



±25,210 VPD

±89,651 VPD

±39,277 VPD

LOOP 202

±75,659 VPD

Banner Health
Banner Health Laveen
(Planned)
4-story, 330,000 SF | Medical Center

12.49 ACRES

FUTURE
MULTIFAMILY

Single Family Rentals
(In Const)
10 AC | 130 Units

Future Apartments
(Planned)
22 AC | 520 Units

63rd Avenue &
South Mountain
174 D/U

FOR SALE 12.49 ACRES | COMMERCIAL | OFFICE | INDUSTRIAL

S/SWC

LOOP 202 & BASELINE RD

LAVEEN VILLAGE, AZ



PhoenixCommercialAdvisors.com

property summary

PRICING ±12.49 Acres
CALL FOR PRICING

ZONING GCP/CP

POTENTIAL USES Medical Office, Office/Research Park, Wholesaling, Warehousing, Manufacturing, Restaurants, Financial Institutions, Churches

PROPERTY HIGHLIGHTS

- » Adjacent to the South Mountain Loop 202 Freeway with full-diamond interchange on Baseline Road and nearly 146,000 vehicles per day.
- » Banner Health has recently purchased land just north of the site with prospects for a new hospital campus.
- » Perfectly situated for Medical Office, Office/Research Park, Wholesaling, Warehousing, Manufacturing, Restaurants, Financial Institutions, Churches.
- » Just across the Loop 202 freeway from strong retail, including Sprouts Farmers Market, T.J. Maxx, Michaels, ALDI, Harkins Theatres, and numerous other shops & restaurants.
- » Over 200,000 employees within 10-miles*
- » Median HH incomes that exceed \$76,000.
- » Other future developments for retail and employment are planned for the immediate area, which will increase the daytime employment and demand for future growth in housing and multifamily.

*2022 AZ COG/MPO EMPLOYEE DATABASE



TRAFFIC COUNT

Loop 202

N: ±89,651 VPD (NB/SB)

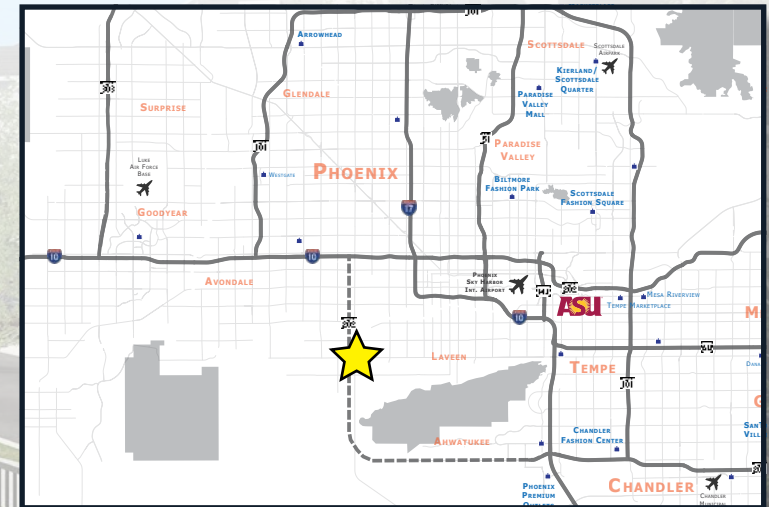
S: ±75,659 VPD (NB/SB)

Baseline Rd

E: ±39,277 VPD (EB/WB)

W: ±25,210 VPD (EB/WB)

