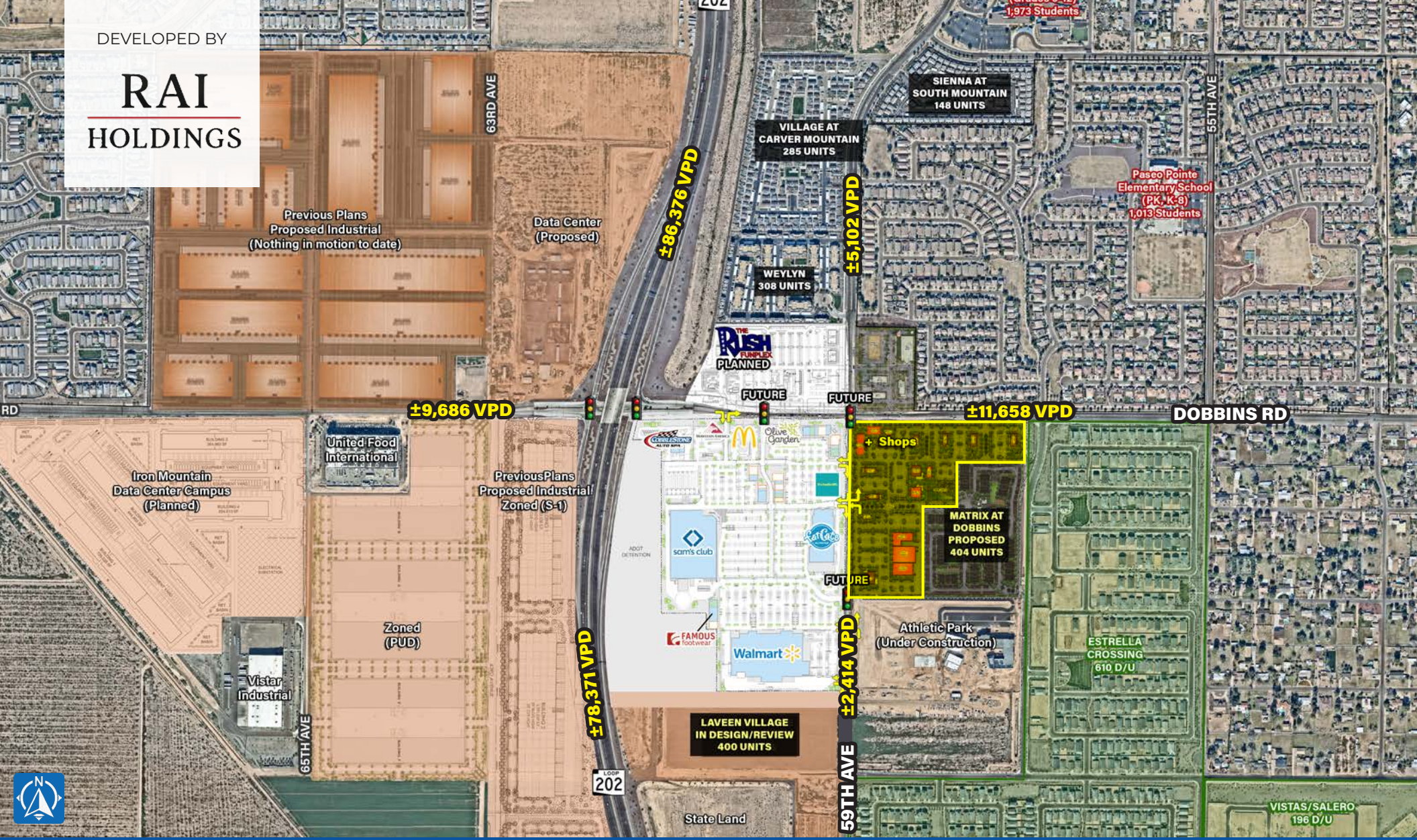


DEVELOPED BY

RAI
HOLDINGS



SEC

59TH AVE & DOBBINS RD

LAVEEN VILLAGE, AZ



property highlights

AVAILABLE: Pads and Shops

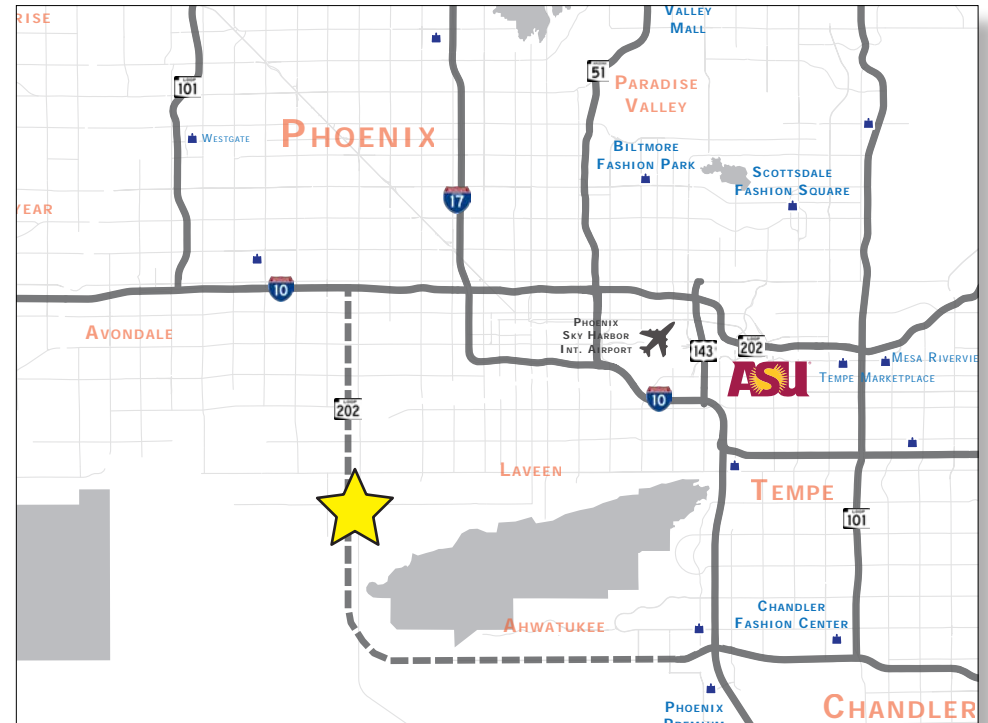
PRICING: Call for Pricing




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.

