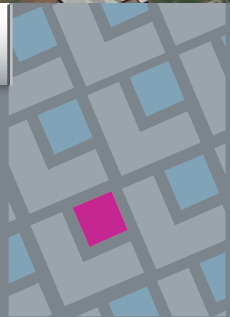




PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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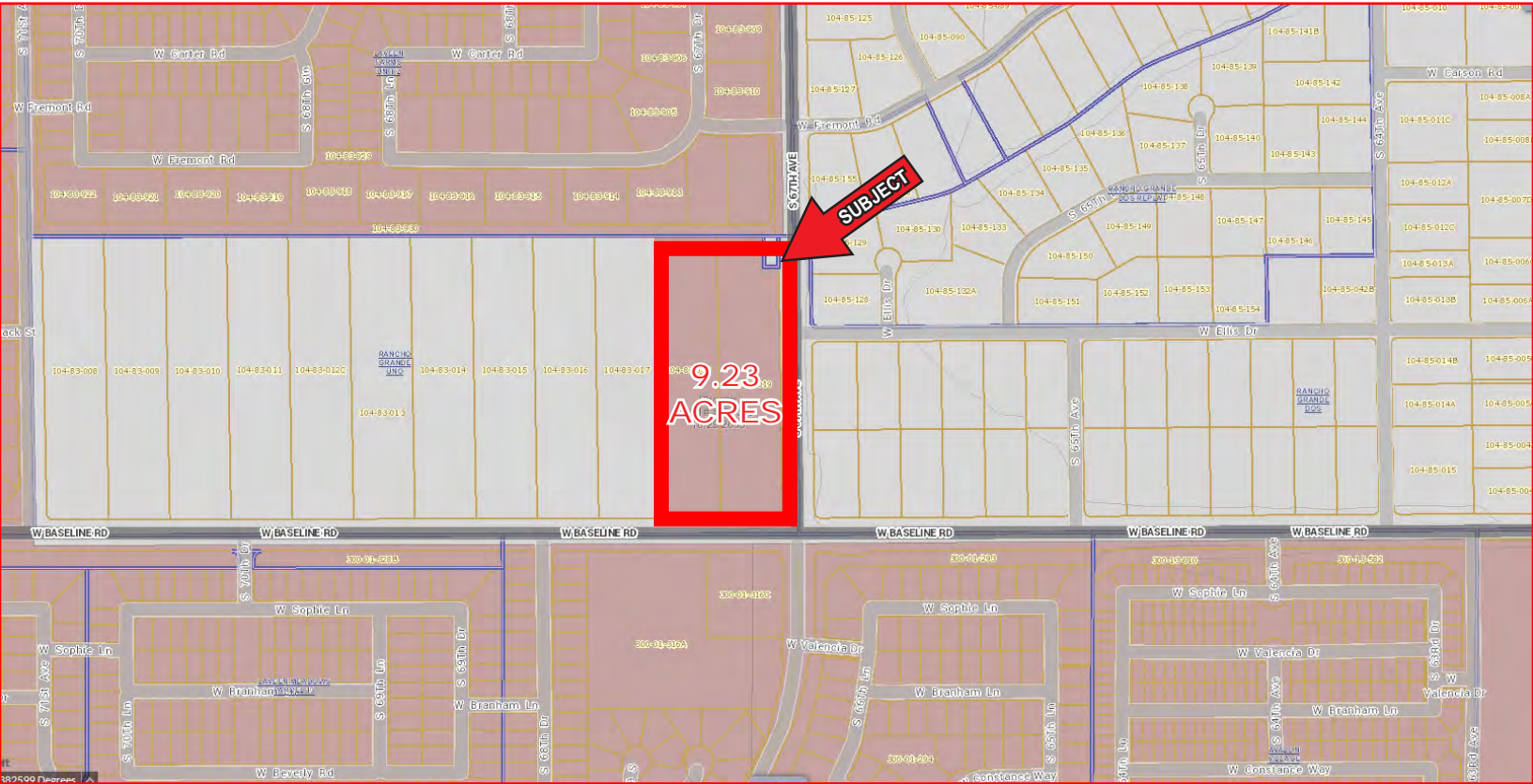
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COMMERCIAL LAND AVAILABLE

Baseline Rd & 67th Ave - Northwest Corner

Laveen, Arizona



±9.23 ACRE HARD CORNER ZONED C-2!

