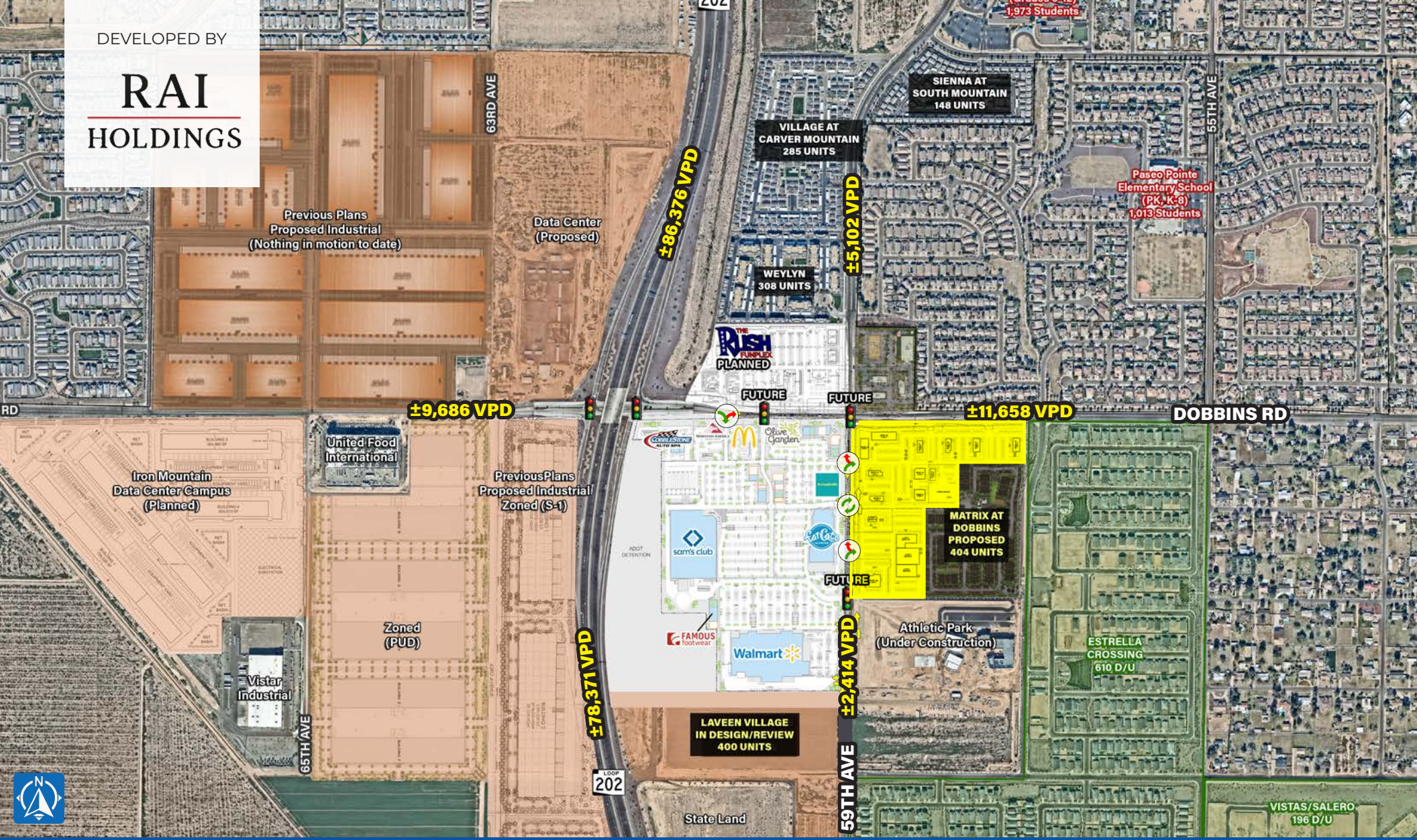


DEVELOPED BY

RAI
HOLDINGS



SEC

59TH AVE & DOBBINS RD

LAVEEN VILLAGE, AZ



property highlights

AVAILABLE: Pads and Shops

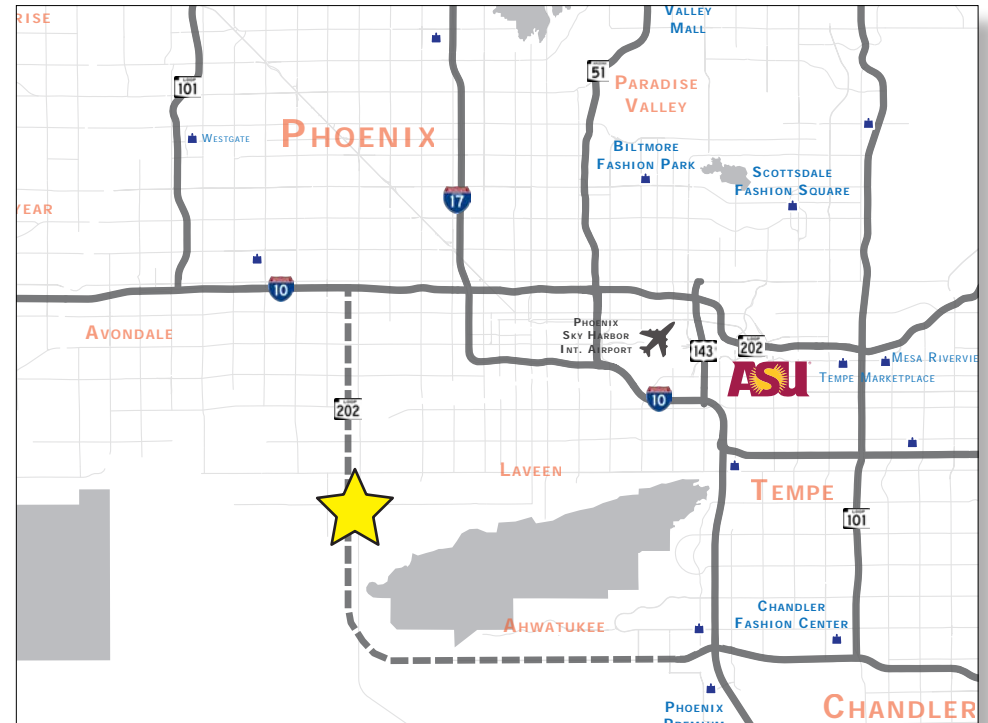
PRICING: Call for Pricing




