

NOW OPEN

TUTU School®



BR
BASKIN • ROBBINS™

SAFEWAY



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HIGHLAND PLAZA SHOPS | END-CAP SPACE AVAILABLE



HIGLEY RD &
BASELINE RD



property summary

AVAILABLE

COMING
AVAILABLE ±1,200 SF MAY 1ST, 2026

PROPERTY HIGHLIGHTS

- » Renovated March 2020
- » Located just off the Loop 202 (Superstition Fwy)
- » 0.5 miles from Banner Gateway Medical Hospital (**176 beds, 1,390 employees**), Banner MD Anderson Center, Banner owns 70 acres of adjacent land for future expansion
- » This neighborhood shopping center is anchored by Safeway with neighboring tenants: Subway, Massage Envy, Great Clips, and Geno's Pizza



TRAFFIC COUNT

HIGLEY RD

N: ±45,074 VPD (NB/SB)

S: ±31,887 VPD (NB/SB)

ADOT 2023

BASELINE RD

E: ±25,690 VPD (EB/WB)

W: ±45,653 VPD (EB/WB)



2025 TOTAL POP

339,615

5 mile radius



2025 TOTAL DAYTIME

309,819

5 mile radius

SWC

END-CAP SPACE AVAILABLE

HIGLEY RD & BASELINE RD



site plan



1496 N HIGLEY RD

Tenant	SF
Martial Arts	1,497
Baskin Robins	1,200
Tutu School	1,200
Great Clips	1,200
Dr. Schiffenhaus DMD	2,518
Nail Salon	1,188
COMING AVAILABLE MAY, 2026	1,200
Subway	1,465

