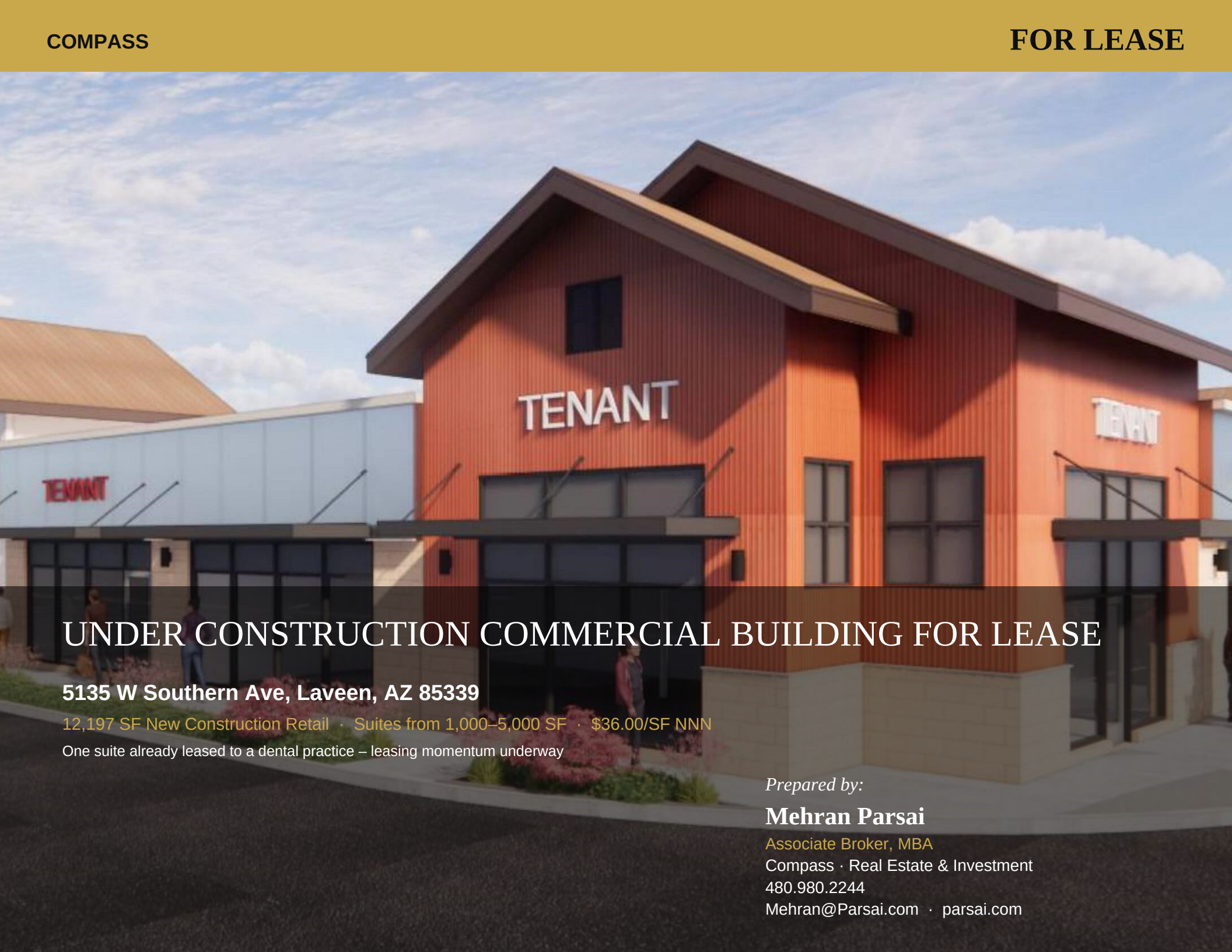




UNDER CONSTRUCTION COMMERCIAL BUILDING FOR LEASE

5135 W Southern Ave, Laveen, AZ 85339

12,197 SF New Construction Retail · Suites from 1,000–5,000 SF · \$36.00/SF NNN

One suite already leased to a dental practice – leasing momentum underway

Prepared by:

