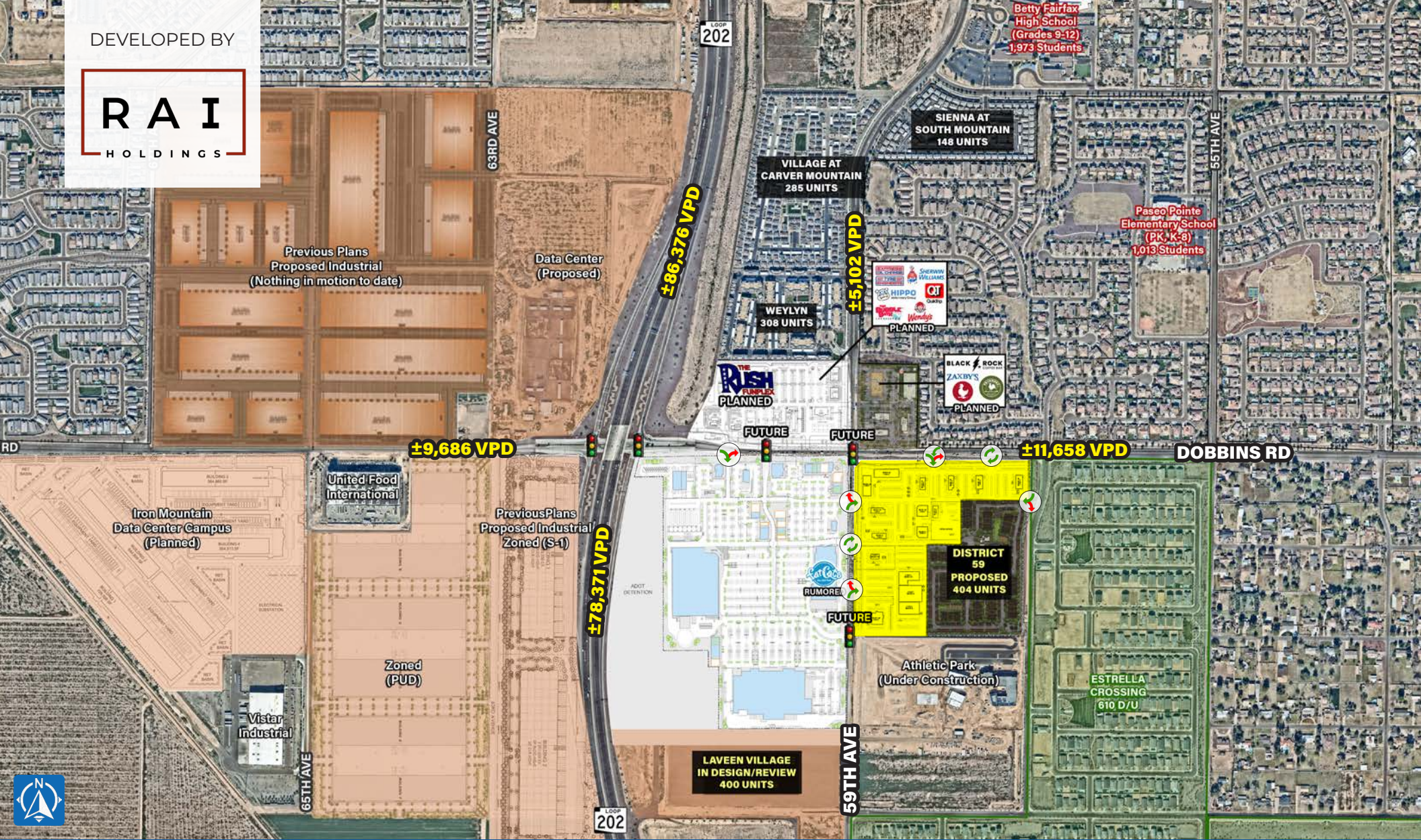


DEVELOPED BY



SEC

59TH AVE & DOBBINS RD

LAVEEN VILLAGE, AZ



property highlights

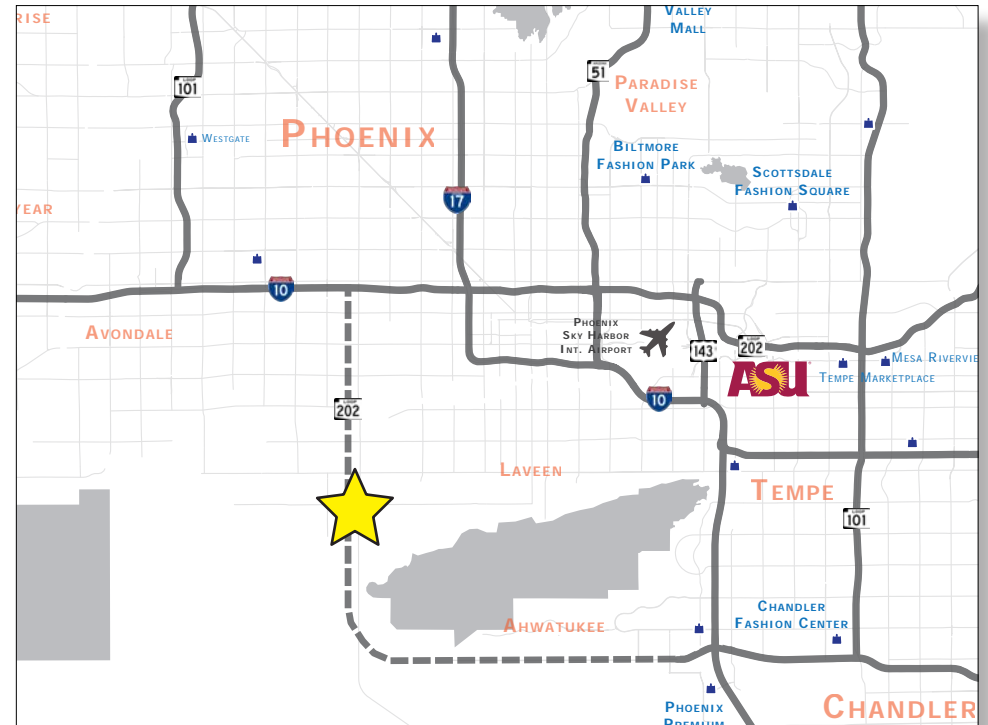
AVAILABLE: Pads and Shops




PRICING: Call for Pricing

ZONING: C-2

property highlights

- Strategically positioned at a high growth intersection consisting of over ±696,000 SF of planned retail with national cotenancy planned on each corner.
- Mixed use development with cross access to over ±380 residential units planned to the rear of the site.
- Conveniently positioned less than a half mile away from the Loop 202.
- Multiple full movement ingress/egress points along both 59th Ave & Dobbins Rd.
- Positioned less than ±1-mile away from the planned ±250-acre Dobbins Industrial and Tech Park.



| | | |
|---|--------------------------------------|----------------------------|
|  | 2025 Housing Units | 35,405 5-Mile |
|  | 2025 Total Daytime Population | 95,640 5-Mile |
|  | 2025 Average HH Income | \$123,658 5-Mile |