PADS & SHOPS



	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

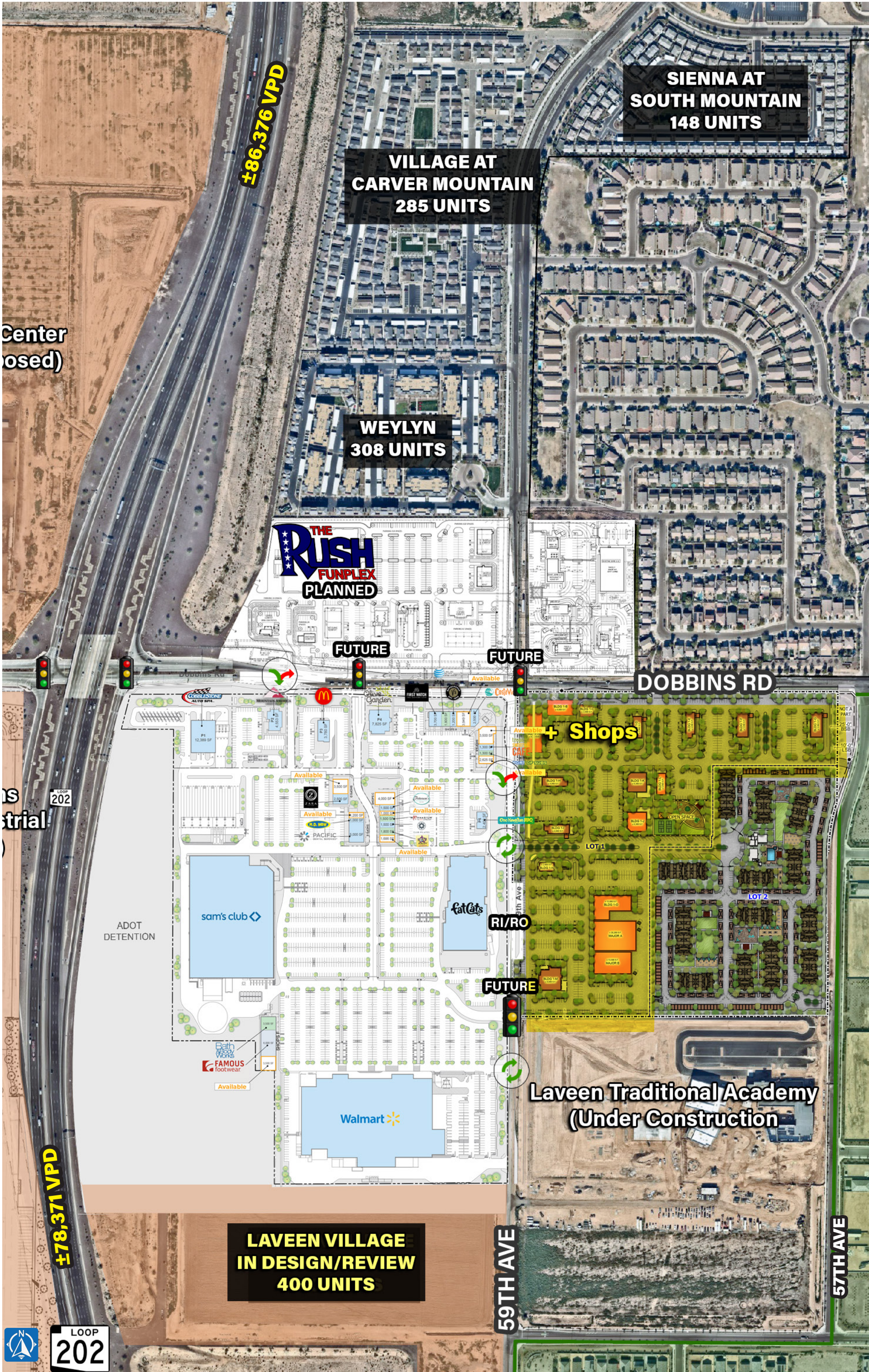
59th Ave		Dobbins Rd	
N	±5,102 VPD (NB & SB)	E	±11,658 VPD (EB & WB)
S	±2,414 VPD (NB & SB)	W	±9,686 VPD (EB & WB)
Loop 202			
N	±86,376 VPD (NB & SB)		
S	±78,371 VPD (NB & SB)		

