

FOR LEASE

Laveen Village Center



FOR MORE INFORMATION

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Executive Summary



PROPERTY SUMMARY

| | |
|--------------------------|-------------------------------|
| Available SF: | 2,176 SF |
| Lease Rate: | \$23.00 SF/yr (NNN) |
| Building Size: | 48,904 SF |
| Year Built: | 2017 |
| Zoning: | C2 |
| Traffic Counts: | ±31,927 VPD (Intersection) |
| Property Website: | View |

PROPERTY HIGHLIGHTS

- Within Walmart anchored shopping center
- Strong tenant mix including Sally Beauty, America’s Best Eyecare, Rainbow Apparel, and Bosa Donuts
- Last remaining space available. Unfinished buildout for a restaurant, including an unconnected hood system.
- Dense demographics with strong traffic counts



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Lease Spaces

Site Plan



| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------|-----------|-----------|------------|---------------|--|
| Suite 107 | Available | 2,176 SF | NNN | \$23.00 SF/yr | End cap. Unfinished buildout for a restaurant, including an unconnected hood system. |

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Location Map



Google

Map
data
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Demographics Map



| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Population | 15,188 | 80,218 | 194,972 |
| Population Density | 4,834 | 2,837 | 2,482 |
| Median Age | 29.9 | 31.8 | 31.4 |
| Median Age (Male) | 29.4 | 30.7 | 30.4 |
| Median Age (Female) | 29.8 | 31.4 | 31.4 |
| Total Households | 3,982 | 21,758 | 56,724 |
| # of Persons Per HH | 3.8 | 3.7 | 3.4 |
| Average HH Income | \$70,616 | \$79,491 | \$67,623 |
| Average House Value | \$254,376 | \$242,158 | \$204,236 |

* Demographic data derived from 2020 ACS - US Census

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