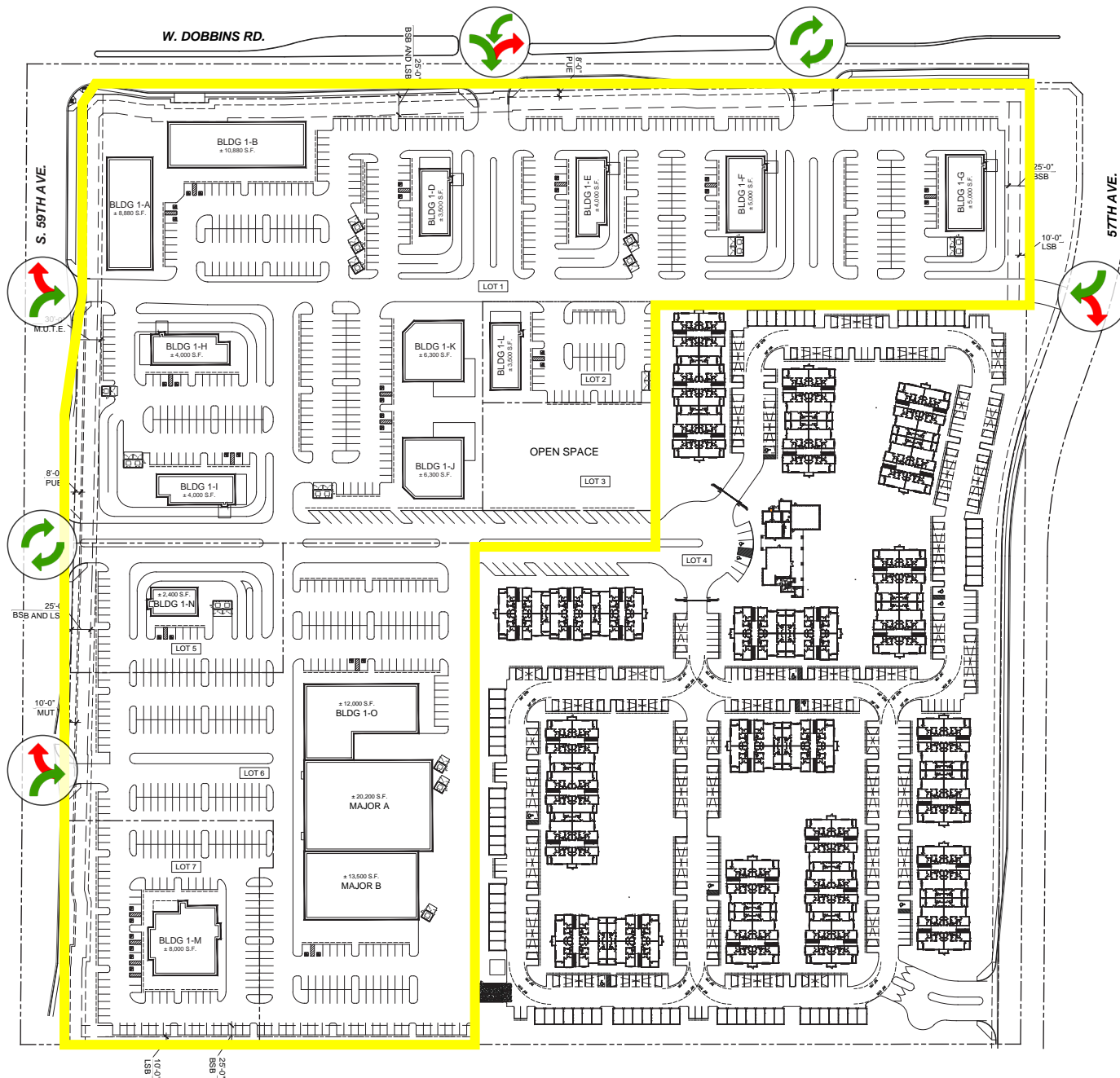
traffic count ADOT 2024

59th Ave
N ±5,102 VPD (NB & SB)
S ±2,414 VPD (NB & SB)

Dobbins Rd
E ±11,658 VPD (EB & WB)
W ±9,686 VPD (EB & WB)

Loop 202
N ±86,376 VPD (NB & SB)
S ±78,371 VPD (NB & SB)

site plan



| | TENANT | SF |
|----------|-----------|--------|
| BLDG 1-A | AVAILABLE | 8,880 |
| BLDG 1-B | AVAILABLE | 10,880 |
| BLDG 1-D | AVAILABLE | 3,500 |
| BLDG 1-E | AVAILABLE | 4,000 |
| BLDG 1-F | AVAILABLE | 5,000 |
| BLDG 1-G | AVAILABLE | 5,000 |
| BLDG 1-H | AVAILABLE | 4,000 |
| BLDG 1-I | AVAILABLE | 4,000 |
| BLDG 1-J | AVAILABLE | 6,300 |
| BLDG 1-K | AVAILABLE | 6,300 |
| BLDG 1-L | AVAILABLE | 3,500 |
| BLDG 1-M | AVAILABLE | 8,000 |
| BLDG 1-N | AVAILABLE | 2,400 |
| BLDG 1-O | AVAILABLE | 12,000 |
| MAJOR A | AVAILABLE | 20,200 |
| MAJOR B | AVAILABLE | 13,500 |