Property Highlights

- Hard corner zoned C-2 Commercial, City of Phoenix
- 3/4 Miles away from Loop 202 interchange
- Parcel # 104-83-018 & 104-83-019
- Pricing: Call to Discuss

Traffic Counts

Baseline Road 10,554 CPD
67th Avenue 12,548 CPD

Total 23,102 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	9,747	45,513	103,362
Estimated Households	2,890	13,448	29,464
Med Household Income	\$71,533	\$75,122	\$72,084
Daytime Population	292	4,561	23,590

Source: SitesUSA

Nearby Tenants



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Brad Ranly

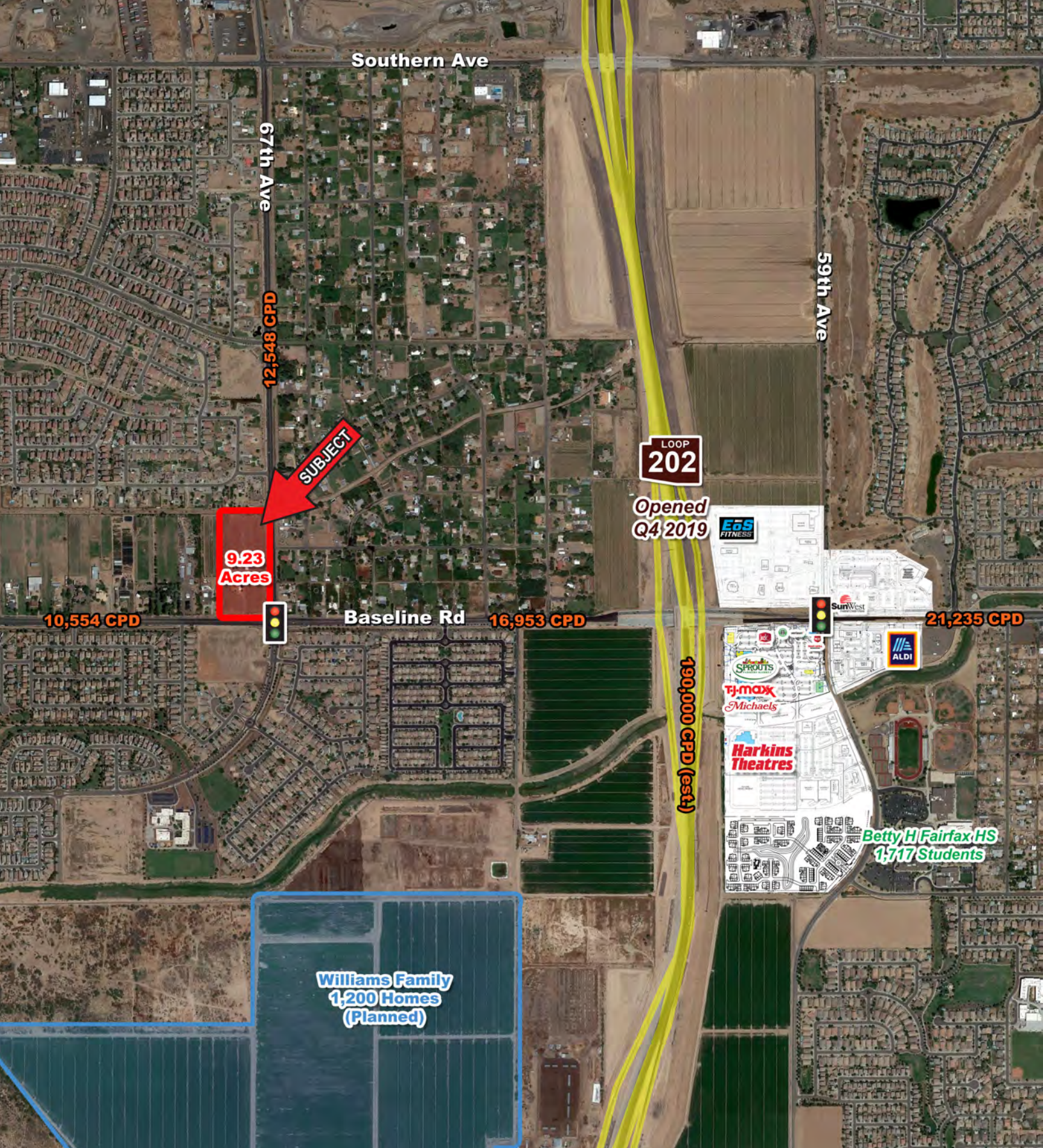
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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