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



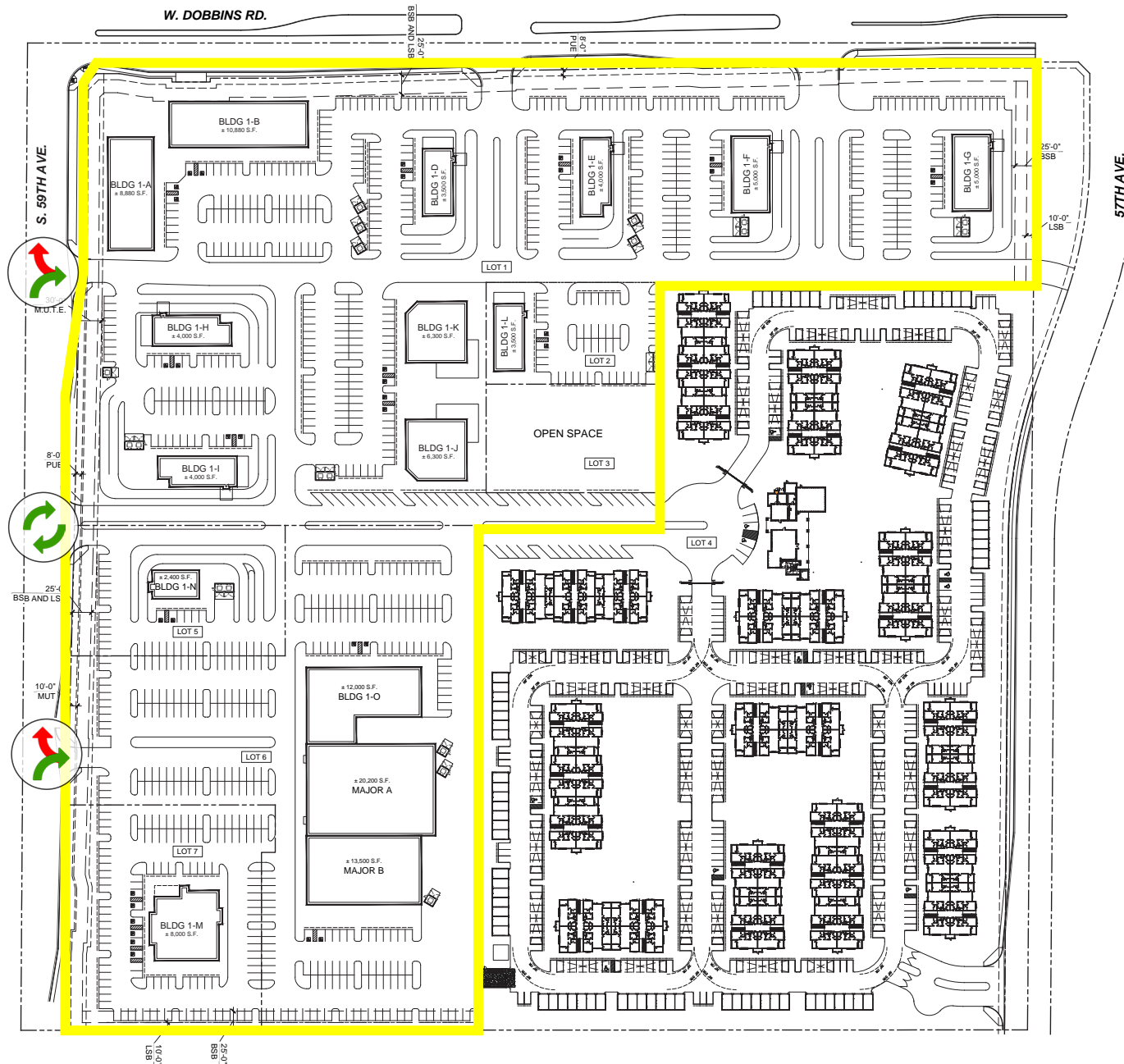
	2025 Housing Units	35,405 5-Mile
	2025 Total Daytime Population	95,640 5-Mile
	2025 Average HH Income	\$123,658 5-Mile