**SIENNA AT
SOUTH MOUNTAIN
148 UNITS**

**VILLAGE AT
CARVER MOUNTAIN
285 UNITS**

**WEYLYN
308 UNITS**

**THE RUSH
FUNPLEX
PLANNED**

**EXPRESS OIL CHANGE
TIRE ENGINEERS
SHERWIN WILLIAMS
HIPPO Veterinary Group
QT QuikTrip
THE BUBBLE BATH CARWASH
Wendy's**
PLANNED

**BLACK ROCK COFFEE BAR
ZAXBY'S
PRIMROSE SCHOOLS**
PLANNED

**DISTRICT
59
PROPOSED
404 UNITS**

**LAVEEN VILLAGE
IN DESIGN/REVIEW
400 UNITS**

**Athletic Park
(Under Construction)**

±86,376 VPD

±78,371 VPD

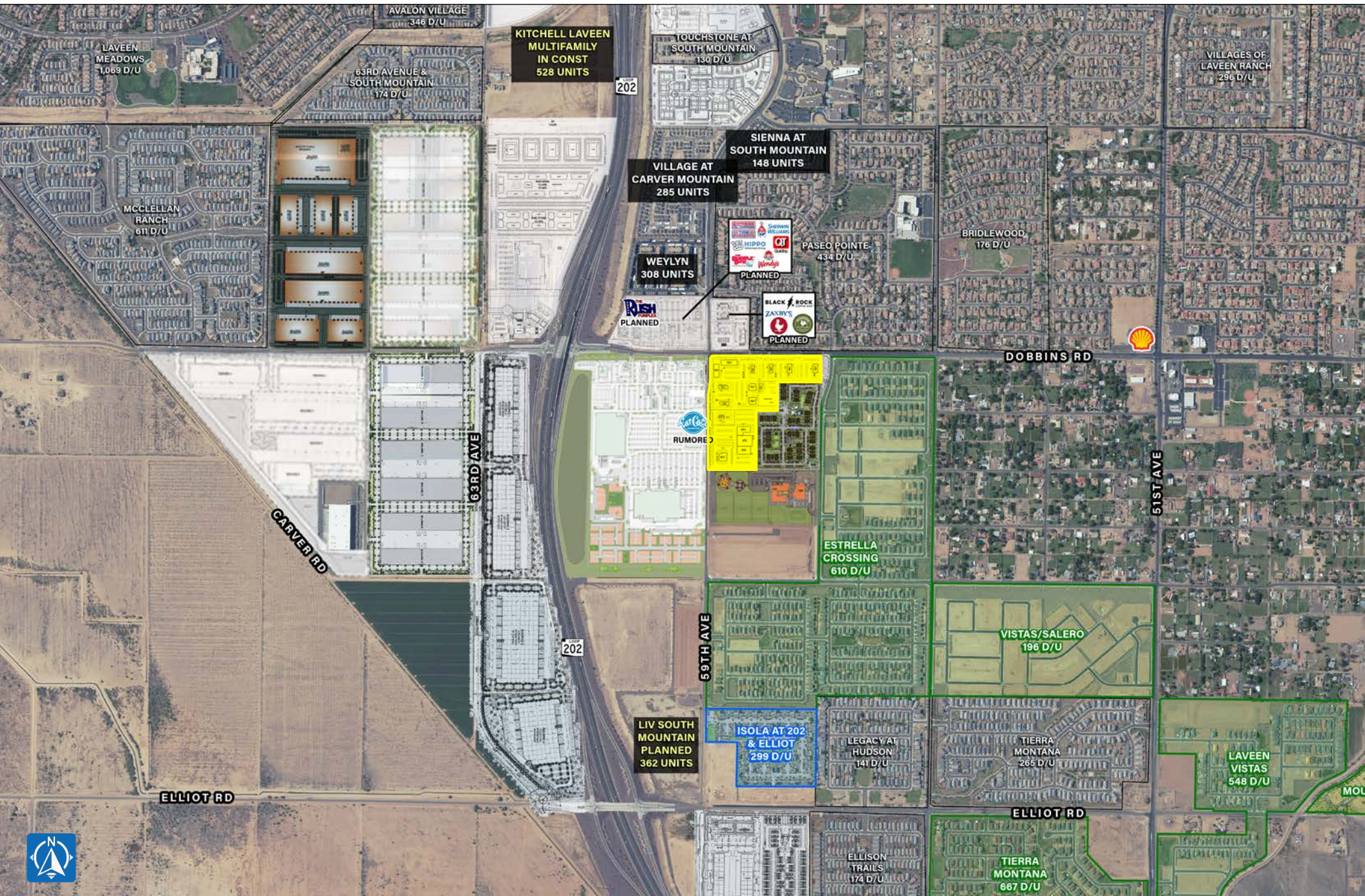
DOBBINS RD

59TH AVE

57TH AVE

**LOOP
202**

mid zoom aerial



demographics overview

2025 ESRI

2025 DAYTIME POPULATION



TOTAL



WORKERS



RESIDENTS

| | TOTAL | WORKERS | RESIDENTS |
|--------|--------|---------|-----------|
| 1 MILE | 4,397 | 1,310 | 3,087 |
| 3 MILE | 41,755 | 10,323 | 31,432 |
| 5 MILE | 95,640 | 32,604 | 63,036 |

2025 HOUSEHOLD INCOMES



MEDIAN

AVERAGE

PER CAPITA

| | MEDIAN | AVERAGE | PER CAPITA |
|--------|-----------|-----------|------------|
| 1 MILE | \$128,673 | \$152,652 | \$44,053 |
| 3 MILE | \$111,362 | \$135,692 | \$37,907 |