INRIX 2022



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LOOP 202 & BASELINE RD

LAVEEN VILLAGE, AZ



wide aerial



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LOOP 202 & BASELINE RD

LAVEEN VILLAGE, AZ



aerial



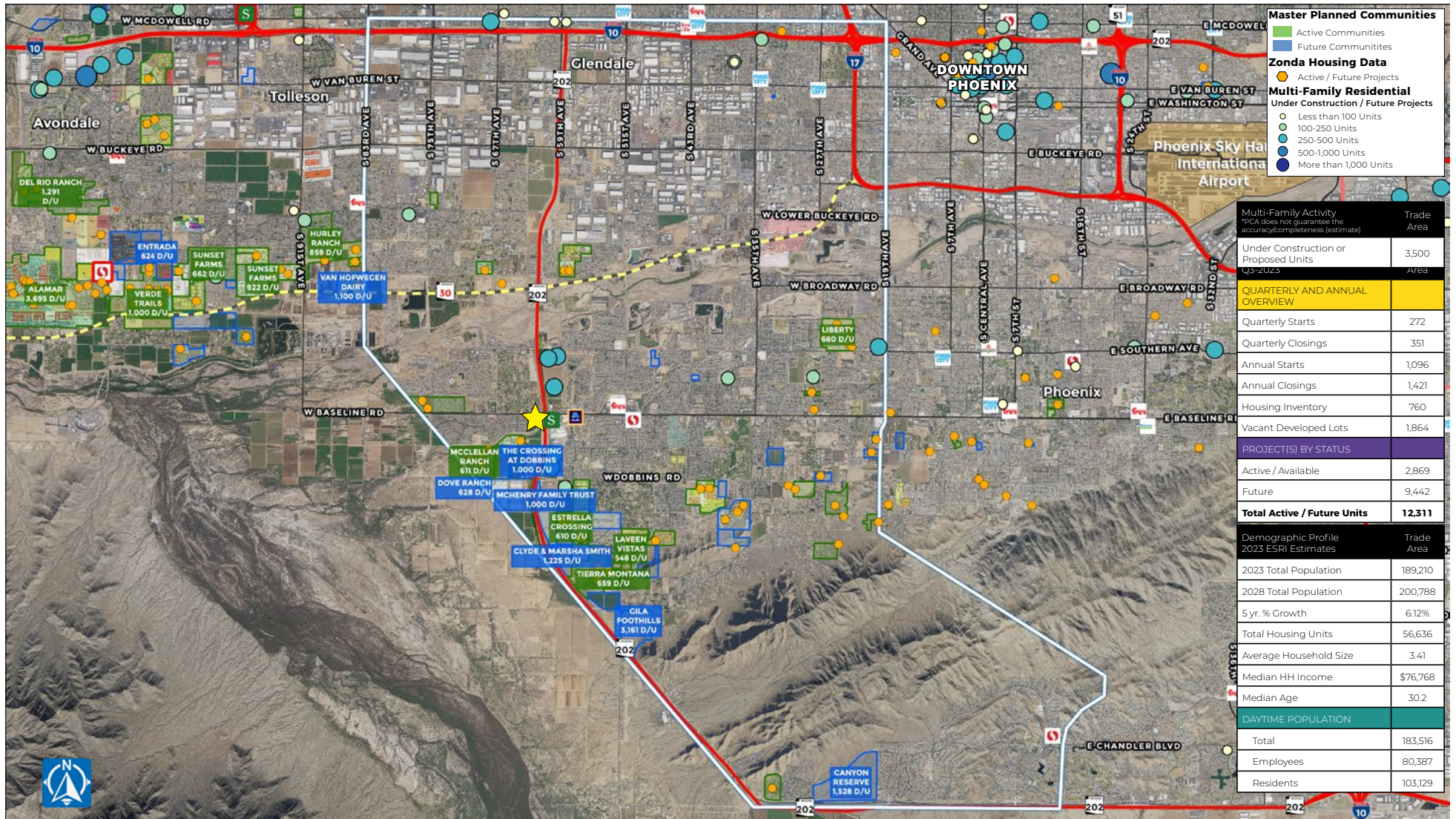
S/SWC

LOOP 202 & BASELINE RD

LAVEEN VILLAGE, AZ



housing aerial



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LOOP 202 & BASELINE RD

LAVEEN VILLAGE, AZ



trade area demos



POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Population	10,083	65,562	132,399
2028 Total Population	12,401	71,764	144,548



HOUSING UNITS

	1-Mile	3-Mile	5-Mile
2023 Housing Units	2,931	18,272	36,199
Owner Occupied	71.4%	73.7%	71.7%
Renter Occupied	27.5%	24.3%	25.6%



DAYTIME POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Daytime Pop	6,515	44,381	109,939
Workers	1,163	8,903	39,568
Residents	5,352	35,478	70,371



HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2023 Households	2,899	17,904	35,226
2028 Households	3,587	19,734	38,923



2023 INCOMES

	1-Mile	3-Mile	5-Mile
Average HH Income	\$118,121	\$109,464	\$106,936
Median HH Income	\$94,852	\$87,421	\$84,713
Per Capita Income	\$32,556	\$29,912	\$28,624



BUSINESSES

	1-Mile	3-Mile	5-Mile
2023 Businesses	48	443	1,467

2023 ESRI ESTIMATES

exclusively listed by

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