

LAVEEN COMMONS

 NWC 35th Ave & Baseline Rd, Phoenix



Retail Space for Lease

Rare Anchor Space - 30,595 RSF

Landlord Willing to Demis

Competitive Rates

CLASS FIVE
REALTY

CJ BARNETT

CJB@classfive.com

(480) 862-2775

EXECUTIVE SUMMARY

Address	NWC 35th Ave & Baseline Rd, Phoenix
Year Built	2008
Parking Ratio	5.65/1,000
Zoning	C-2

PROPERTY HIGHLIGHTS

- Close proximity to Loop 202, offering easy access to downtown Phoenix and surrounding areas
- Positioned within a thriving retail corridor
- Anchored by established national brands:



DEMOGRAPHICS

POPULATION

175,000

within 5 miles

HOUSEHOLD INCOME

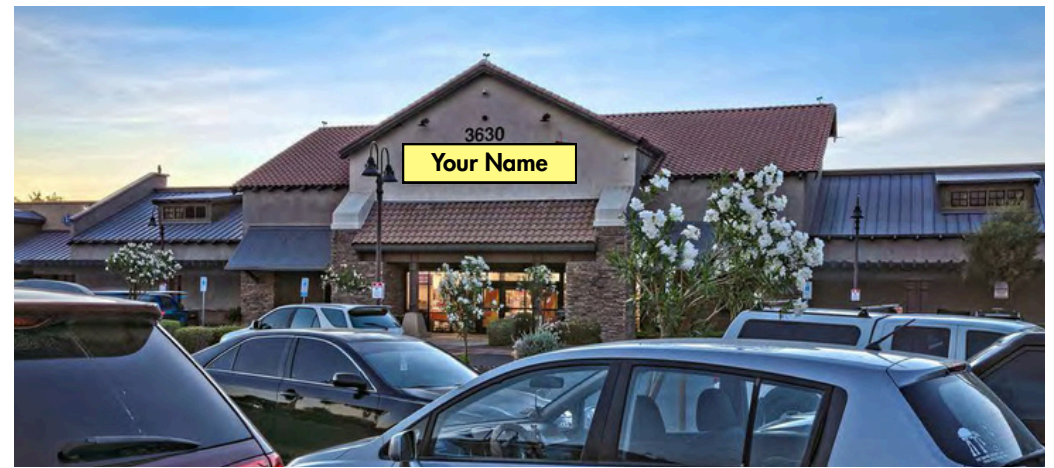
\$107,000

within 1-mile radius

TRAFFIC

59,000

vehicles per day passing the intersection



**RARE Anchor Space
Available
30,595 RSF**

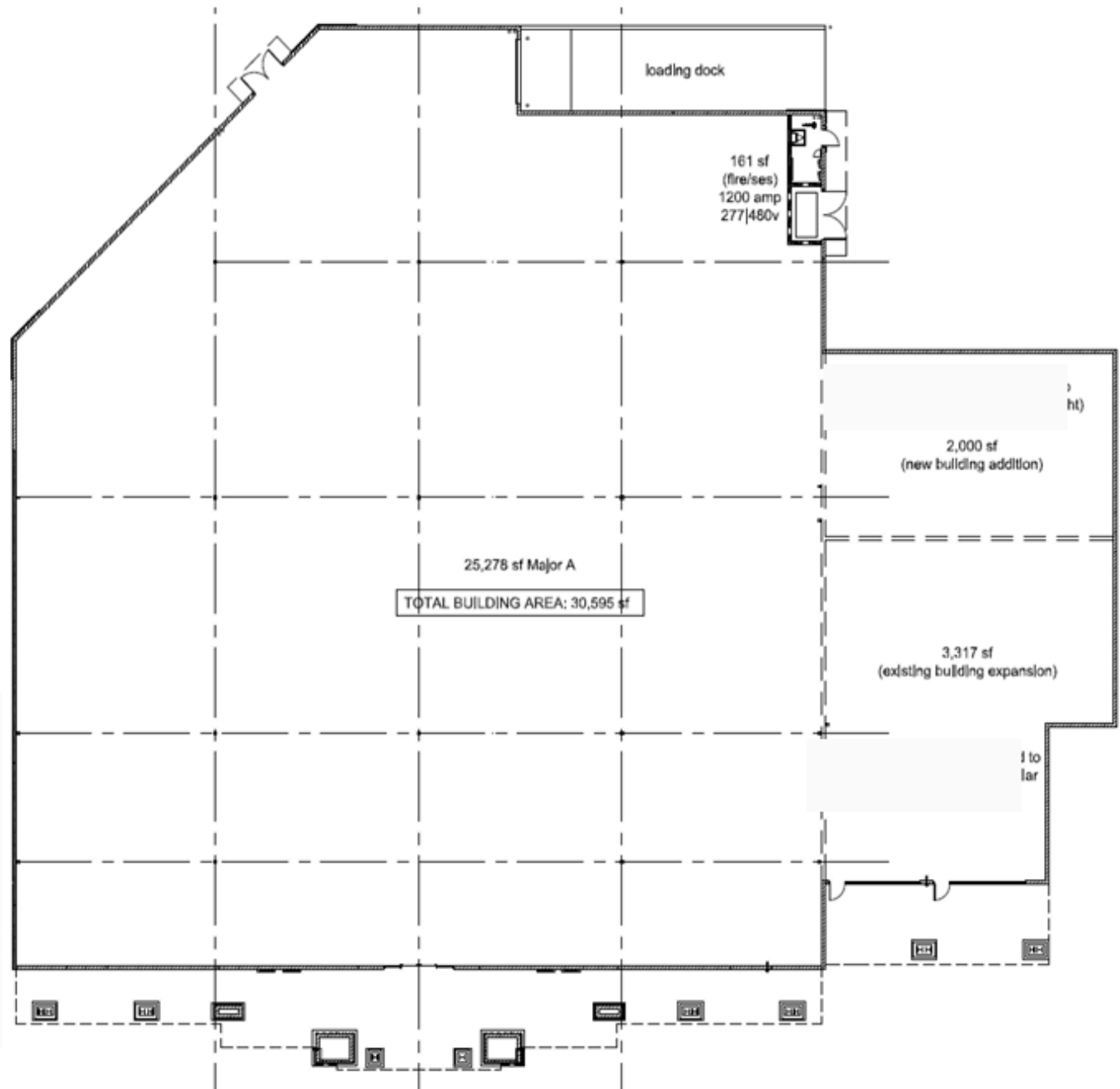
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12000 amp - 277/480v

Negotiable Rates

NNN's ~ \$5.64/sf/yr

Former Big Lots!



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Healthy Chinese Herbs

Phoenix Family Medical Clinic



ACE Hardware

Freeway INSURANCE



HELLO Salon KUMON

DOLLAR TREE BIG 5 SPORTING GOODS



AVAILABLE

CIRCLE K

POPEYE'S RESTAURANT

Wendy's

Black Bear Diner



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CLASS FIVE REALTY

www.classfive Realty.com



Santolina at South Mountain
439 Units

99c only STORES
BIG 5 SPORTING GOODS

MIMI
SOMO DENTAL ORTHODONTICS

AVAILABLE

Amber Ridge
200 Units

Dos Gordos Grill
Phoenix Medical Clinic

ACE
The helpful place.

Freeway Insurance
SUNRISE DONUTS

Polina's

HELLO
AVAILABLE
KUMON

BUCKS
CIRCLE K
POPEYES
Wendy's

Black Bear Diner

LQ'S BARBER
LQ'S NAILS
MARTIAL ARTS

SAJAD
BR COMING SOON

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