site plan

PADS & SHOPS



	TENANT	SF
BLDG 1-A	AVAILABLE	9,300
BLDG 1-B	AVAILABLE	6,000
BLDG 1-C	AVAILABLE	2,500
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**

DOBBINS RD

+ Shops

RI/RO

**Laveen Traditional Academy
(Under Construction)**

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

59TH AVE

57TH AVE

±86,376 VPD

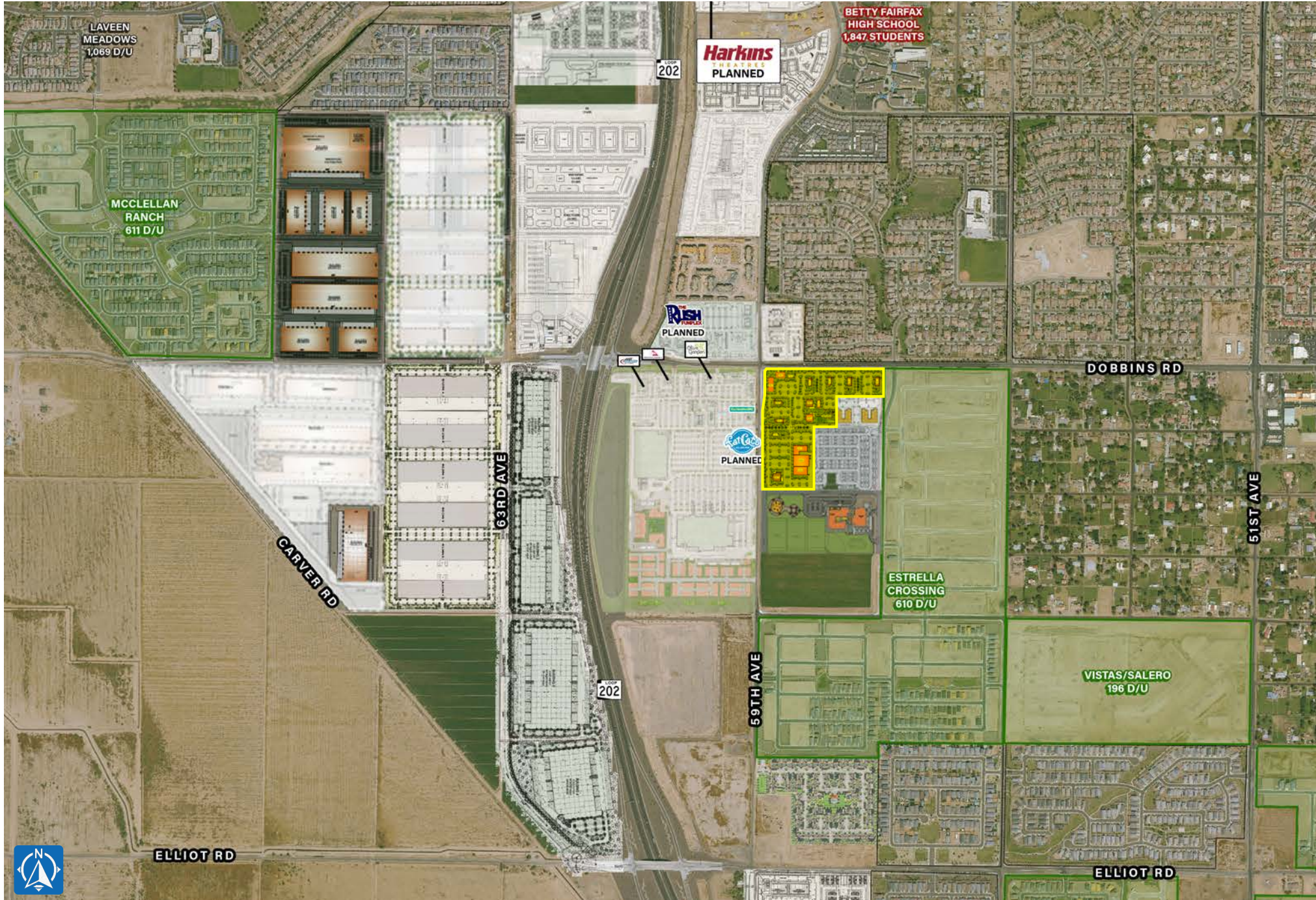
±78,371 VPD

Center
(closed)