Mehran Parsai

Associate Broker, MBA

Compass · Real Estate & Investment

480.980.2244

Mehran@Parsai.com · parsai.com

THE SPACE

Location	5135 W Southern Ave Laveen, AZ 85339
Cross Street	51st Ave/Southern
Square Feet	12,197
Annual Rent PSF	\$36.00
Lease Type	NNN

Notes: 2 buildings ranging from 5,135–7,063 SF, with flexible suite options available

HIGHLIGHTS

- One suite already leased to a dental practice - leasing momentum already underway
- Multiple configurations available for both buildings (Building 1 total SF - 5,134sf/Building 2 total sf - 7,063sf)
- Suite sizes are flexible from 1,000-5,000 SF (with options to combine)
- High ceilings (24-26ft in some suites) for a modern, open feel
- Perfect for retail, service or specialty tenants
- Competitive lease rates for new construction retail space
- Brand-new retail development in the highly sought-after Laveen market
- Easy access and ample parking
- Excellent visibility and signage opportunities along Southern Ave



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,980	83,895	181,273

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$137,844	\$124,649	\$112,912

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,522	23,259	49,034

PROPERTY FEATURES

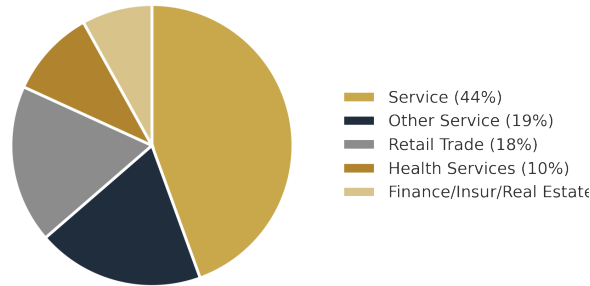
Building SF	12,197
Year Built	2026
Zoning Type	C-2
Number of Buildings	2
Number of Parking Spaces	41



Highly Sought-After Laveen Market

- High-Growth Submarket - Laveen is one of the fastest growing areas in Metro Phoenix, with strong residential and commercial development driving retail demand
- Strategic Positioning - Located along Southern Avenue, a major east-west arterial, providing high traffic counts and excellent visibility
- Accessibility - Just minutes away from the Loop 202 South Mountain Freeway, connecting Laveen directly to Downtown Phoenix, West Valley and East Valley markets
- Population Growth - Over 150,000 residents within a 5-mile radius, with consistent year-over-year population increases
- Strong Retail Demand - Expanding residential neighborhoods and limited existing retail inventory create high demand for new retail services
- Demographics - Laveen is characterized by a young, family-oriented population with strong household incomes and purchasing power