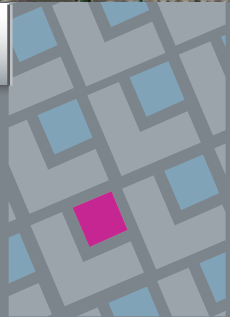
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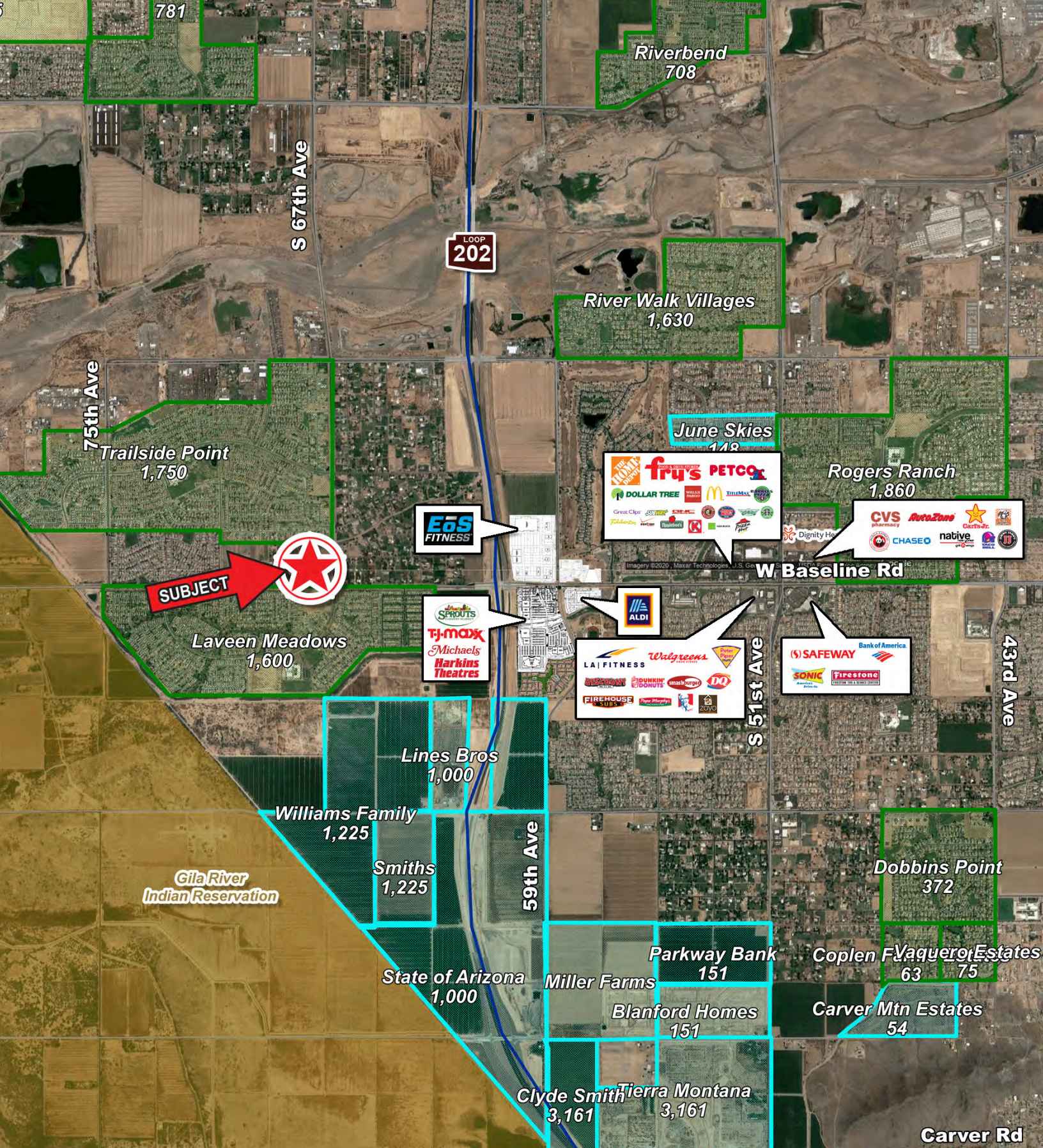
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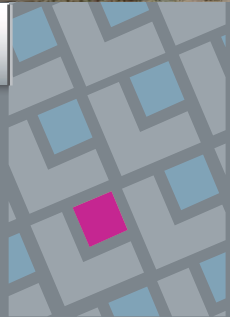




PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

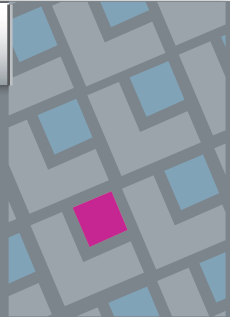
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3772/-112.2018

RF5

Baseline Rd & 67th Av		1 mi radius	3 mi radius	5 mi radius
Population				
Estimated Population (2019)		9,747	45,513	103,362
Projected Population (2024)		10,800	50,585	114,704
Census Population (2010)		8,401	37,895	86,419
Census Population (2000)		689	3,191	13,615
Projected Annual Growth (2019 to 2024)		1,053 2.2%	5,072 2.2%	11,342 2.2%
Historical Annual Growth (2010 to 2019)		1,346 1.5%	7,618 1.9%	16,943 1.8%
Historical Annual Growth (2000 to 2010)		7,712 111.9%	34,704 108.8%	72,804 53.5%
Estimated Population Density (2019)		3,104 psm	1,611 psm	1,317 psm
Trade Area Size		3.1 sq mi	28.3 sq mi	78.5 sq mi
Households				
Estimated Households (2019)		2,890	13,448	29,464
Projected Households (2024)		3,088	14,417	31,539
Census Households (2010)		2,436	10,997	24,210
Census Households (2000)		220	955	3,856
Estimated Households with Children (2019)		1,506 52.1%	6,879 51.2%	15,703 53.3%
Estimated Average Household Size (2019)		3.37	3.38	3.51
Average Household Income				
Estimated Average Household Income (2019)		\$82,042	\$92,387	\$87,565
Projected Average Household Income (2024)		\$90,188	\$99,269	\$94,468
Estimated Average Family Income (2019)		\$86,337	\$100,956	\$94,218
Median Household Income				
Estimated Median Household Income (2019)		\$71,533	\$75,122	\$72,048
Projected Median Household Income (2024)		\$82,826	\$86,670	\$83,305
Estimated Median Family Income (2019)		\$77,238	\$79,932	\$76,631
Per Capita Income				
Estimated Per Capita Income (2019)		\$24,328	\$27,300	\$24,963
Projected Per Capita Income (2024)		\$25,796	\$28,295	\$25,976
Estimated Per Capita Income 5 Year Growth		\$1,468 6.0%	\$994 3.6%	\$1,013 4.1%
Estimated Average Household Net Worth (2019)		\$712,927	\$715,226	\$658,133
Daytime Demos (2019)				
Total Businesses		29	410	1,313
Total Employees		292	4,561	23,590
Company Headquarter Businesses	-	-	1 0.3%	12 0.9%
Company Headquarter Employees	-	-	30 0.7%	2,266 9.6%
Employee Population per Business		10.0	11.1	18.0
Residential Population per Business		332.3	110.9	78.7

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EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3772/-112.2018

