



## Property Highlights

- New Shop Space Available at 19th Ave & Baseline Rd – Up to 2,470 sf (divisible)
- High traffic counts with approximately 33,680 VPD on Baseline Rd, a major transportation corridor through Phoenix
- New home communities now under construction in the area
- New VASA Fitness & EOS Fitness under construction at the intersection

## Intersection / Area Co-Tenants



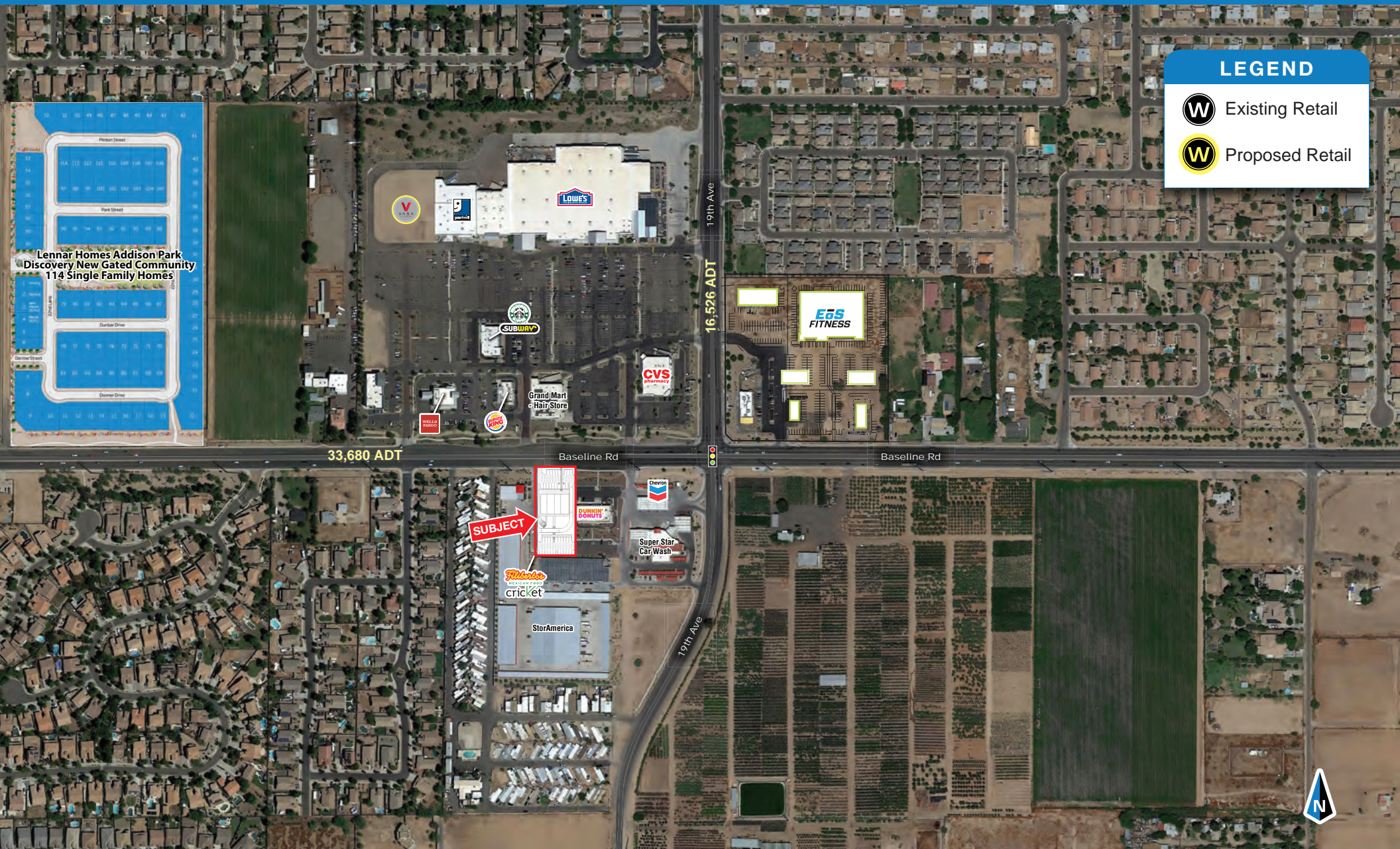