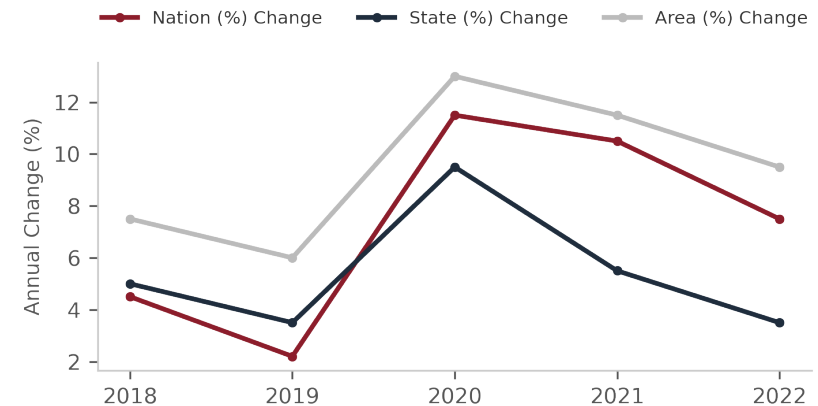
Major Industries by Employee Count

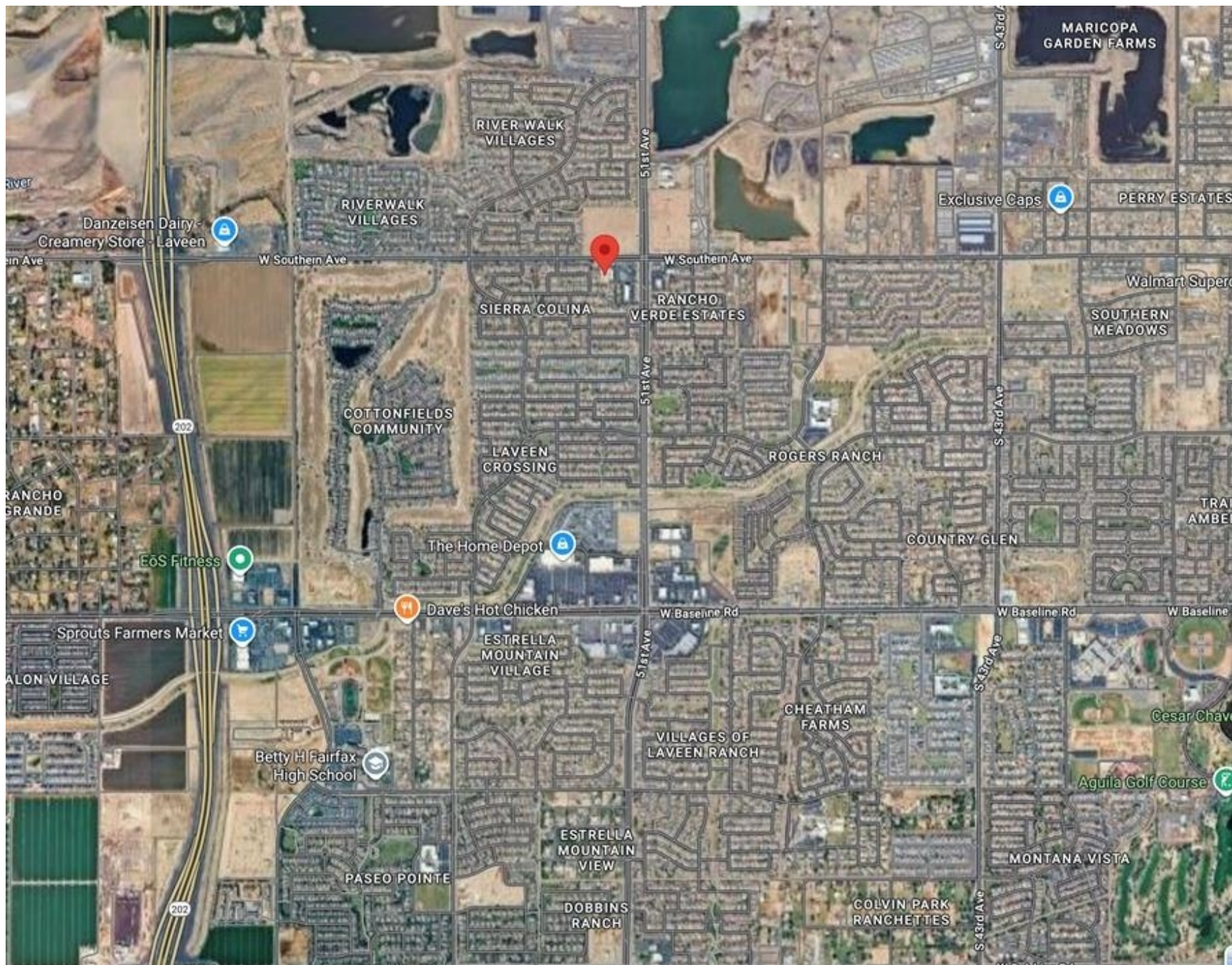


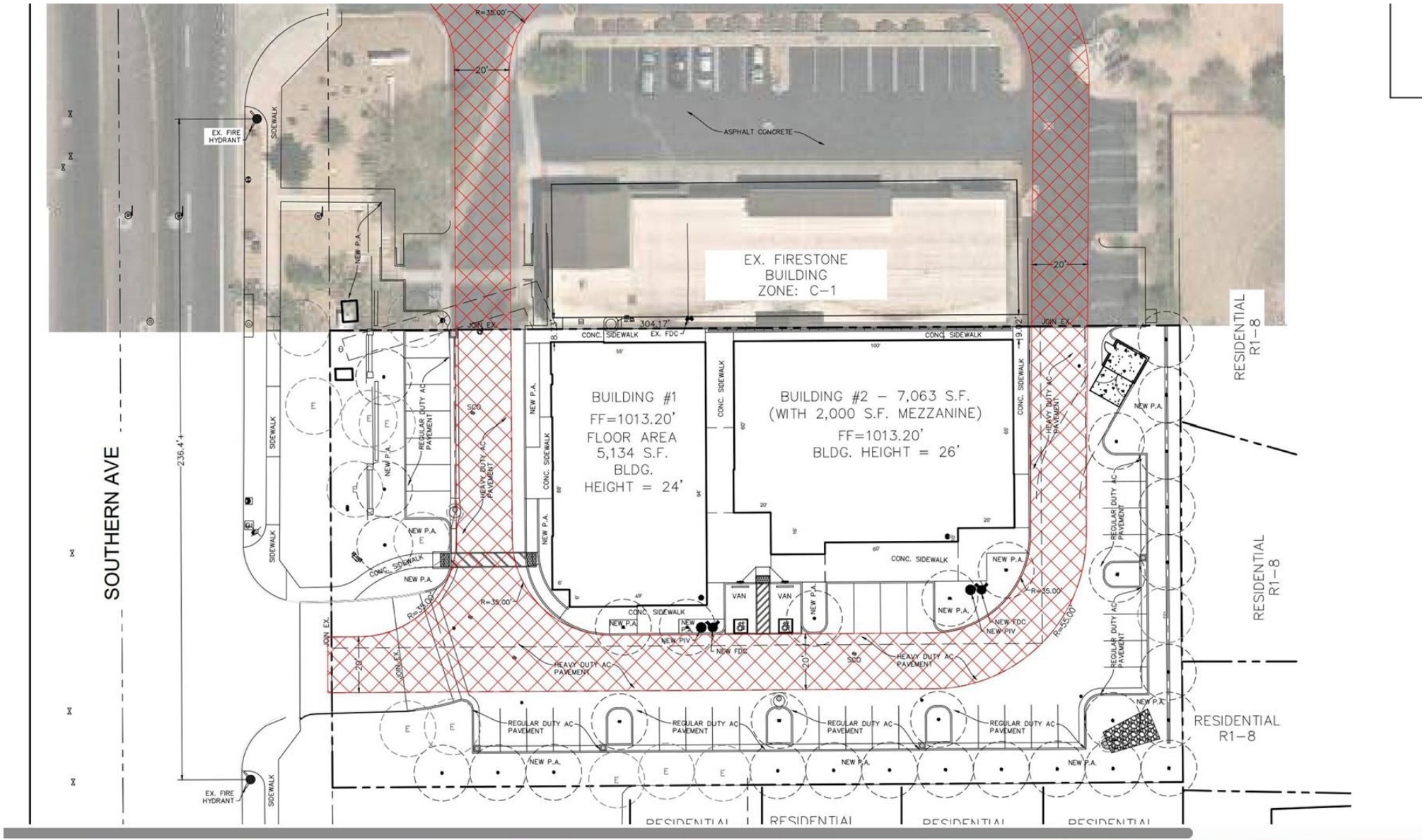
Largest Employers

Banner Health	46,602
State of Arizona	41,531
Amazon.com Inc	40,000
Walmart Inc	37,648
Arizona State University	37,402
University of Arizona	23,439
Fry's Food Stores	21,000
City of Phoenix	15,018

Maricopa County GDP Trend







PROPERTY LINE

26'-6"

18'-0" TYP.

