

# South Mountain Plaza

📍 1-33 W Baseline Rd, Phoenix, AZ

Fully Entitled Pad  
w/Drive-Thru!  
Ground Lease or BTS



730 SF Available

**Light Rail on Central Ave to be completed by 2025**  
(Ending North of Intersection)

**High Hispanic Demographics**



**RED MOUNTAIN**  
GROUP

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# For Lease




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730 SF Available!

## Property Highlights

- High Hispanic Demographics
- Dense, In-fill Area

## Demos

			
RADIUS	POPULATION	HISPANIC POPULATION	AVG HH INCOME
1 MILE	18,259	63.0%	\$67,364
3 MILE	99,949	56.2%	\$79,647
5 MILE	183,566	50.8%	\$79,751

Source: Sites USA 2024

- 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.

## Major Retailers at Intersection



# Site Plan



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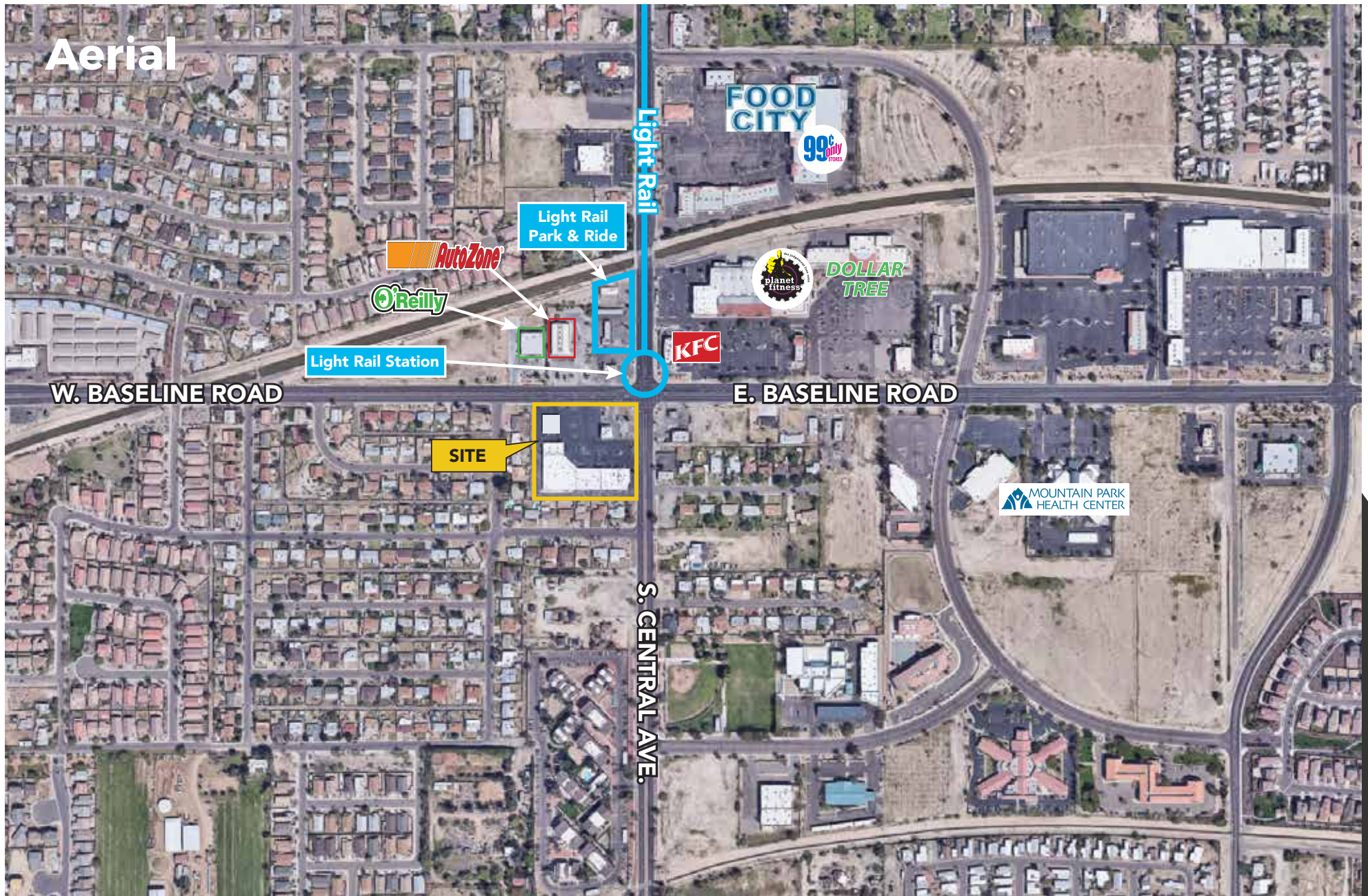
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Aerial



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