RF5

Baseline Rd & 67th Av						
	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2019)	5,266	54.0%	22,065	48.5%	51,439	49.8%
Black or African American (2019)	1,443	14.8%	7,732	17.0%	15,366	14.9%
American Indian or Alaska Native (2019)	149	1.5%	1,112	2.4%	2,327	2.3%
Asian (2019)	800	8.2%	3,484	7.7%	6,150	6.0%
Hawaiian or Pacific Islander (2019)	32	0.3%	119	0.3%	203	0.2%
Other Race (2019)	1,650	16.9%	8,654	19.0%	22,865	22.1%
Two or More Races (2019)	408	4.2%	2,347	5.2%	5,012	4.8%
Not Hispanic or Latino Population (2019)	6,055	62.1%	26,306	57.8%	52,374	50.7%
Hispanic or Latino Population (2019)	3,692	37.9%	19,207	42.2%	50,988	49.3%
Not Hispanic or Latino Population (2024)	6,691	62.0%	29,238	57.8%	58,157	50.7%
Hispanic or Latino Population (2024)	4,108	38.0%	21,347	42.2%	56,547	49.3%
Not Hispanic or Latino Population (2010)	4,854	57.8%	20,604	54.4%	39,456	45.7%
Hispanic or Latino Population (2010)	3,547	42.2%	17,291	45.6%	46,963	54.3%
Not Hispanic or Latino Population (2000)	487	70.6%	2,142	67.1%	6,434	47.3%
Hispanic or Latino Population (2000)	202	29.4%	1,049	32.9%	7,181	52.7%
Projected Hispanic Annual Growth (2019 to 2024)	417	2.3%	2,140	2.2%	5,559	2.2%
Historic Hispanic Annual Growth (2000 to 2019)	3,490	90.8%	18,158	91.1%	43,807	32.1%
Age Distribution (2019)						
Age Under 5	828	8.5%	3,890	8.5%	8,840	8.6%
Age 5 to 9 Years	844	8.7%	3,739	8.2%	8,597	8.3%
Age 10 to 14 Years	797	8.2%	3,794	8.3%	8,752	8.5%
Age 15 to 19 Years	690	7.1%	3,307	7.3%	7,816	7.6%
Age 20 to 24 Years	565	5.8%	2,972	6.5%	7,293	7.1%
Age 25 to 29 Years	921	9.4%	4,183	9.2%	9,431	9.1%
Age 30 to 34 Years	985	10.1%	4,461	9.8%	9,415	9.1%
Age 35 to 39 Years	776	8.0%	3,714	8.2%	8,111	7.8%
Age 40 to 44 Years	640	6.6%	3,050	6.7%	6,896	6.7%
Age 45 to 49 Years	577	5.9%	2,666	5.9%	6,101	5.9%
Age 50 to 54 Years	515	5.3%	2,415	5.3%	5,404	5.2%
Age 55 to 59 Years	509	5.2%	2,281	5.0%	5,087	4.9%
Age 60 to 64 Years	380	3.9%	1,781	3.9%	3,965	3.8%
Age 65 to 74 Years	478	4.9%	2,192	4.8%	4,968	4.8%
Age 75 to 84 Years	173	1.8%	805	1.8%	1,966	1.9%
Age 85 Years or Over	69	0.7%	262	0.6%	720	0.7%
Median Age	30.3		30.1		29.7	
Gender Age Distribution (2019)						
Female Population	4,983	51.1%	23,317	51.2%	52,975	51.3%
Age 0 to 19 Years	1,528	30.7%	7,168	30.7%	16,799	31.7%
Age 20 to 64 Years	3,057	61.3%	14,362	61.6%	31,991	60.4%
Age 65 Years or Over	398	8.0%	1,787	7.7%	4,186	7.9%
Female Median Age	30.7		30.5		30.1	
Male Population	4,764	48.9%	22,196	48.8%	50,386	48.7%
Age 0 to 19 Years	1,631	34.2%	7,562	34.1%	17,206	34.1%
Age 20 to 64 Years	2,812	59.0%	13,161	59.3%	29,713	59.0%
Age 65 Years or Over	321	6.7%	1,473	6.6%	3,468	6.9%
Male Median Age	29.9		29.6		29.2	

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PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

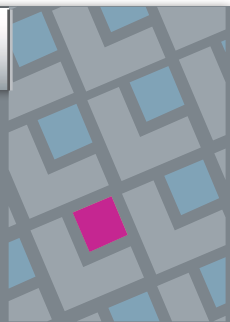
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EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

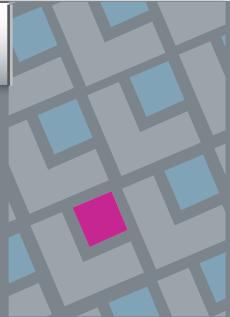
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3772/-112.2018

