

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@classfiverealty.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

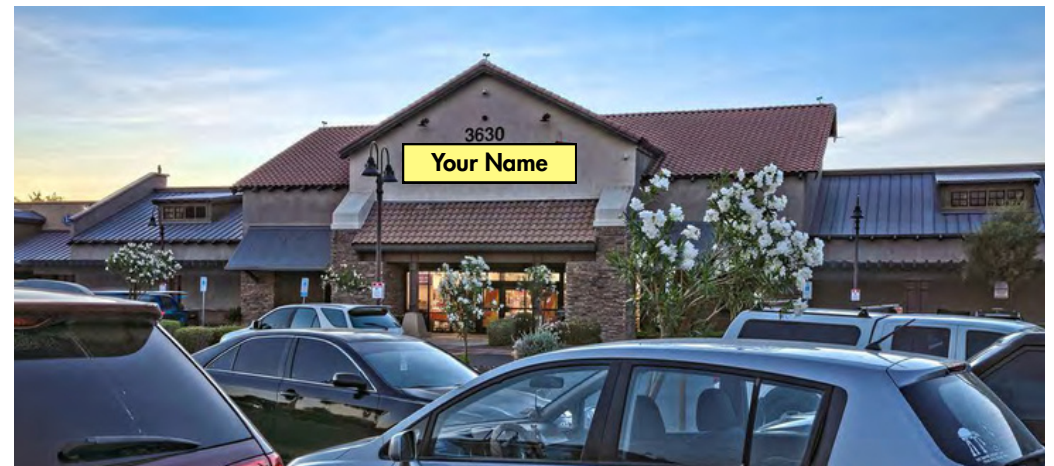
\$107,000

within 1-mile radius

TRAFFIC

59,000

vehicles per day passing the intersection



RARE Anchor Space Available 30,595 RSF

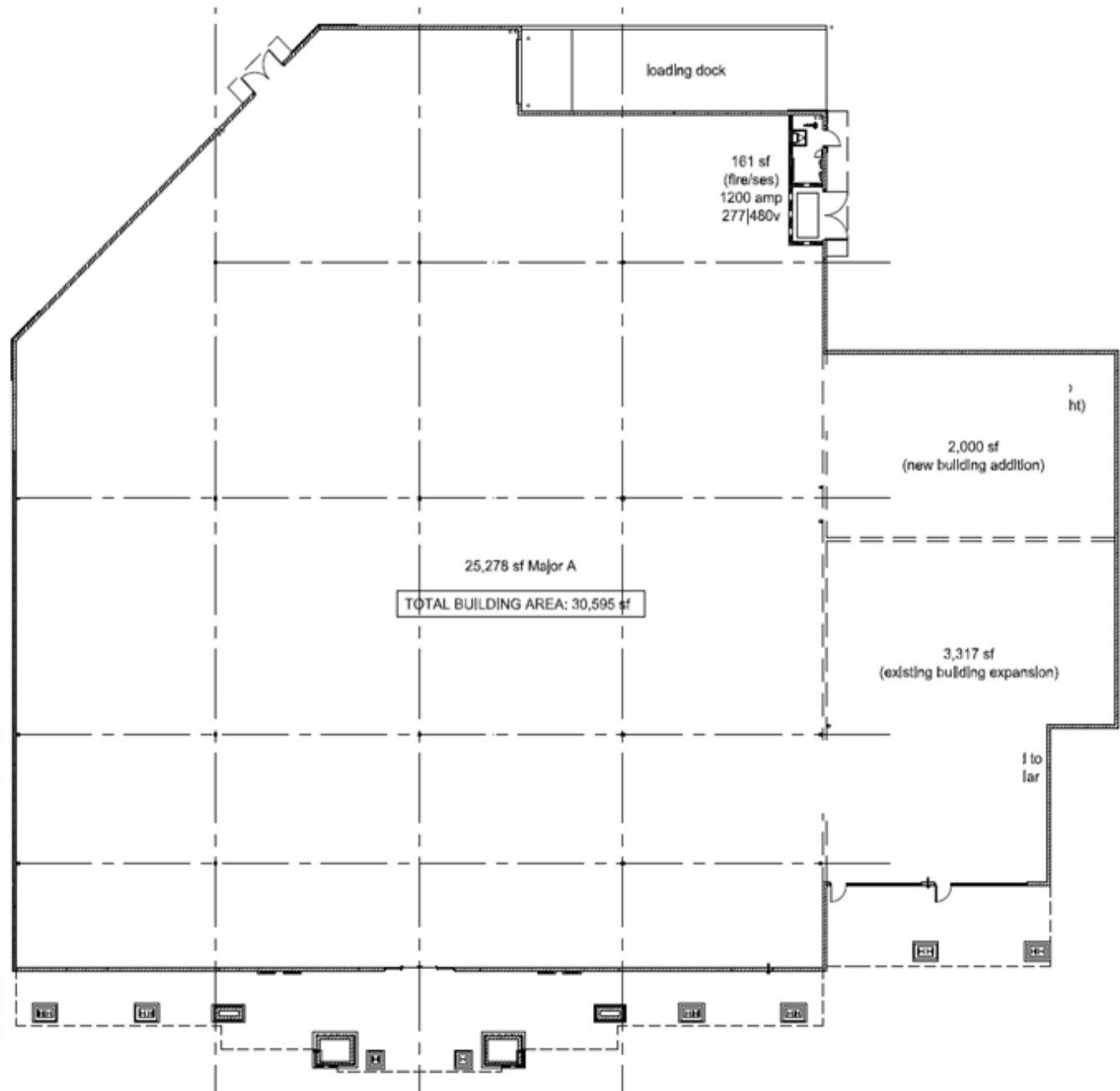
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12000 amp - 277/480v

Negotiable Rates

NNN's ~ \$5.64/sf/yr

Former Big Lots!



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www.classfive.com



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Phoenix Family Medical Clinic



ACE Hardware

Freeway Insurance



HELLO Salon

KUMON



CIRCLE K

POPEYE'S

Wendy's

DOLLAR TREE

BIG 5 SPORTING GOODS

Black Bear Diner

MIMI PIZZERIA

SOMOS DENTAL ORTHODONTICS

AVAILABLE

LG'S BARBER

Le's NAILS

ATA MARTIAL ARTS

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