Industrial

**LOOP
202**

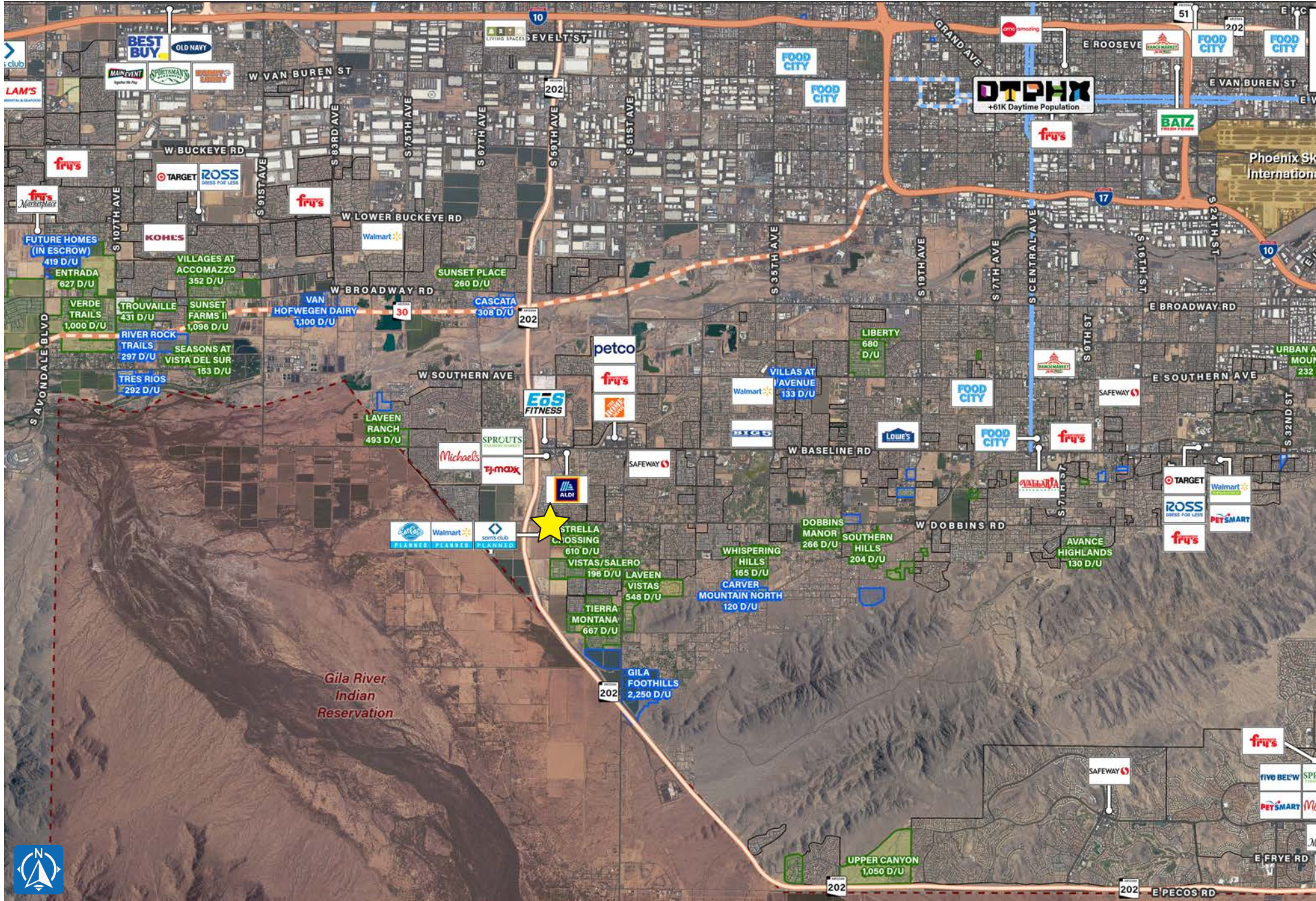
mid zoom aerial



PADS & SHOPS

wide aerial

PADS & SHOPS



demographics overview

2025 ESRI

2025 DAYTIME POPULATION



TOTAL

1 MILE	4,397
3 MILE	41,755
5 MILE	95,640



WORKERS

1 MILE	1,310
3 MILE	10,323
5 MILE	32,604



RESIDENTS

1 MILE	3,087
3 MILE	31,432
5 MILE	63,036

2025 HOUSEHOLD INCOMES



MEDIAN

1 MILE	\$128,673
3 MILE	\$111,362
5 MILE	\$103,093

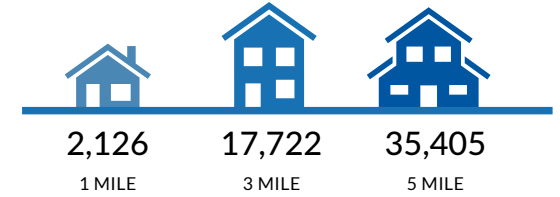
AVERAGE

1 MILE	\$152,652