RF5

Baseline Rd & 67th Av	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2019)						
HH Income \$200,000 or More	102	3.5%	496	3.7%	1,025	3.5%
HH Income \$150,000 to \$199,999	248	8.6%	1,091	8.1%	1,918	6.5%
HH Income \$100,000 to \$149,999	501	17.3%	2,589	19.3%	5,223	17.7%
HH Income \$75,000 to \$99,999	578	20.0%	2,513	18.7%	5,560	18.9%
HH Income \$50,000 to \$74,999	601	20.8%	3,036	22.6%	6,931	23.5%
HH Income \$35,000 to \$49,999	421	14.6%	1,515	11.3%	3,606	12.2%
HH Income \$25,000 to \$34,999	171	5.9%	837	6.2%	2,070	7.0%
HH Income \$15,000 to \$24,999	68	2.3%	576	4.3%	1,479	5.0%
HH Income Under \$15,000	199	6.9%	794	5.9%	1,652	5.6%
HH Income \$35,000 or More	2,451	84.8%	11,240	83.6%	24,263	82.3%
HH Income \$75,000 or More	1,428	49.4%	6,689	49.7%	13,726	46.6%
Housing (2019)						
Total Housing Units	3,022		14,115		30,862	
Housing Units Occupied	2,890	95.6%	13,448	95.3%	29,464	95.5%
Housing Units Owner-Occupied	2,518	87.1%	10,840	80.6%	22,880	77.7%
Housing Units, Renter-Occupied	371	12.9%	2,608	19.4%	6,584	22.3%
Housing Units, Vacant	132	4.6%	667	5.0%	1,398	4.7%
Marital Status (2019)						
Never Married	2,871	39.4%	12,768	37.5%	30,157	39.1%
Currently Married	3,010	41.4%	14,956	43.9%	32,696	42.4%
Separated	281	3.9%	2,008	5.9%	4,523	5.9%
Widowed	317	4.4%	1,009	3.0%	2,375	3.1%
Divorced	799	11.0%	3,350	9.8%	7,422	9.6%
Household Type (2019)						
Population Family	8,937	91.7%	41,693	91.6%	95,171	92.1%
Population Non-Family	806	8.3%	3,812	8.4%	8,178	7.9%
Population Group Quarters	5	-	8	-	13	-
Family Households	2,352	81.4%	10,831	80.5%	23,944	81.3%
Non-Family Households	538	18.6%	2,617	19.5%	5,520	18.7%
Married Couple with Children	1,035	34.4%	4,403	29.4%	9,858	30.2%
Average Family Household Size	3.8		3.8		4.0	
Household Size (2019)						
1 Person Households	339	11.7%	1,714	12.7%	3,633	12.3%
2 Person Households	775	26.8%	3,387	25.2%	6,874	23.3%
3 Person Households	500	17.3%	2,450	18.2%	5,260	17.9%
4 Person Households	573	19.8%	2,506	18.6%	5,582	18.9%
5 Person Households	361	12.5%	1,739	12.9%	3,956	13.4%
6 or More Person Households	342	11.8%	1,652	12.3%	4,160	14.1%
Household Vehicles (2019)						
Households with 0 Vehicles Available	28	1.0%	260	1.9%	620	2.1%
Households with 1 Vehicles Available	889	30.8%	3,095	23.0%	6,612	22.4%
Households with 2 or More Vehicles Available	1,972	68.2%	10,093	75.1%	22,232	75.5%
Total Vehicles Available	5,892		29,403		64,835	
Average Vehicles Per Household	2.0		2.2		2.2	

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EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3772/-112.2018

