

TERRAZONA

4.32 Acres | For Sale | Ground Lease | Build-to-Suit



HIGH-PROFILE PADS IN LAVEEN

NEC BASELINE ROAD & 43RD AVENUE
LAVEEN, ARIZONA 85339

JONATHAN RASKIN

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THE MARKET + PIPELINE

Four Retail Pads in Highly Sought After Submarket

82,519

POPULATION

\$129K

AVG. HOUSEHOLD INCOME

58,619

DAYTIME EMPLOYMENT

48,022

VPD ON BASELINE ROAD & 43RD AVE
(2024)

TERRAZONA



THE NUMBERS

POPULATION GROWN 60%+

last decade projected 94,000 by 2030

3.5-PERSON

AVG. HOUSEHOLD

Median age 32 *

48,022 VPD

on Baseline Road & 43rd Avenue
(2024)

5,300+ STUDENTS ENROLLED

within walking distance

THE INFRASTRUCTURE

LOOP 202

2 miles north, regional connectivity
confirmed

DOBBINS ROAD

active infrastructure upgrade underway
(2025+)

WILLIAMS STATION

\$50M anchor, 2.1 miles away
under construction

LAVEEN TOWNE CENTER

530K SF mixed-use, \$300M+, 3.2
miles, 18-24 months to opening

DOVE RANCH 202

3.7M SF industrial park, 4.8 miles

THE PADS

Four Pads. C-1 Zoned. Drive-Thru Ready.

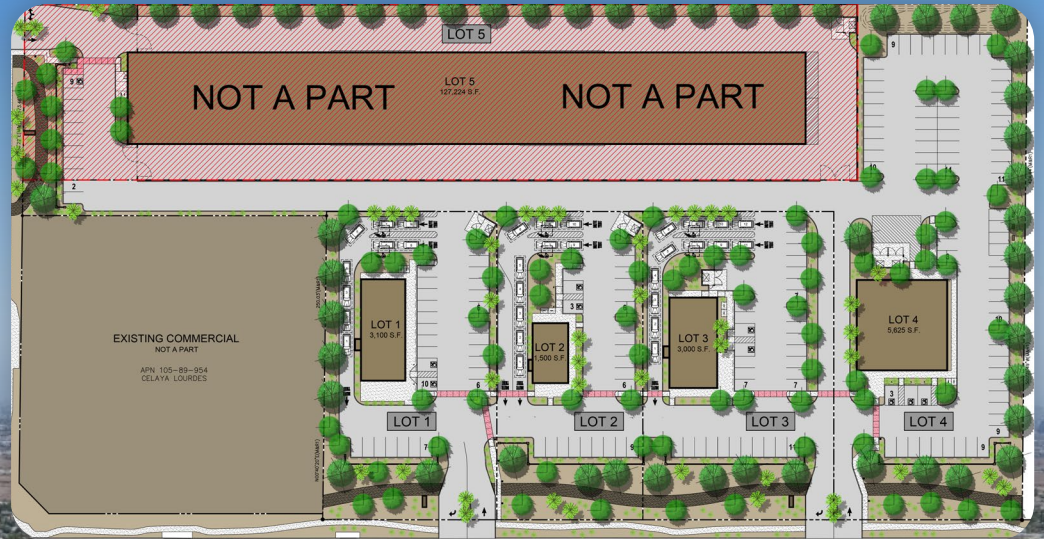
4.32 acres net | C-1 zoned

WHY THIS CORNER

Signalized intersection

Drive-thru Capable

Zoning Entitlements in Place



LOT	ACRES	SF
1	0.82	35,895
2	0.70	30,422
3	0.91	39,802
4	1.88	81,942

FUTURE STORAGE

SITE

TERRAZONA

AERIAL OBLIQUE

Southwest



LOOP 202

LOOP 202

LEGACY TRADITIONAL SCHOOLS
1,024 STUDENTS

LAVEN Veterinary Center

HERITAGE ACADEMY
650 STUDENTS

Church of The Valley

40,936 VPD (~24)

S 43rd Ave

W Baseline Rd



Clínica La Familia
Integrating & Serving

S 43rd Ave

11,538 VPD (~24)

Church of Jesus Christ

36,484 VPD (~24)

SITE

FUTURE STORAGE

Walking/Biking Trail

Cesar Chavez High School
2,644 Students

TERRAZONA

UPCOMING DEVELOPMENTS

AERIAL OBLIQUE South

DOVE RANCH 202
240-ACRE INDUSTRIAL
& EMPLOYMENT HUB
4.8 MILES FROM SITE

LAVEEN TOWNE CENTER
90-ACRE MIXED-USE
RETAIL CORE
3.2 MILES FROM SITE

WILLIAMS STATION
\$50M RETAIL +
ENTERTAINMENT
2.1 MILES FROM SITE



Cesar Chavez
Park

Cesar Chavez
High School
2,644 Students

S 41st Ave

Church of
Jesus Christ

36,484 VPD (~24)

W Baseline Rd

SITE

FUTURE STORAGE

HERITAGE
ACADEMY
650 STUDENTS

Clínica
La Familia
Integridad & Salud.



LAVEEN
Veterinary Center

S 43rd Ave
11,538 VPD (~24)

For Sale | Ground Lease

The Pads Are Ready. The Market Is Proven.



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