

20,390 SF Sale or Lease: Former Staples

Northwest Corner Baseline Road & 19th Avenue | Phoenix, Arizona



Property Highlights

- Address: 1980 W. Baseline Rd., Phoenix, AZ 85041
- Major Box/ Anchor Space, 20,390 SF
- Centrally Located on Baseline Corridor
- Captive Submarket in Growing Trade Area
- Asking \$2.2M for sale
- Asking \$10 psf for lease

Area Co-Tenants



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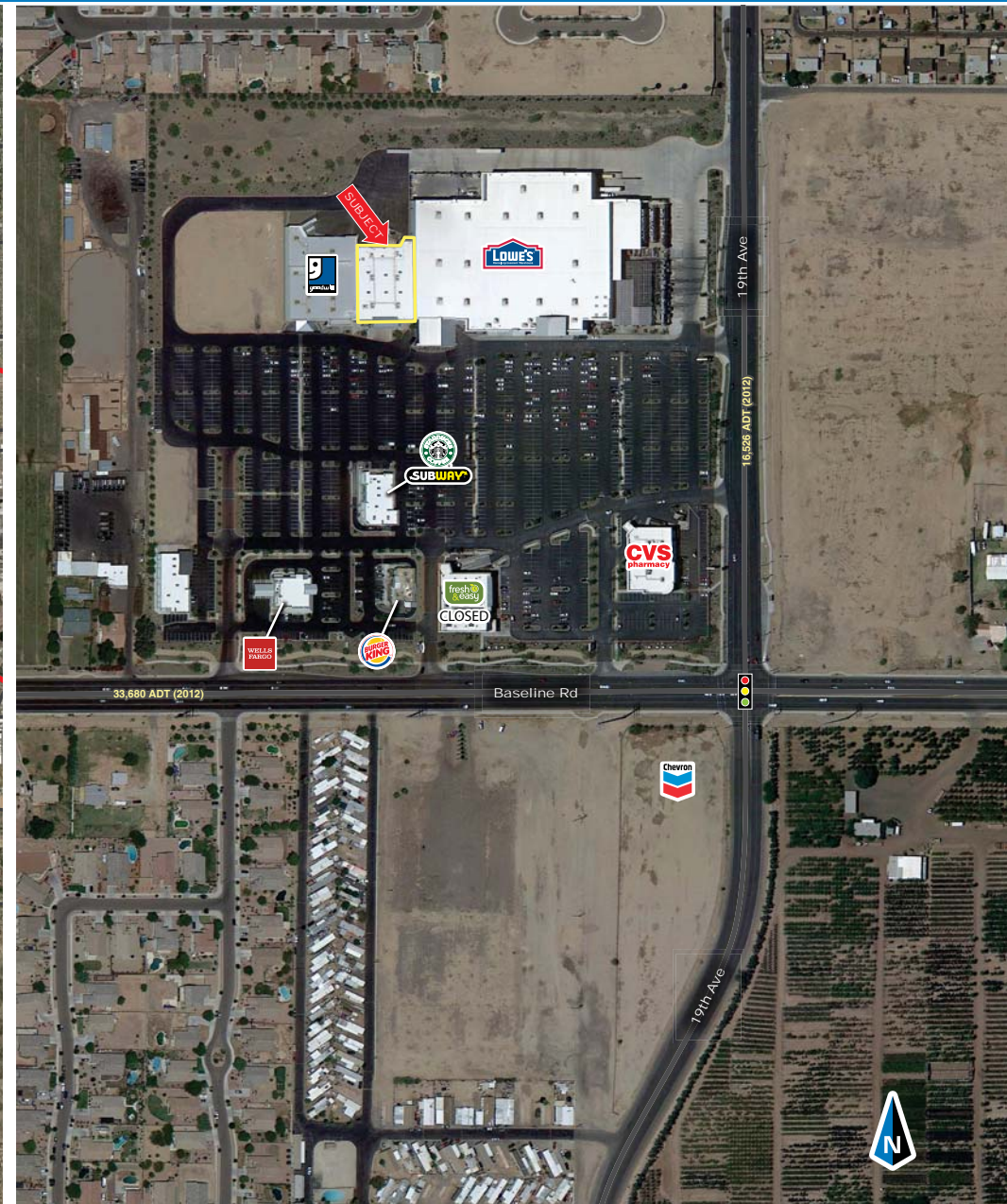
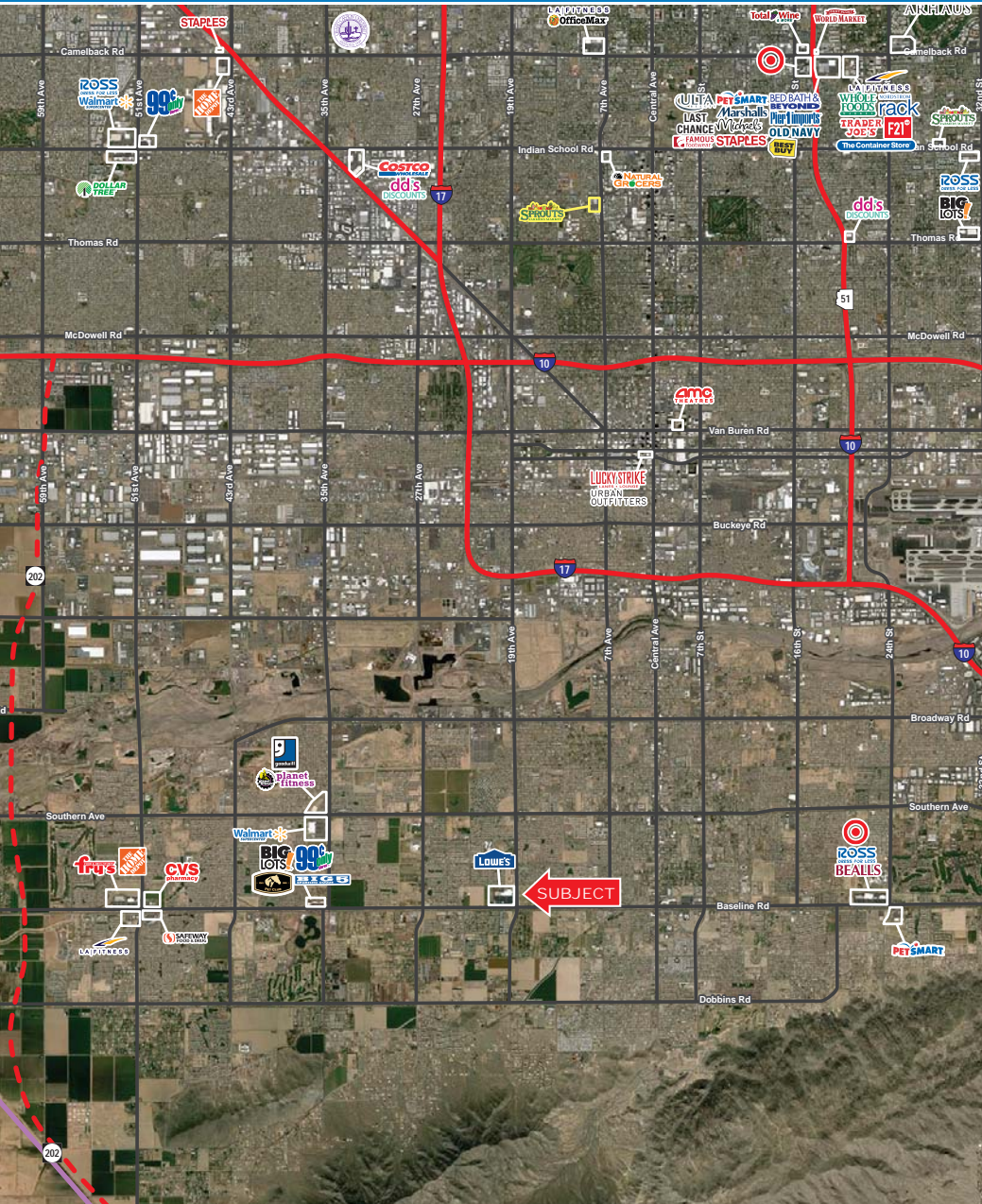