RF5

Baseline Rd & 67th Av		1 mi radius	3 mi radius	5 mi radius
Labor Force (2019)				
Estimated Labor Population Age 16 Years or Over		7,122	33,388	75,549
Estimated Civilian Employed		4,822 67.7%	22,546 67.5%	50,793 67.2%
Estimated Civilian Unemployed		251 3.5%	1,256 3.8%	2,519 3.3%
Estimated in Armed Forces		-	11	53
Estimated Not in Labor Force		2,049 28.8%	9,575 28.7%	22,183 29.4%
Unemployment Rate		3.5%	3.8%	3.3%
Occupation (2019)				
Occupation: Population Age 16 Years or Over		4,822	22,546	50,793
Management, Business, Financial Operations		736 15.3%	3,142 13.9%	6,544 12.9%
Professional, Related		992 20.6%	4,560 20.2%	9,014 17.7%
Service		692 14.3%	3,470 15.4%	8,364 16.5%
Sales, Office		1,391 28.9%	6,297 27.9%	14,469 28.5%
Farming, Fishing, Forestry		2 -	35 0.2%	79 0.2%
Construct, Extraction, Maintenance		356 7.4%	1,859 8.2%	4,518 8.9%
Production, Transport Material Moving		654 13.6%	3,184 14.1%	7,805 15.4%
White Collar Workers		3,119 64.7%	13,998 62.1%	30,027 59.1%
Blue Collar Workers		1,703 35.3%	8,548 37.9%	20,766 40.9%
Consumer Expenditure (2019)				
Total Household Expenditure		\$178.32 M	\$900.97 M	\$1.9 B
Total Non-Retail Expenditure		\$93.24 M 52.3%	\$471.24 M 52.3%	\$993.53 M 52.3%
Total Retail Expenditure		\$85.08 M 47.7%	\$429.73 M 47.7%	\$906.68 M 47.7%
Apparel		\$6.35 M 3.6%	\$32.09 M 3.6%	\$67.58 M 3.6%
Contributions		\$5.58 M 3.1%	\$28.14 M 3.1%	\$58.92 M 3.1%
Education		\$5.15 M 2.9%	\$25.92 M 2.9%	\$53.78 M 2.8%
Entertainment		\$10.13 M 5.7%	\$51.13 M 5.7%	\$107.34 M 5.6%
Food and Beverages		\$26.57 M 14.9%	\$134.24 M 14.9%	\$283.71 M 14.9%
Furnishings and Equipment		\$6.3 M 3.5%	\$31.77 M 3.5%	\$66.68 M 3.5%
Gifts		\$4.1 M 2.3%	\$20.82 M 2.3%	\$43.75 M 2.3%
Health Care		\$15.06 M 8.4%	\$75.87 M 8.4%	\$160.45 M 8.4%
Household Operations		\$6.94 M 3.9%	\$34.94 M 3.9%	\$73.46 M 3.9%
Miscellaneous Expenses		\$3.34 M 1.9%	\$16.86 M 1.9%	\$35.44 M 1.9%
Personal Care		\$2.39 M 1.3%	\$12.08 M 1.3%	\$25.44 M 1.3%
Personal Insurance		\$1.25 M 0.7%	\$6.28 M 0.7%	\$13.11 M 0.7%
Reading		\$380.46 K 0.2%	\$1.91 M 0.2%	\$4.03 M 0.2%
Shelter		\$37.16 M 20.8%	\$188.45 M 20.9%	\$397.84 M 20.9%
Tobacco		\$1.09 M 0.6%	\$5.49 M 0.6%	\$11.79 M 0.6%
Transportation		\$33.19 M 18.6%	\$167.77 M 18.6%	\$354.05 M 18.6%
Utilities		\$13.34 M 7.5%	\$67.23 M 7.5%	\$142.84 M 7.5%
Educational Attainment (2019)				
Adult Population Age 25 Years or Over		6,022	27,811	62,065
Elementary (Grade Level 0 to 8)		327 5.4%	2,064 7.4%	5,282 8.5%
Some High School (Grade Level 9 to 11)		323 5.4%	2,343 8.4%	5,638 9.1%
High School Graduate		1,664 27.6%	7,093 25.5%	17,300 27.9%
Some College		1,336 22.2%	6,169 22.2%	13,958 22.5%
Associate Degree Only		868 14.4%	2,947 10.6%	5,869 9.5%
Bachelor Degree Only		1,125 18.7%	4,790 17.2%	9,349 15.1%
Graduate Degree		380 6.3%	2,406 8.7%	4,668 7.5%

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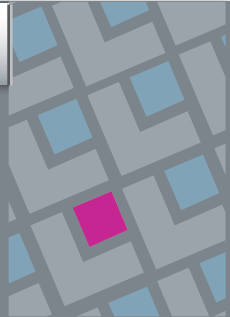
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EXPANDED PROFILE

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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3772/-112.2018

