

NWC 51ST AVENUE AND SOUTHERN

5850 S 51ST AVENUE - LAVEEN, AZ 85339



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ORION 
INVESTMENT REAL ESTATE

PROPERTY OVERVIEW

Located at 5850 S. 51st Avenue at the northwest corner of 51st Avenue and Southern Avenue, this **±1.57-acre** commercial development opportunity is available for ground lease or build-to-suit. The site is planned for two pads, including a **±0.93-acre** drive-thru restaurant pad and a **±0.64-acre** automotive service/oil change pad. Situated within one of Southwest Phoenix's fastest-growing trade areas, the property is surrounded by thousands of new homes, strong household incomes, and rapidly expanding retail development.

Excellent frontage, signalized access, and immediate proximity to Loop 202 provide outstanding visibility and accessibility for national, regional, and local operators. The property is ideally suited for drive-thru restaurants, coffee shops, automotive service, medical, financial, and other convenience-oriented retail users seeking a premier location in one of Metro Phoenix's fastest-growing trade areas.

Lot 2: 0.93 ± Acres (Proposed Drive-Thru Restaurant)

Lot 3: 0.64 ± Acres (Proposed Oil Change / Automotive Service)

Ground Lease or Build-to-Suit

Lease rate: **Call for Pricing**

Zoning: C-2 (City of Phoenix)

APN: 103-74-659B

Signalized Access

Traffic Counts: 51st Ave: 29,770 VPD
Southern Ave: 9,643 VPD



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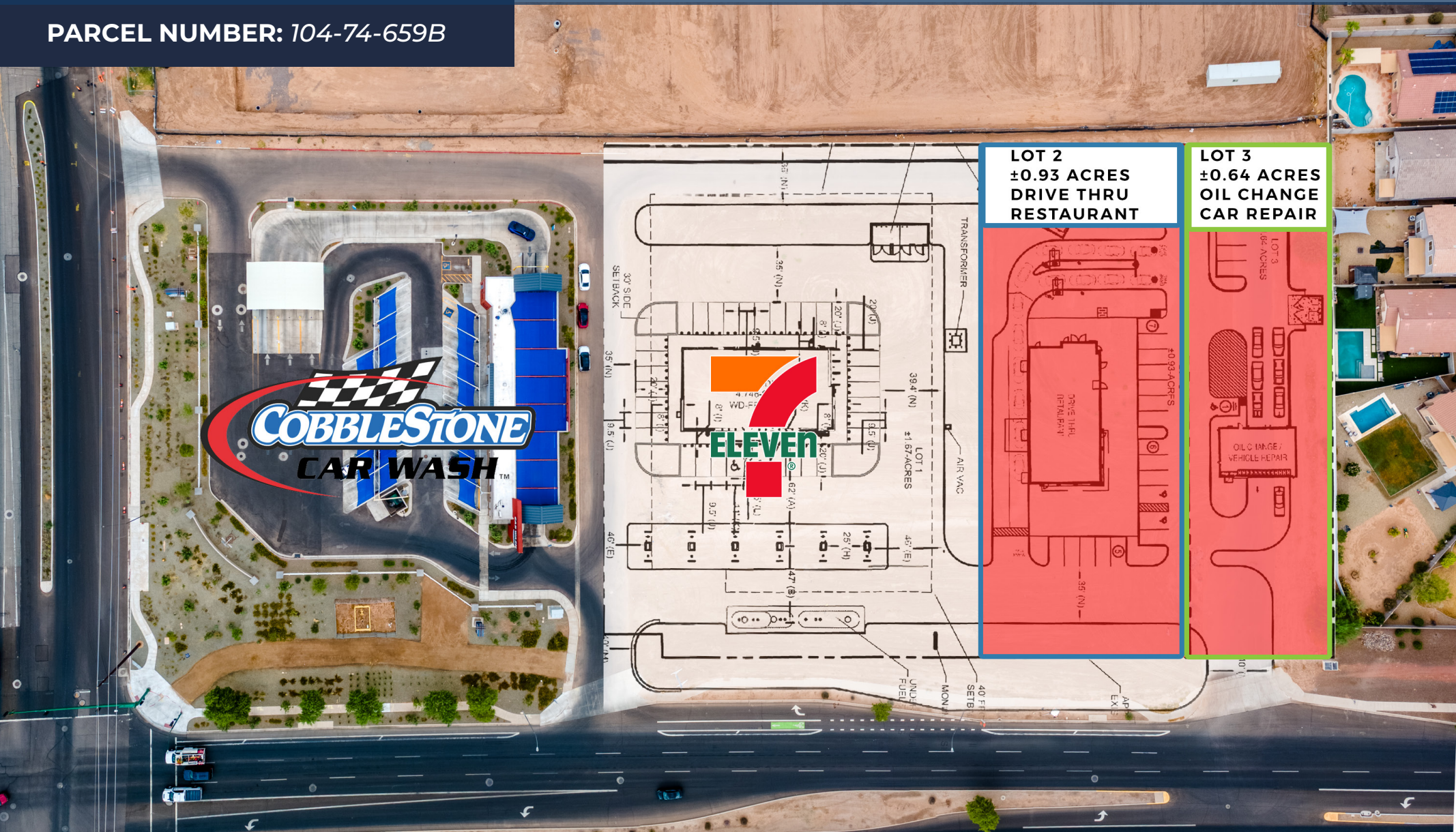
PROPERTY PHOTOS



