

FOR SALE OR LEASE

FORMER STAPLES

1976 West Baseline Road | Phoenix, Arizona 85041



CONTACT US:

MAX BIPPUS

First Vice President

+1 602 735 5518

max.bippus@cbre.com

SUZETTE BAKER

+1 602 735 5616

suzette.baker@cbre.com

CBRE



DEMOGRAPHICS

	1 Mile	3 MILES	5 MILES
2019 Population	12,306	93,072	186,430
2024 Population	13,395	100,461	200,731
5 Year Projected Growth Rate	1.71%	1.54%	1.49%
Employees	1,024	14,172	88,290
2018 Average Household Income	\$83,839	\$68,547	\$71,994
2019 Median Age	30.3	29.9	29.9

(Source: Esri)

PROPERTY HIGHLIGHTS

- Major Box/ Anchor Space ±20,390 SF Shared with Lowe's
- Centrally Located on Baseline Corridor
- Street Signage on 19th Ave and Baseline Rd
- Captive Submarket in Growing Trade Area
- High Traffic Corridor with over 41,000 Vehicles Per Day Driving on Baseline Rd (Source: ADOT, 2018)
- ±69.6% of Homes within One Mile are Owner Occupied (Source: Esri)

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20,390 SF FOR SALE OR LEASE

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SITE
20,390 SF



Street Signage
on 19th Ave

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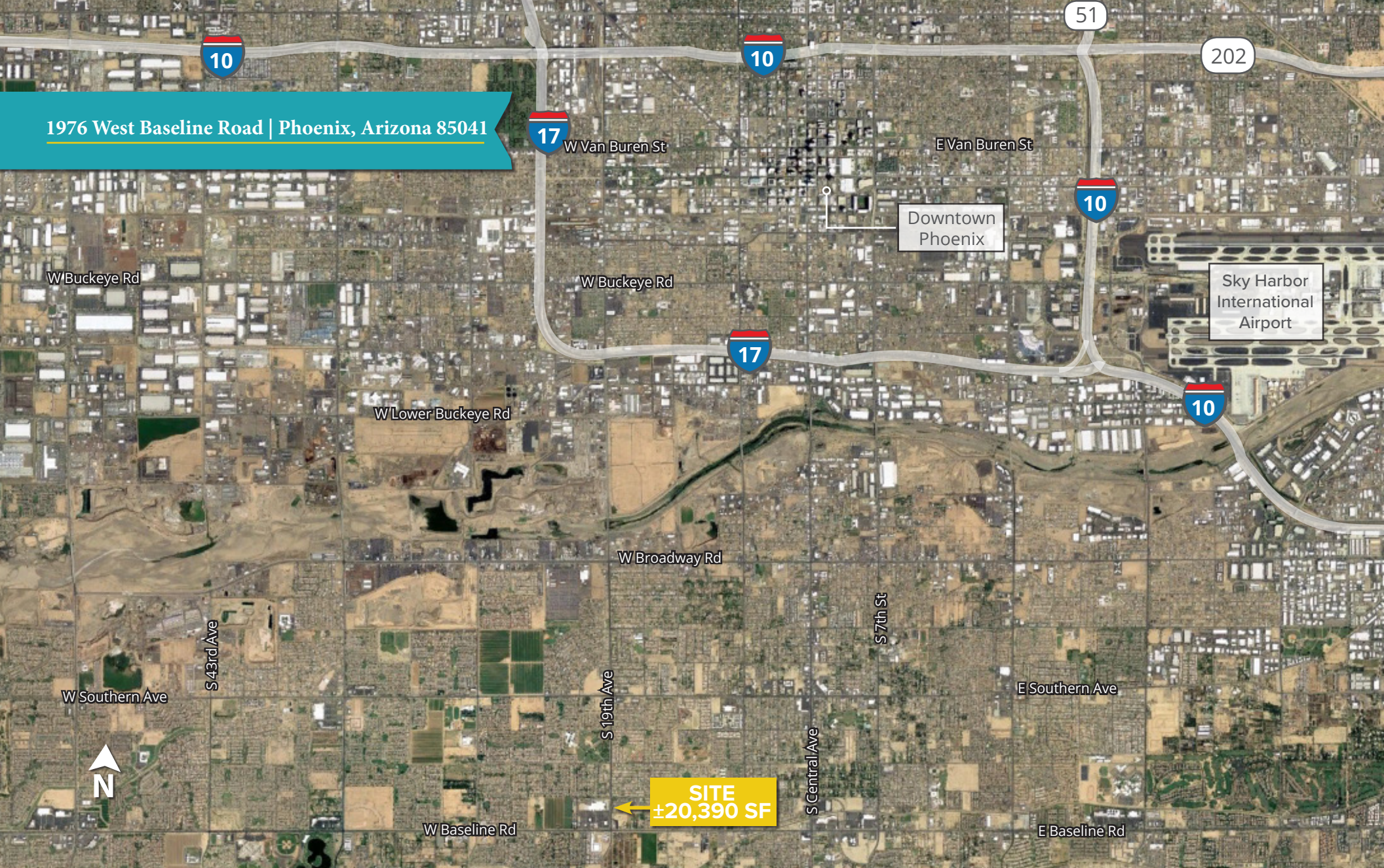
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