BUILDING #1
FF = 1013.20'
AREA = 5,134 S.F.

BUILDING #2
FF = 1013.20'
AREA = 7,063 S.F.

26'-0"

18'-0" TYP.

9'-5" TYP.

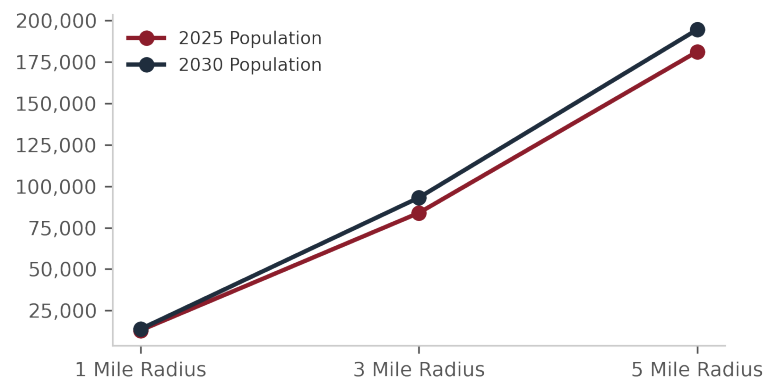
26'-0"

18'-0" TYP.

PROPERTY LINE

POPULATION

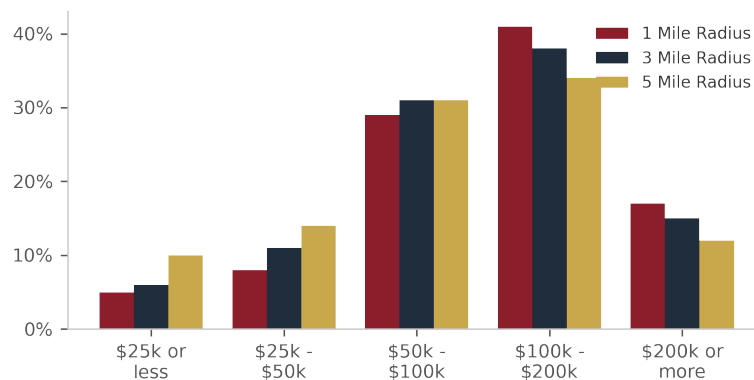
	1 MILE	3 MILE	5 MILE
2000 Population	68	8,686	56,356
2010 Population	8,518	53,927	130,452
2025 Population	12,980	83,895	181,273
2030 Population	13,760	93,115	194,595
2025 African American	2,909	16,034	26,846
2025 Hispanic	6,342	45,709	111,735
2025 White	3,326	22,562	49,078
2025 Multiracial	2,363	15,920	35,892
2025-2030 Growth Rate	5.85%	10.55%	7.15%



2025 vs 2030 Population by Radius

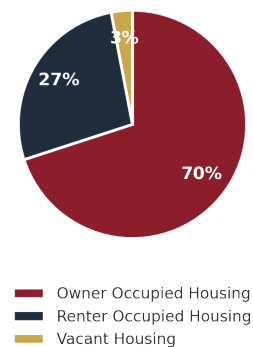
2025 HOUSEHOLD INCOME

	1 MILE	3 MILE	5 MILE
less than \$15,000	137	881	3,051
\$35,000-\$49,999	219	1,765	4,684
\$50,000-\$74,999	486	3,747	8,139
\$75,000-\$99,999	536	3,338	6,813
\$100,000-\$149,999	951	5,766	10,982
\$150,000-\$199,999	506	3,101	5,848
\$200,000 or greater	608	3,397	5,874
Median HH Income	\$113,397	\$103,823	\$91,931
Average HH Income	\$137,844	\$124,649	\$112,912



