

South Mountain Plaza

1-33 W. Baseline Road
SWC W. Baseline Road & S. Central Avenue

Phoenix, Arizona

**1,400 SF Available on Pad End-Cap!
Adjacent to Frutilandia!**

**Light Rail on Central Avenue
to be completed by 2023
(Ending North of Intersection)**



- Now Available: 4,123 SF In-line
- End-Cap on Pad Space: 1,400 SF
- High Hispanic Demographics

For more information:
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PROPERTY HIGHLIGHTS

Availability

- **4,123 SF Available In-line**
- **1,400 SF Available on Pad End-Cap**

Features

- High Hispanic Demographics
- Dense, In-fill Area

- Hispanic consumers will be spending about \$52 billion annually in Arizona by 2024.
- Hispanic consumer spending currently sits around \$23.5 billion annually.
- Hispanic households bring in about \$57,000 per year, and spending most of that money on medical services, cars, food and clothing.
- Hispanics account for 17% of the state's total spending power, trailing only New Mexico, Texas and California. The growth of purchasing power of Hispanics in Arizona is outpacing the rest of the nation.
- Projected jump in spending is due to Hispanic women, who are quickly becoming a force to be reckoned with in the state's economy.
- Arizona has seen a 70% increase in Hispanic-owned businesses since 2008. The demographic owned about 90,000 businesses in 2015. More than half were owned by women.

Traffic Counts

Central Avenue, North/South	27,900/9,200
Baseline Road, East/West	43,500/36,600

Source: City of Phoenix 2020

Demographics

	1 mile	3 mile	5 mile
2024 Projected Population	19,959	108,950	205,119
2020 Median Household Income	\$55,291	\$63,213	\$65,365

Source: Applied Geographic Solutions 2020

Major Retailers Near the Center



This information is provided without warranty or representation to its accuracy.

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SITE PLAN



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AERIAL



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