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SITE PLAN

PARCEL NUMBER: 104-74-659B

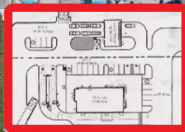


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ADJACENT NEW DEVELOPMENTS

51ST AVENUE RESIDENCES
UNDER CONSTRUCTION

VILLAGE AT LIBERTY FARMS
COMPLETED 2025



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AERIAL VIEW



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LAVEEN, ARIZONA

Laveen, Arizona is a growing community southwest of Downtown Phoenix known for its blend of rural character, agricultural heritage, and expanding residential development. Once primarily a farming community, Laveen has evolved into a desirable suburban neighborhood while maintaining its open spaces, scenic mountain views, and relaxed atmosphere. Residents enjoy convenient access to outdoor recreation at South Mountain Park and Preserve, as well as an increasing number of shopping, dining, and everyday amenities. Its strategic location near Downtown Phoenix, Sky Harbor International Airport, and major freeways makes Laveen an attractive choice for families, professionals, and businesses seeking a balance of suburban living and urban accessibility.



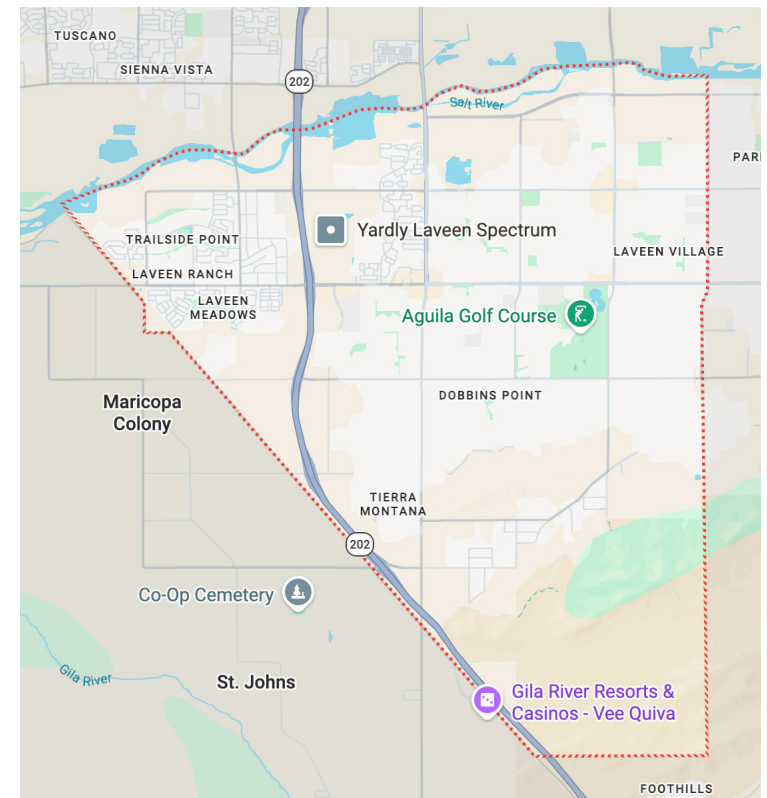
5 MILE DAYTIME POPULATION
241,588



1 MILE AVG HOUSEHOLD INCOME
\$136,668

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	13,956	94,245	241,588
Employees:	1,420	14,111	54,497
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	3,497	22,744	52,227
Average Size:	3.6	3.5	3.5
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$136,668	\$136,342	\$122,655
Annual Household Expenditure:	\$401.04 M	\$2.52 B	\$5.48 B



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

Contact Agent for More Information:

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

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