1458 N HIGLEY RD

Tenant	SF
Massage Envy	3,840
Dr. Skin	1,104
JET'S Pizza	1,450

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aerial



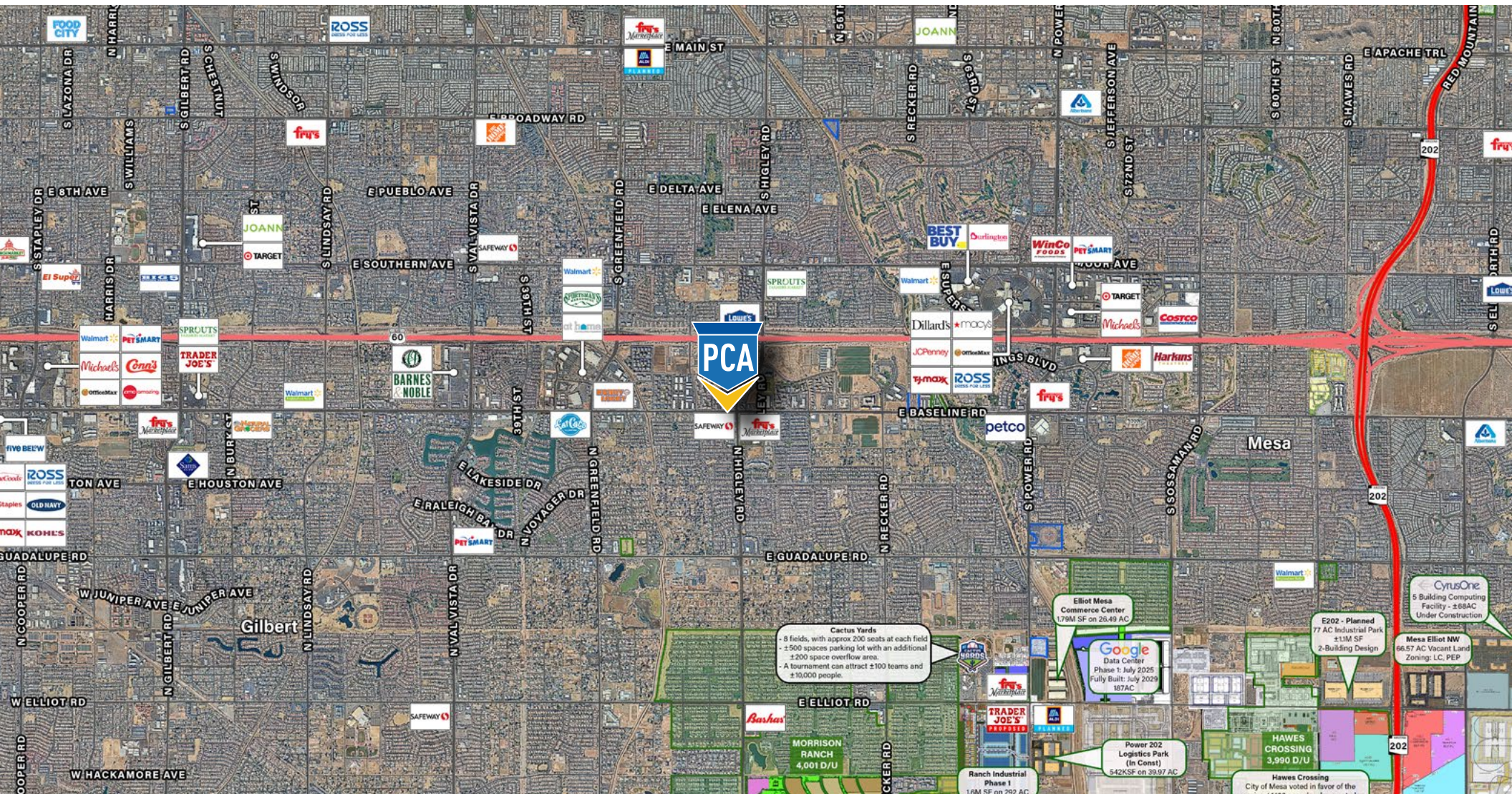
SWC

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retail aerial



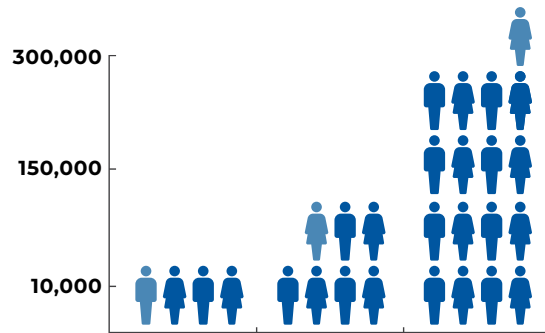
SWC

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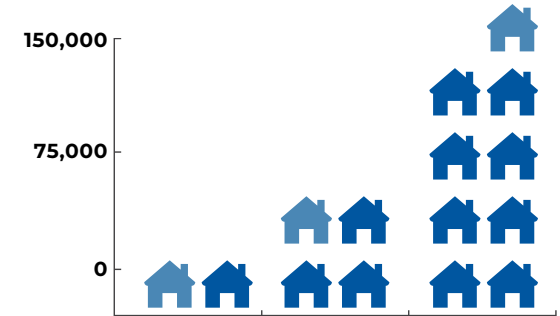
demographics ESRI 2025



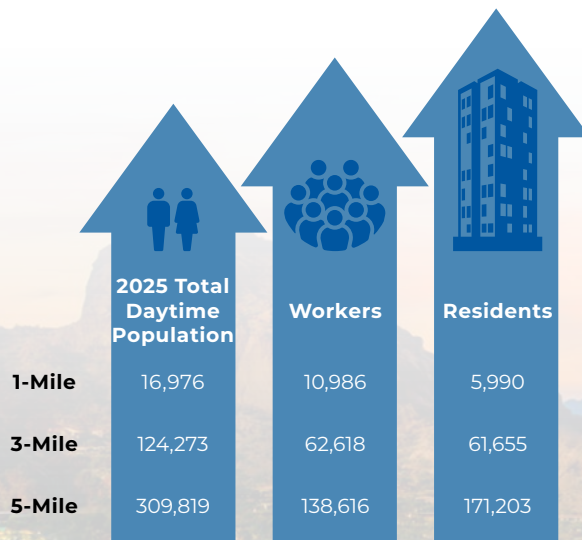
	1-Mile	3-Mile	5-Mile
2025 Total Population	12,880	120,459	339,615
2030 Total Population	13,746	121,605	353,726



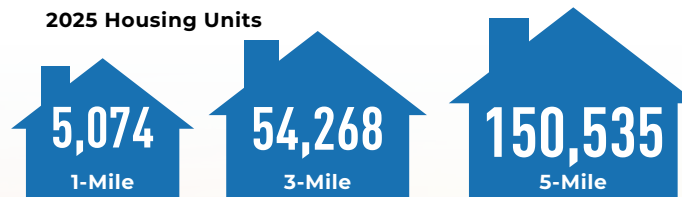
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$106,523	\$138,621	\$50,691
3-Mile	\$94,340	\$121,894	\$47,472
5-Mile	\$90,846	\$117,290	\$45,519



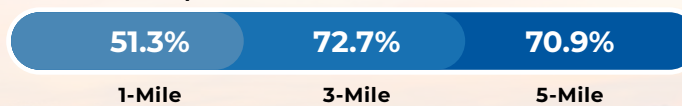
	1-Mile	3-Mile	5-Mile
2025 Households	4,778	46,647	131,717
2030 Households	5,190	47,548	138,066



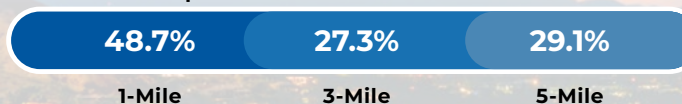
2025 Housing Units



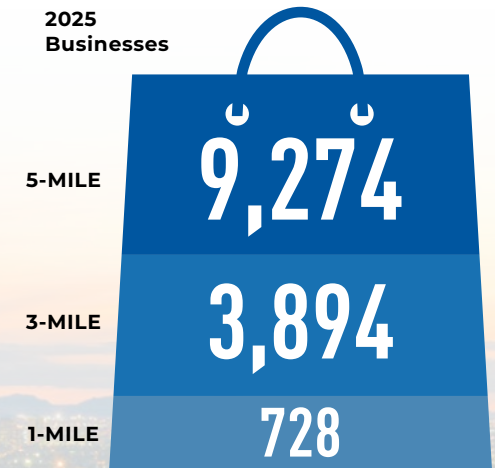
Owner Occupied



Renter Occupied



2025 Businesses



SWC

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exclusively listed by

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