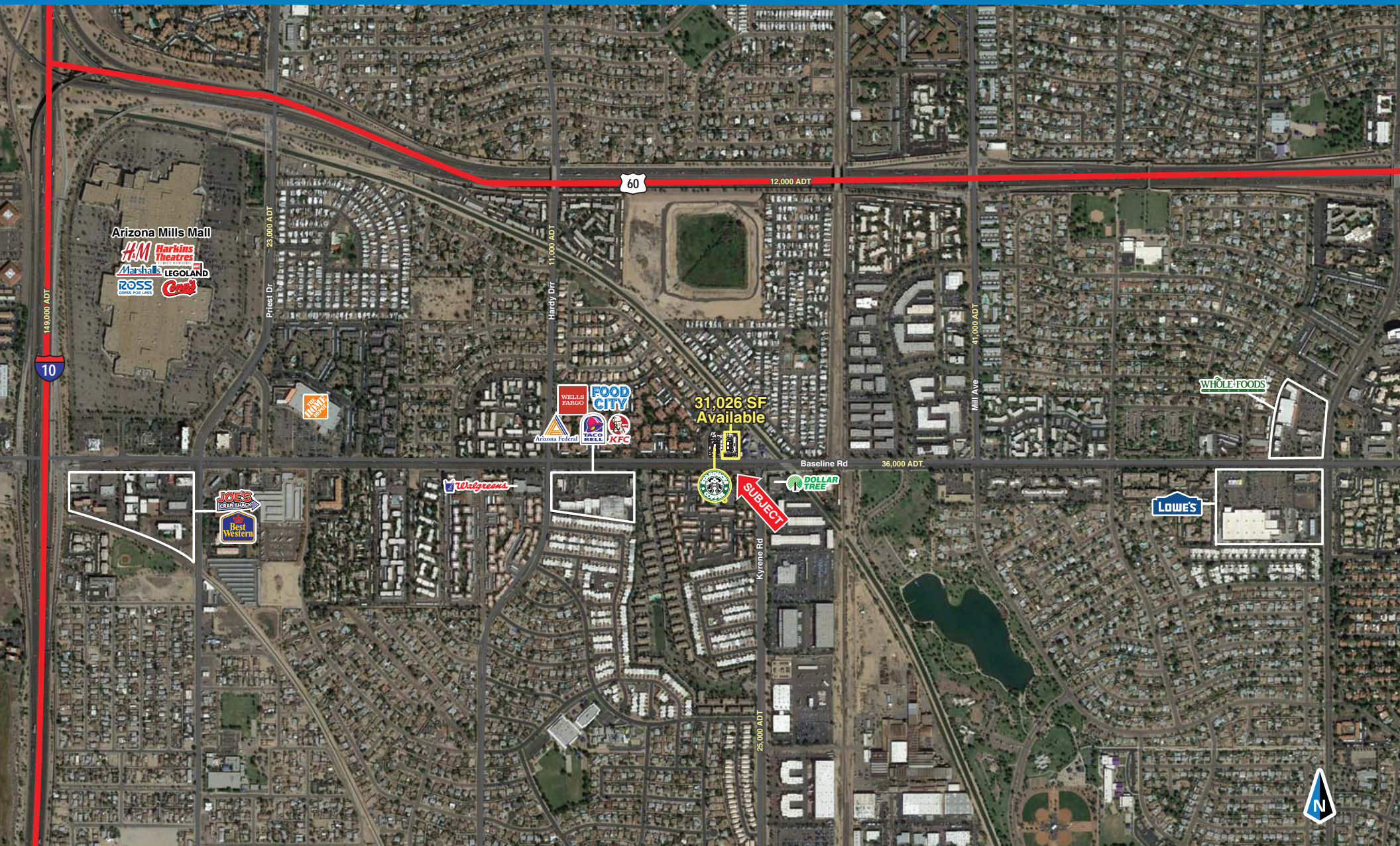




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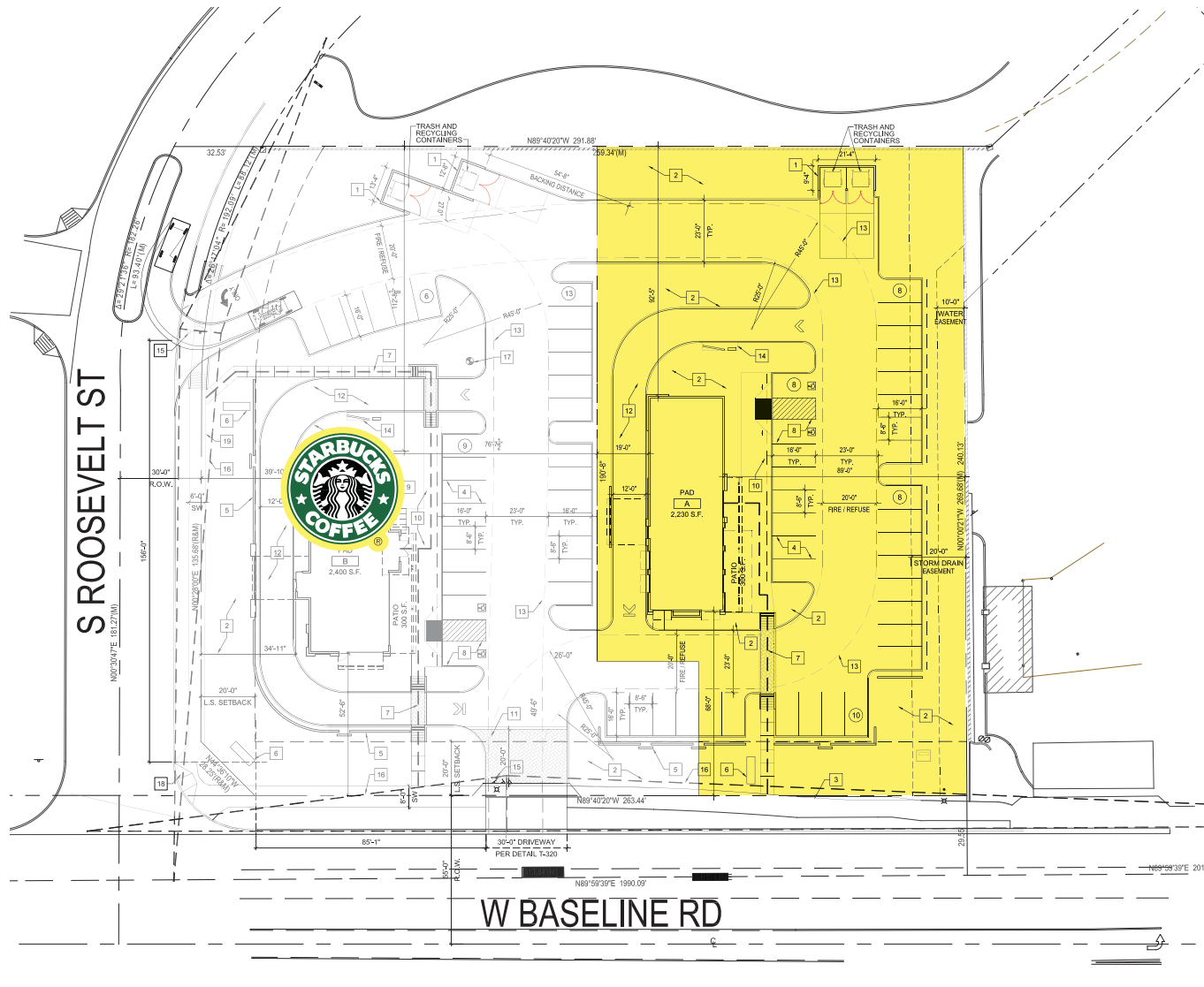




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<b>POPULATION SUMMARY</b>			
2017 Total Population	22,939	142,164	321,579
2022 Total Population	24,650	151,760	346,299
2015-2020 Annual Growth Rate	1.45%	1.31%	1.49%
2017 Median Age	29.4	30.4	31.3
<b>INCOME SUMMARY</b>			
Median Household Income	\$43,003	\$51,597	\$50,882
Average Household Income	\$55,259	\$69,215	\$69,746
<b>BUSINESS DATA</b>			
Total Businesses:	747	5,935	14,462
Total Employees:	8,905	98,863	241,873
Daytime Population:	18,416	163,805	388,264
<b>POPULATION 25+ BY EDUCATIONAL ATTAINMENT</b>			
Associate Degree	9.3%	8.0%	8.5%
Bachelor's Degree	17.6%	23.9%	23.6%
Graduate/Professional Degree	10.1%	15.0%	15.1%
Percent of Population with Degrees	37.0%	46.9%	47.2%
<b>EMPLOYED POPULATION 16+ BY OCCUPATION</b>			
Total	13,429	77,222	175,190
White Collar	57.1%	66.8%	67.5%
Services	24.5%	19.7%	19.0%
Blue Collar	18.4%	13.5%	13.5%
<b>HOUSEHOLD SUMMARY</b>			
2017 Households	9,660	54,587	130,056
2017 Average Household Size	2.37	2.44	2.38
2017 Average Family Size	3.16	3.11	3.07
2017 Median Home Value	\$168,020	\$214,775	\$228,577