**WESTERN
RETAIL ADVISORS**

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

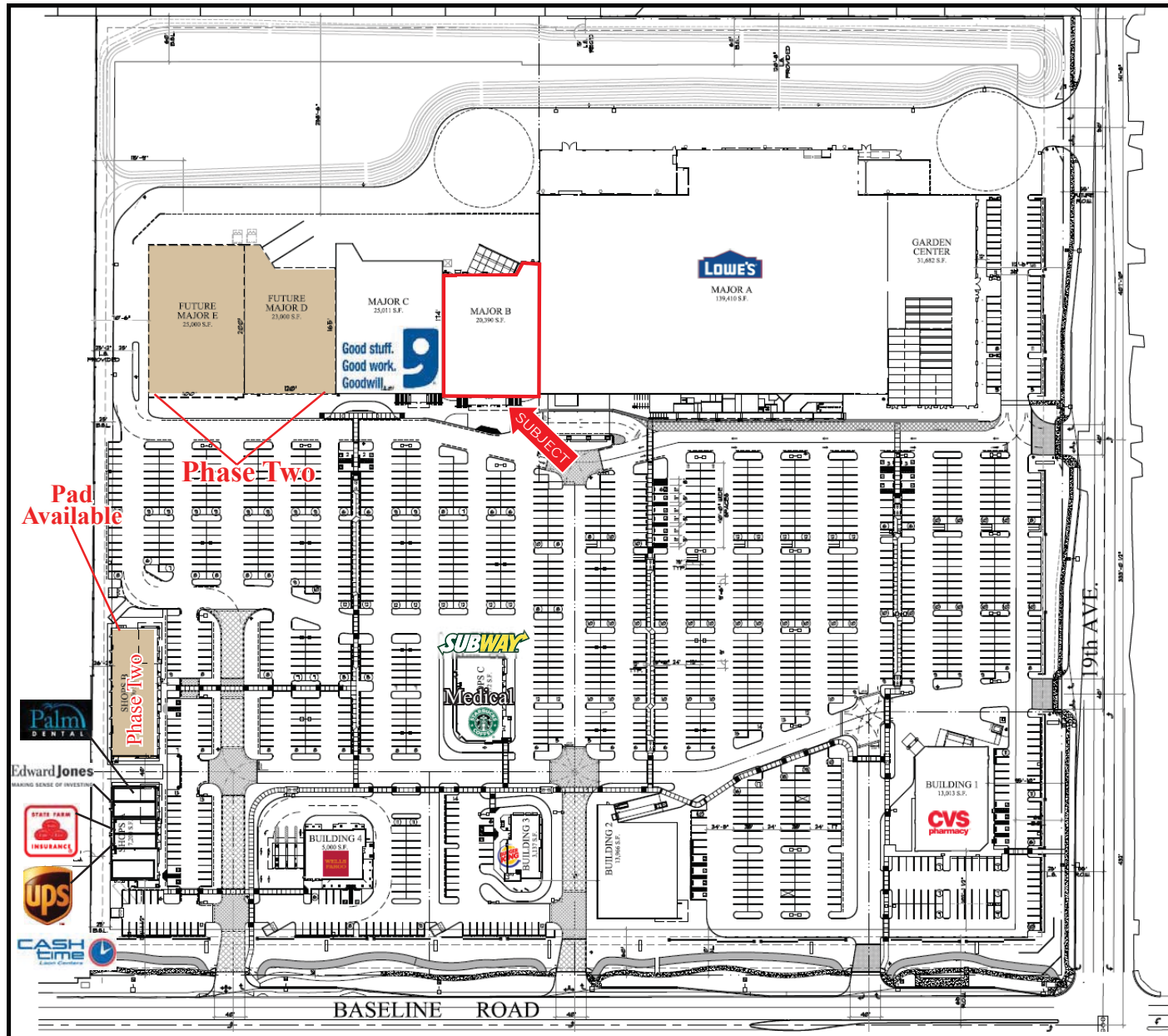
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	1 miles	3 miles	5 miles
POPULATION SUMMARY			
2016 Total Population	11,529	88,530	176,722
2021 Total Population	12,453	95,281	189,163
2016-2021 Annual Growth Rate	1.55%	1.48%	1.37%
2016 Median Age	29.7	29.4	29.5
INCOME SUMMARY			
Median Household Income	\$59,040	\$42,844	\$43,504
Average Household Income	\$70,223	\$57,012	\$60,598
BUSINESS DATA			
Total Businesses:	152	1,319	4,939
Total Employees:	1,066	14,428	93,009
Daytime Population:	8,010	69,494	206,050
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	9.5%	6.1%	6.4%
Bachelor's Degree	10.1%	8.9%	11.1%
Graduate/Professional Degree	5.1%	4.8%	6.4%
Percent of Population with Degrees	24.7%	19.8%	23.9%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	4,586	33,465	63,681
White Collar	63.6%	52.0%	53.8%
Services	19.3%	20.2%	19.1%
Blue Collar	17.1%	27.8%	27.1%
HOUSEHOLD SUMMARY			
2016 Households	3,355	24,970	48,640
2016 Average Household Size	3.43	3.52	3.40
2016 Average Family Size	3.83	3.96	3.89
2016 Median Home Value	\$147,965	\$131,654	\$148,755