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	8,880
BLDG 1-B	AVAILABLE	10,880
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

**Laveen Traditional Academy
(Under Construction)**

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

±86,376 VPD

±78,371 VPD

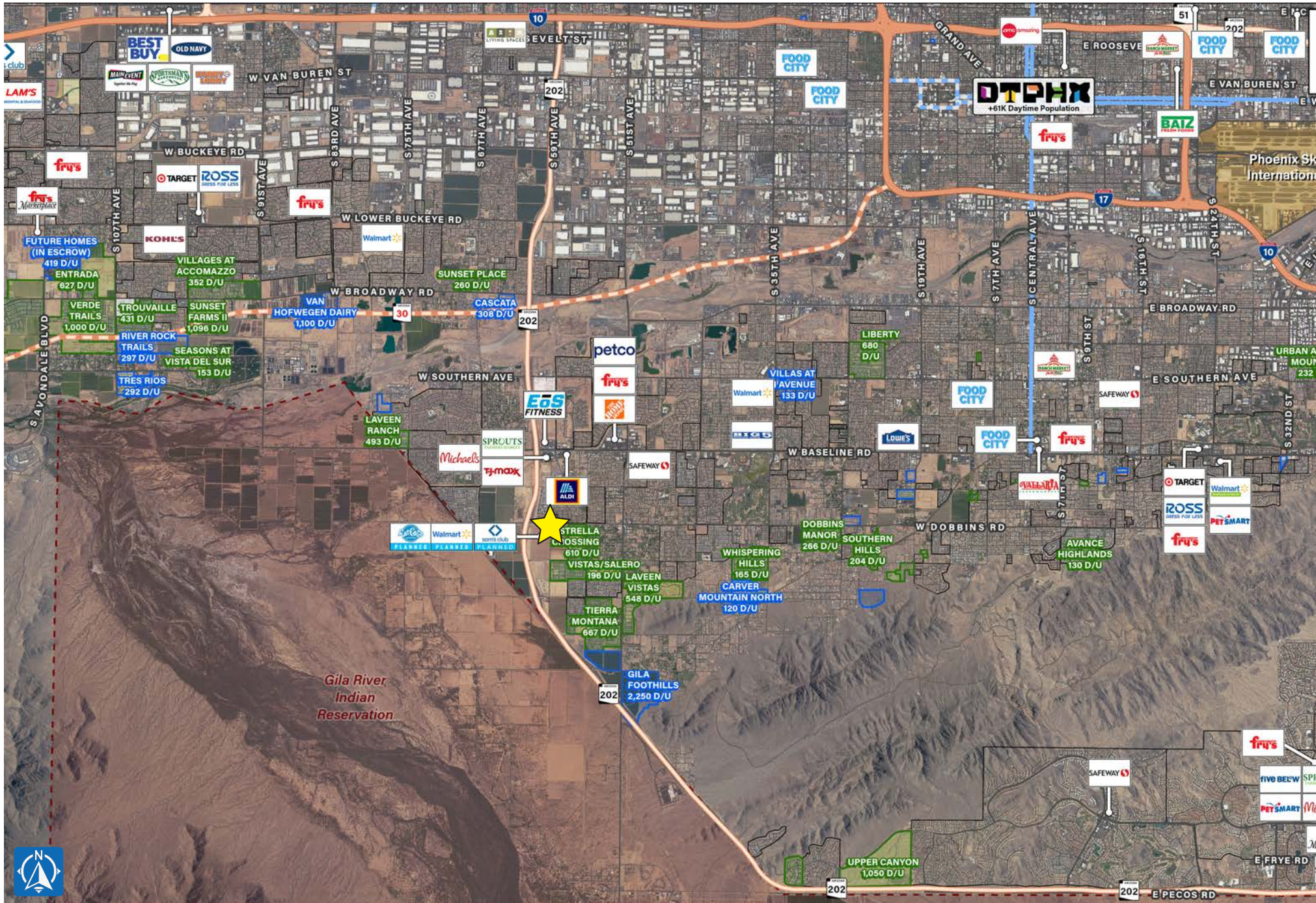
**LOOP
202**

59TH AVE

57TH AVE

wide aerial

PADS & SHOPS



demographics overview

2025 ESRI

2025 DAYTIME POPULATION



TOTAL



WORKERS



RESIDENTS

	TOTAL	WORKERS	RESIDENTS
1 MILE	4,397	1,310	3,087
3 MILE	41,755	10,323	31,432
5 MILE	95,640	32,604	63,036

2025 HOUSEHOLD INCOMES



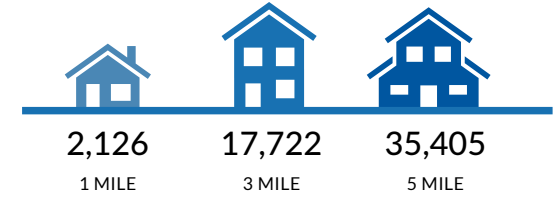
MEDIAN

AVERAGE

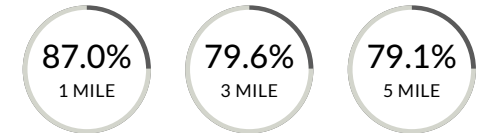
PER CAPITA

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$128,673	\$152,652	\$44,053
3 MILE	\$111,362	\$135,692	\$37,907