## Contact

**BRYAN LEDBETTER** . . . . . 602.795.8670  
bledbetter@w-retail.com

**BRYAN BABITS** . . . . . 602.931.4491  
bbabits@w-retail.com

**KATIE WEEKS** . . . . . 602.368.1372  
kweeks@w-retail.com





**LEGEND**

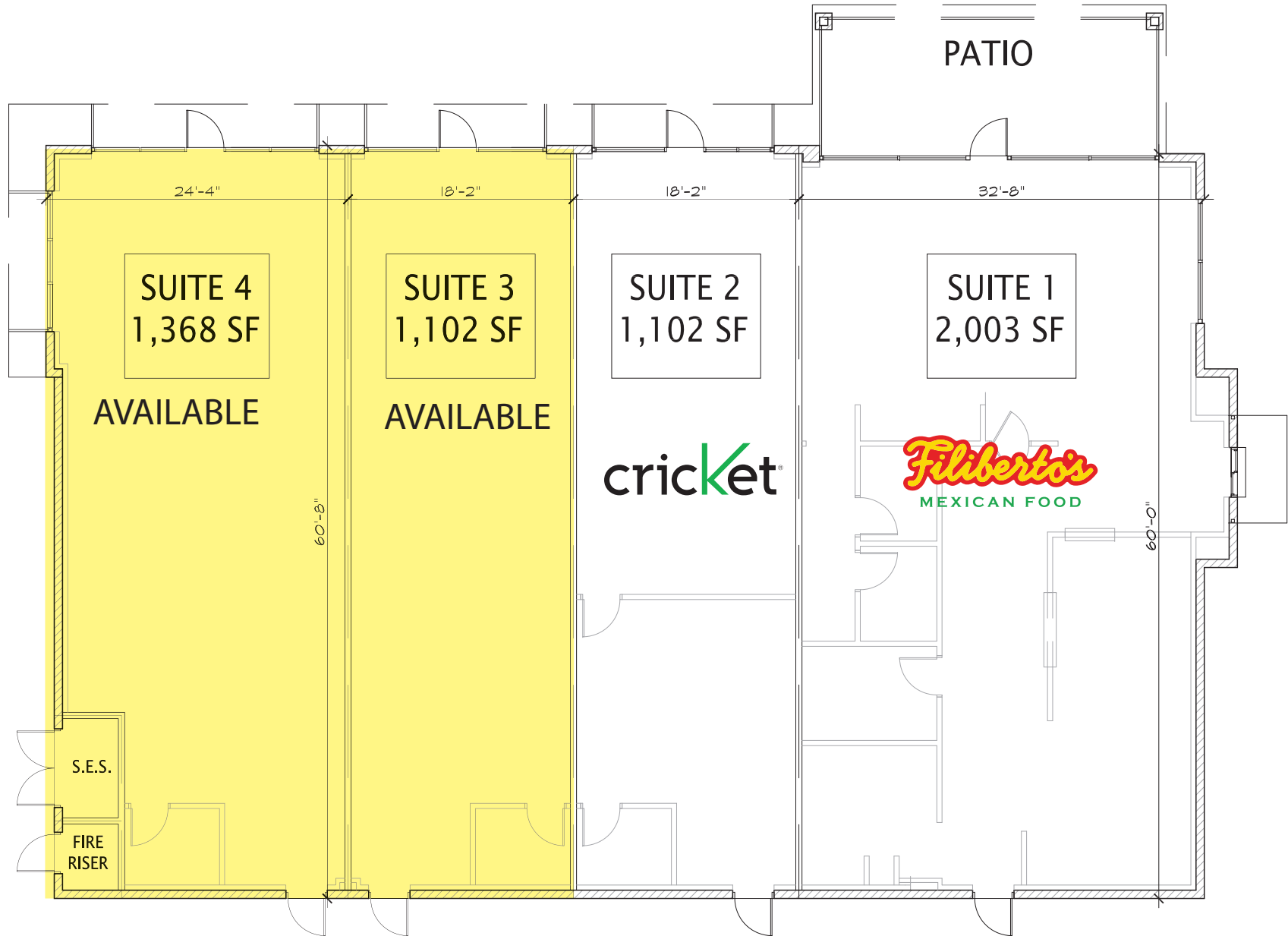
-  Existing Retail
-  Proposed Retail

Lennar Homes Addison Park  
Discovery New Gated Community  
114 Single Family Homes