2025 Household Income Distribution

2025 Own vs. Rent - 1 Mile Radius

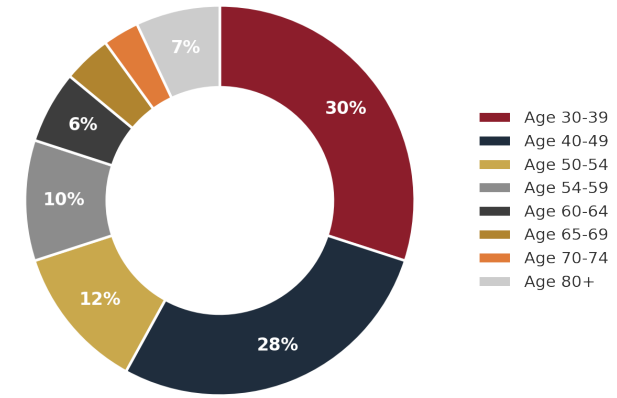


2025 POPULATION BY AGE

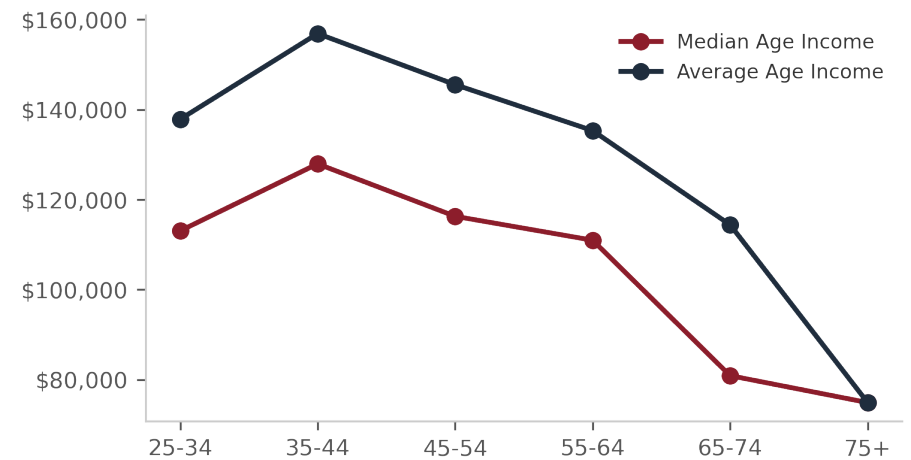
	1 MILE	3 MILE	5 MILE
Age 30-34	991	6,388	14,539
Age 35-39	998	6,238	13,579
Age 40-44	1,034	6,198	13,079
Age 45-49	770	5,407	11,544
Age 50-54	791	4,963	10,384
Age 65-69	404	2,776	5,881
Age 18+	9,192	60,050	130,542
2025 Median Age	31	32	32

2025 INCOME BY AGE

	1 MILE	3 MILE	5 MILE
Median HH Income 25-34	\$113,045	\$104,518	\$95,548
Median HH Income 35-44	\$127,940	\$114,559	\$104,998
Median HH Income 45-54	\$116,290	\$112,033	\$103,989
Median HH Income 55-64	\$110,971	\$108,345	\$95,834
Median HH Income 65-74	\$80,887	\$70,188	\$63,112



Population By Age



Median vs. Average Household Income by Age

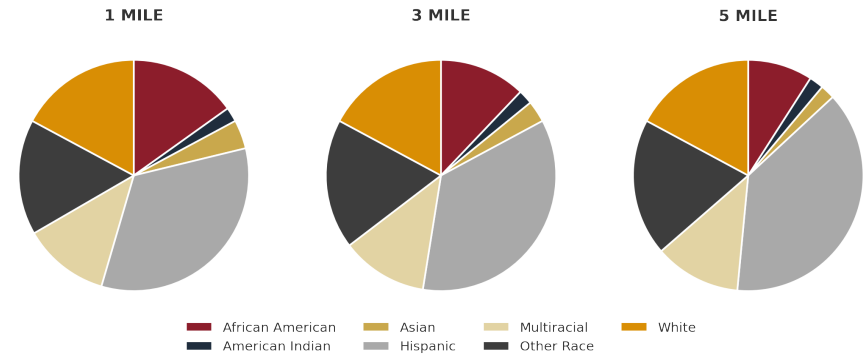
DIVERSITY INDEX

	1 MILE	3 MILE	5 MILE
Diversity Index (current year)	89	89	88
Diversity Index (2020)	89	89	88
Diversity Index (2010)	86	85	83