5 MILE	\$103,093	\$123,658	\$34,410

2025 HOUSING UNITS

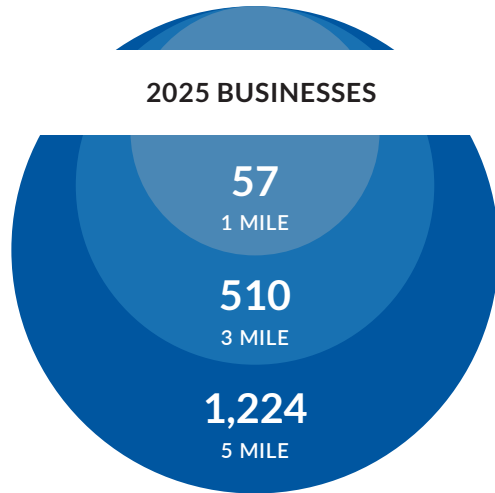


OWNER OCCUPIED



PADS & SHOPS

2025 BUSINESSES



2025 POPULATION
2030 POPULATION

1 MILE 3 MILE 5 MILE
6,192 60,814 122,622
9,354 69,937 135,466

2025 HOUSEHOLDS
2030 HOUSEHOLDS

1 MILE 3 MILE 5 MILE
1,989 16,981 34,114
2,994 19,668 38,015



EXCLUSIVELY LISTED BY

LANCE UMBLE
 (602) 734-7206
 lumble@pcaemail.com

DILLON YOUNG
 (602) 288-3474
 dyoung@pcaemail.com

JACKSON DRAGON
 (602) 288.3468
 jdragon@pcaemail.com

DEVELOPED BY

RAI
HOLDINGS

ANDY CALL
 (623) 523-3943
 andy@raidevco.com

PHOENIX COMMERCIAL ADVISORS
 3131 East Camelback Road, Suite 340
 Phoenix, Arizona 85016
 P. (602) 957-9800
 F. (602) 957-0889
 phoenixcommercialadvisors.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.