| 5 MILE | \$103,093 | \$123,658 | \$34,410 |

2025 HOUSING UNITS



2,126

1 MILE

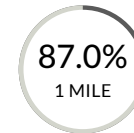
17,722

3 MILE

35,405

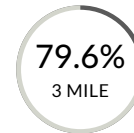
5 MILE

OWNER OCCUPIED



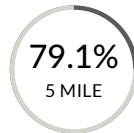
87.0%

1 MILE



79.6%

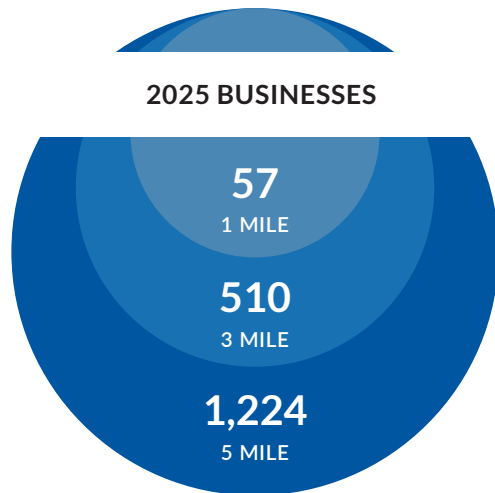
3 MILE



79.1%

5 MILE

2025 BUSINESSES



57

1 MILE

510

3 MILE

1,224

5 MILE



1 MILE

3 MILE

5 MILE

2025 POPULATION

6,192

60,814

122,622

2030 POPULATION

9,354

69,937

135,466

2025 HOUSEHOLDS

1,989

16,981

34,114

2030 HOUSEHOLDS

2,994

19,668

38,015



EXCLUSIVELY LISTED BY

LANCE UMBLE
 (602) 734-7206
 lumble@pcaemail.com

DILLON YOUNG
 (602) 288-3474
 dyoung@pcaemail.com

JACKSON DRAGON
 (602) 288.3468
 jdragon@pcaemail.com

DEVELOPED BY



ANDY CALL
 (623) 523-3943
 andy@raidevco.com

PHOENIX COMMERCIAL ADVISORS
 3131 East Camelback Road, Suite 340
 Phoenix, Arizona 85016
 P. (602) 957-9800
 F. (602) 957-0889
 phoenixcommercialadvisors.com

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