RF5

Baseline Rd & 67th Av						
	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2019)						
1 Detached Unit	2,781	114.2%	12,646	115.0%	27,373	113.1%
1 Attached Unit	36	1.5%	202	1.8%	468	1.9%
2 to 4 Units	10	0.4%	110	1.0%	229	0.9%
5 to 9 Units	8	0.3%	58	0.5%	137	0.6%
10 to 19 Units	3	0.1%	50	0.5%	140	0.6%
20 to 49 Units	4	0.2%	55	0.5%	120	0.5%
50 or More Units	26	1.1%	107	1.0%	277	1.1%
Mobile Home or Trailer	20	0.8%	143	1.3%	630	2.6%
Other Structure	-	-	77	0.7%	90	0.4%
Homes Built By Year (2019)						
Homes Built 2010 or later	419	17.2%	1,476	13.4%	2,457	10.1%
Homes Built 2000 to 2009	1,826	75.0%	8,867	80.6%	19,032	78.6%
Homes Built 1990 to 1999	129	5.3%	751	6.8%	1,982	8.2%
Homes Built 1980 to 1989	112	4.6%	743	6.8%	1,885	7.8%
Homes Built 1970 to 1979	231	9.5%	792	7.2%	1,876	7.7%
Homes Built 1960 to 1969	42	1.7%	416	3.8%	1,261	5.2%
Homes Built 1950 to 1959	100	4.1%	298	2.7%	717	3.0%
Homes Built Before 1949	31	1.3%	103	0.9%	254	1.0%
Home Values (2019)						
Home Values \$1,000,000 or More	26	1.3%	59	0.7%	109	0.6%
Home Values \$500,000 to \$999,999	91	4.8%	410	4.8%	993	5.4%
Home Values \$400,000 to \$499,999	117	6.2%	535	6.3%	1,195	6.6%
Home Values \$300,000 to \$399,999	204	10.8%	1,214	14.3%	2,208	12.1%
Home Values \$200,000 to \$299,999	1,011	53.3%	4,030	47.6%	7,509	41.2%
Home Values \$150,000 to \$199,999	611	32.2%	2,583	30.5%	6,071	33.3%
Home Values \$100,000 to \$149,999	270	14.2%	1,265	14.9%	2,925	16.0%
Home Values \$70,000 to \$99,999	52	2.7%	231	2.7%	567	3.1%
Home Values \$50,000 to \$69,999	17	0.9%	102	1.2%	245	1.3%
Home Values \$25,000 to \$49,999	18	1.0%	79	0.9%	281	1.5%
Home Values Under \$25,000	86	4.5%	281	3.3%	677	3.7%
Owner-Occupied Median Home Value	\$219,140		\$216,808		\$209,808	
Renter-Occupied Median Rent	\$1,128		\$1,080		\$1,015	
Transportation To Work (2019)						
Drive to Work Alone	3,677	77.6%	16,829	76.6%	38,230	76.7%
Drive to Work in Carpool	549	11.6%	3,221	14.7%	7,430	14.9%
Travel to Work by Public Transportation	140	2.9%	386	1.8%	937	1.9%
Drive to Work on Motorcycle	21	0.4%	77	0.4%	141	0.3%
Walk or Bicycle to Work	111	2.3%	442	2.0%	913	1.8%
Other Means	40	0.8%	179	0.8%	409	0.8%
Work at Home	200	4.2%	840	3.8%	1,770	3.6%
Travel Time (2019)						
Travel to Work in 14 Minutes or Less	386	8.2%	2,497	11.4%	6,720	13.5%
Travel to Work in 15 to 29 Minutes	1,594	33.7%	7,560	34.4%	16,757	33.6%
Travel to Work in 30 to 59 Minutes	2,296	48.5%	9,893	45.0%	21,405	43.0%
Travel to Work in 60 Minutes or More	334	7.0%	1,696	7.7%	4,041	8.1%
Average Minutes Travel to Work	30.9		29.6		29.0	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

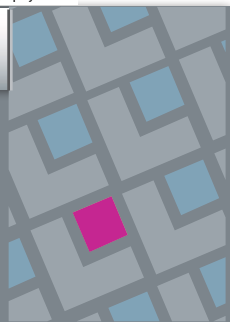
DEMOGRAPHICS

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