33,680 ADT

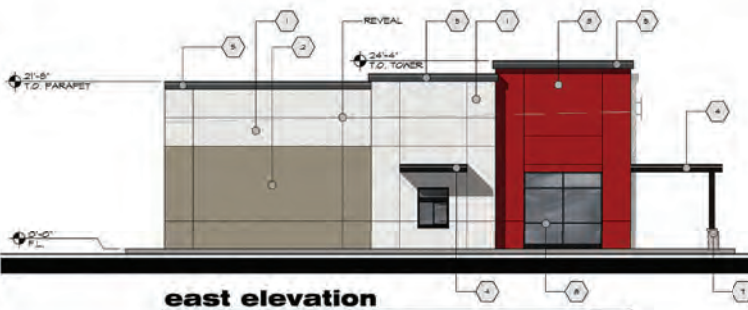
19th Ave  
16,526 ADT

**SUBJECT**





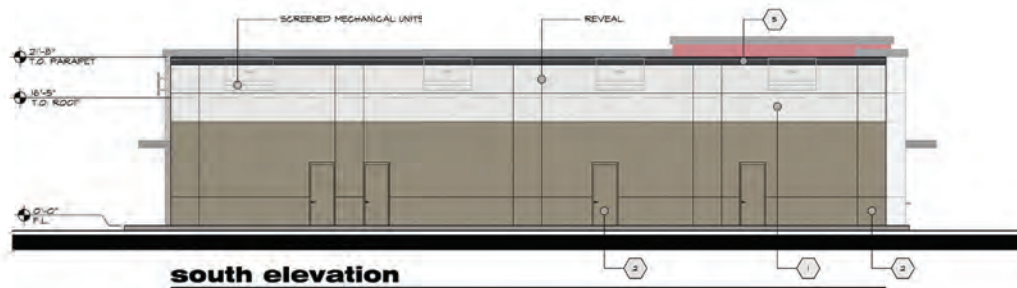
**north elevation**



**east elevation**



**west elevation**



**south elevation**

**project directory**

PROPERTY OWNER REPRESENTATIVE:  
KERPAN PLANNING AND DESIGN, LLC  
4777 S. FULTON RANCH BLVD, UNIT 218B  
CHANDLER, ARIZONA 85248  
CONTACT: KEVIN D. KERPAN  
PHONE: (602) 324-0192  
E-MAIL: kavin@kerpanplanningdesign.com

ARCHITECT:  
DCHANG ARCHITECTS, LLC  
5682 WEST GARY DRIVE  
CHANDLER, ARIZONA 85226  
CONTACT: DUNCAN J. CHANG  
PHONE: (480) 284-0248  
E-MAIL: dj@dchangarchitects.com

**color and materials**

1	PAINTED STUCCO - SAND FINISH BENJAMIN MOORE 'AMERICAN WHITE' BM4121/00
2	PAINTED STUCCO - SAND FINISH BENJAMIN MOORE 'ESTRIAIRY GRAY' BM4155B
3	PAINTED STUCCO - SAND FINISH BENJAMIN MOORE 'HERITAGE RED' PH-18
4	METAL CANOPIES - PLAIN CARBON STEEL FINISH - 'MATTE BLACK'
5	PAINTED METAL / PAINTED STUCCO - SAND FINISH BENJAMIN MOORE 'GRAPHITE' 1809
6	PORCELAIN TILE 12"x24" COLOR 'SOSTA BELLA VERO' SGL 10021260 1/8" OFFSET, GROUT COLOR: NO CHARGOAL
7	BASALITE GROUND FACE CMU - NATURAL (T) 3/8"x8"x8 1/8" JOINT COMB FINISH 1/8" OFFSET, GROUT COLOR: #901 BRIGHT WHITE
8	ALUMINUM STOREFRONT SYSTEM FINISH: BLACK W/ CLEAR GLASS WINDOW SYSTEM

**notes**

1. Signage under separate review and permit.
2. All rooftop mechanical equipment to be screened.

**conceptual elevations**

	1 miles	3 miles	5 miles
<b>POPULATION SUMMARY</b>			
2019 Total Population	12,306	92,904	186,157
2024 Total Population	13,395	100,282	200,453
2015-2020 Annual Growth Rate	1.71%	1.54%	1.49%
2019 Median Age	30.3	29.9	29.9
<b>INCOME SUMMARY</b>			
Median Household Income	\$64,080	\$52,259	\$52,660
Average Household Income	\$83,839	\$68,564	\$72,043
<b>BUSINESS DATA</b>			
Total Businesses:	108	1,148	4,469
Total Employees:	1,024	14,172	87,260
Daytime Population:	7,583	67,362	198,959
<b>POPULATION 25+ BY EDUCATIONAL ATTAINMENT</b>			
Associate Degree	9.5%	7.1%	7.0%
Bachelor's Degree	12.0%	9.8%	11.9%
Graduate/Professional Degree	9.6%	5.2%	6.6%
Percent of Population with Degrees	31.1%	22.1%	25.5%
<b>EMPLOYED POPULATION 16+ BY OCCUPATION</b>			
Total	5,744	39,713	74,459
White Collar	57.5%	50.9%	52.7%
Services	24.8%	22.7%	21.5%
Blue Collar	17.6%	26.5%	25.8%
<b>HOUSEHOLD SUMMARY</b>			
2019 Households	3,589	26,317	51,343
2019 Average Household Size	3.43	3.51	3.39
2019 Average Family Size	3.82	3.94	3.87
2019 Median Home Value	\$231,734	\$201,079	\$217,615