

# SOUTH MOUNTAIN VILLAGE CENTER

BASELINE RD. & 32<sup>TH</sup> ST.

This Tuscan style development will include a mix of office and retail, with adjacent high end residential lofts.

This beautifully landscaped property in the South Mountain region is also surrounded by an established, yet expanding, commercial and residential market. It offers convenient freeway access to I-10 and is minutes away from Sky Harbor Airport and Tempe.

The population is projected to experience a 10 percent increase within a 5-mile radius of the South Mountain Village Center by 2011.



**Location:** Phoenix, Arizona

**Center Size:** 84,312 SF

**Availability:** 1,200 - 7,590 SF

**Shops:** \$30.00 per square foot annually

## Demographics

- \$58,501 average household income\*
- 104,000 vehicles daily (2007 – Maricopa Assoc of Govt)
- 2006 Population (est): 219,264\*  
2011 Population (proj): 240,919\*

\*5-mile radius

## Features

- Set in the beautiful South Mountain park region.
- Convenient access to I-10 and Sky Harbor Airport
- Close proximity to South Mountain Community College, Wal-Mart, Target, and Fry's Food & Drug



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