

# South Mountain Plaza

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

Phoenix, Arizona

**1,400 SF to 4,000 SF Available on Pad!**

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



- Pad Space: 1,400 SF - 4,000 SF
- High Hispanic Demographics

For more information:  
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# PROPERTY HIGHLIGHTS

## Availability

- **1,400 SF - 4,000 Available on Pad**

## 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	11,600/9,900
Baseline Road, East/West	45,500/42,800

Source: INRIX - 2021

## Demographics

	1 mile	3 mile	5 mile
2027 Projected Population	20,223	108,637	193,670
2022 Median Household Income	\$51,981	\$62,750	\$65,975

Source: Applied Geographic Solutions 2022

## Major Retailers Near the Center



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# SITE PLAN



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**AERIAL**



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