3 MILE	\$135,692
5 MILE	\$123,658

PER CAPITA

1 MILE	\$44,053
3 MILE	\$37,907
5 MILE	\$34,410

2025 HOUSING UNITS

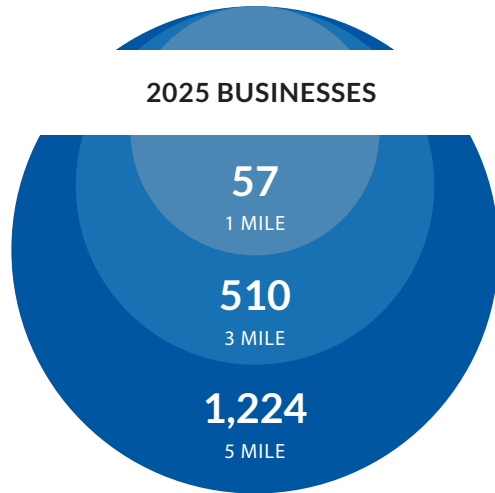


OWNER OCCUPIED



PADS & SHOPS

2025 BUSINESSES



1 MILE 3 MILE 5 MILE

2025 POPULATION

1 MILE	6,192
3 MILE	60,814
5 MILE	122,622

2030 POPULATION

1 MILE	9,354
3 MILE	69,937
5 MILE	135,466



1 MILE 3 MILE 5 MILE

2025 HOUSEHOLDS

1 MILE	1,989
3 MILE	16,981
5 MILE	34,114

2030 HOUSEHOLDS

1 MILE	2,994
3 MILE	19,668
5 MILE	38,015