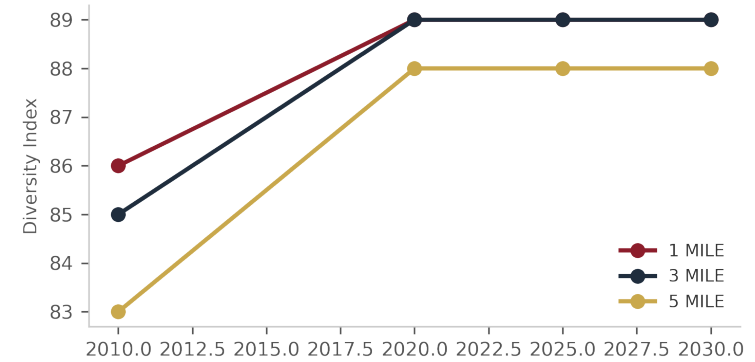
2025 POPULATION BY RACE

	1 MILE	3 MILE	5 MILE
African American	15%	12%	9%
American Indian	2%	2%	2%
Asian	4%	3%	2%
Hispanic	33%	35%	38%
Multiracial	12%	12%	12%
Other Race	16%	18%	19%
White	17%	17%	17%

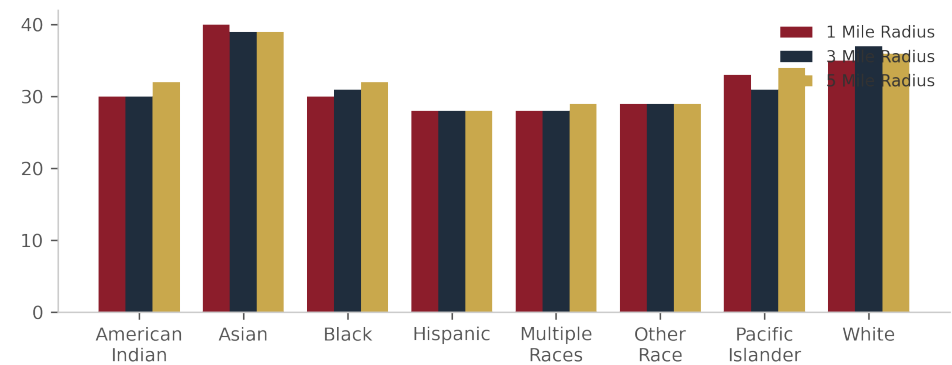
2025 Population By Race



Population Diversity Index Trend



2025 Median Age By Race



Advisor Profile



Mehran Parsai

Associate Broker, MBA
Compass | Real Estate & Investment

Mehran Parsai is an Associate Broker, MBA with Compass, specializing in real estate and investment across high-end residential, commercial, and investment properties throughout Scottsdale and the Greater Phoenix area. With 30 years of experience in the market, Mehran brings deep expertise in commercial leasing and sales, broker opinions of value, CMAs, and appraisal dispute analysis.

Mehran's client base spans local, out-of-state, and international buyers and sellers, and he is known for pairing close attention to detail with genuine, high-touch collaboration on every transaction. He works alongside his partner, Lili Ghadimi, together operating as the Parsai Group.

Mehran holds an MBA from the University of Phoenix and began his real estate career after studies in civil engineering in England. He has called Optima Camelview Village in Scottsdale home for more than a decade, giving him an unmatched, on-the-ground perspective on one of the Valley's most sought-after communities.

Please visit his website to learn more.

Website

www.parsai.com