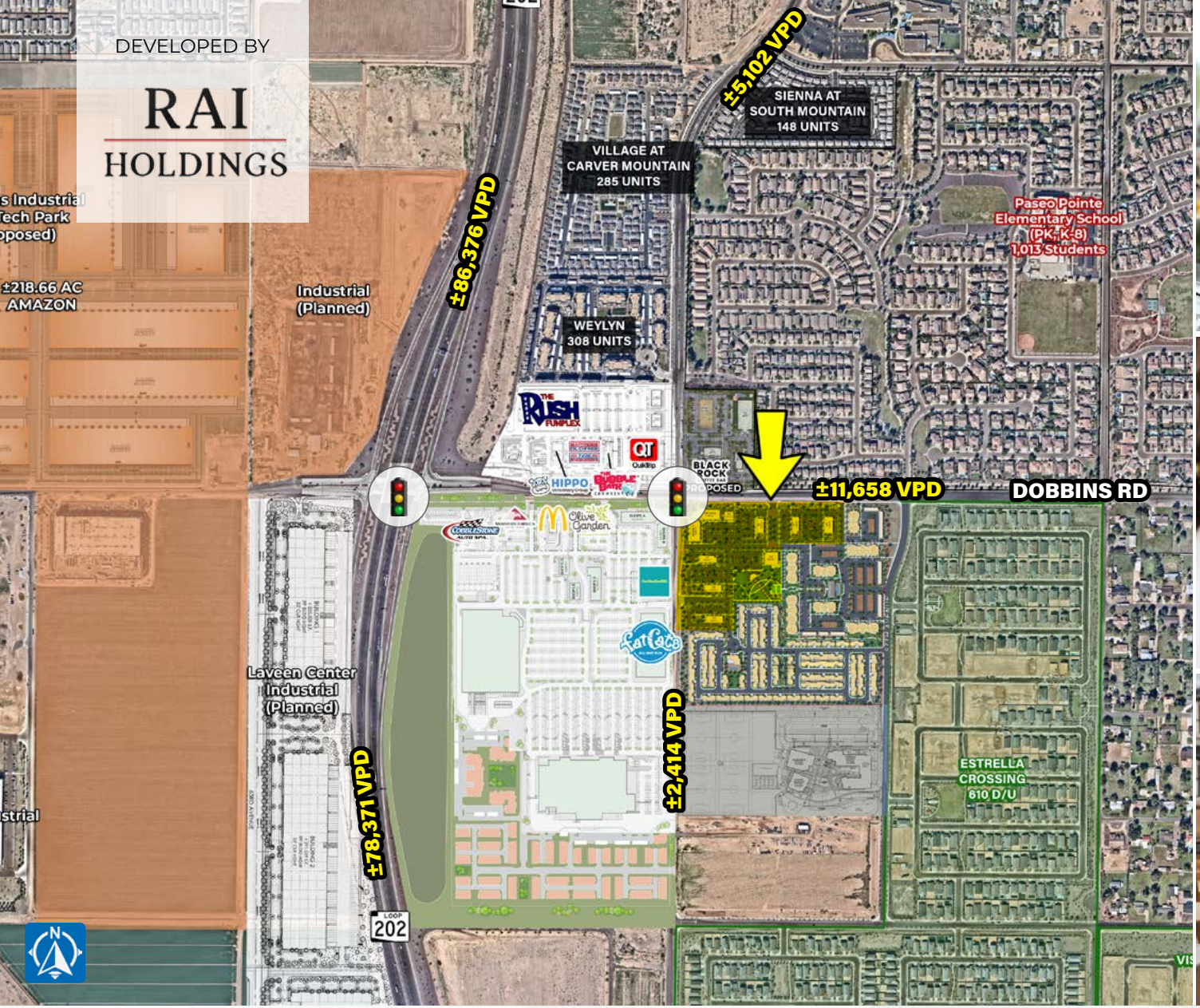


SEC

59TH AVE & DOBBINS RD

Laveen Village, AZ

PCA
PHOENIX COMMERCIAL ADVISORS

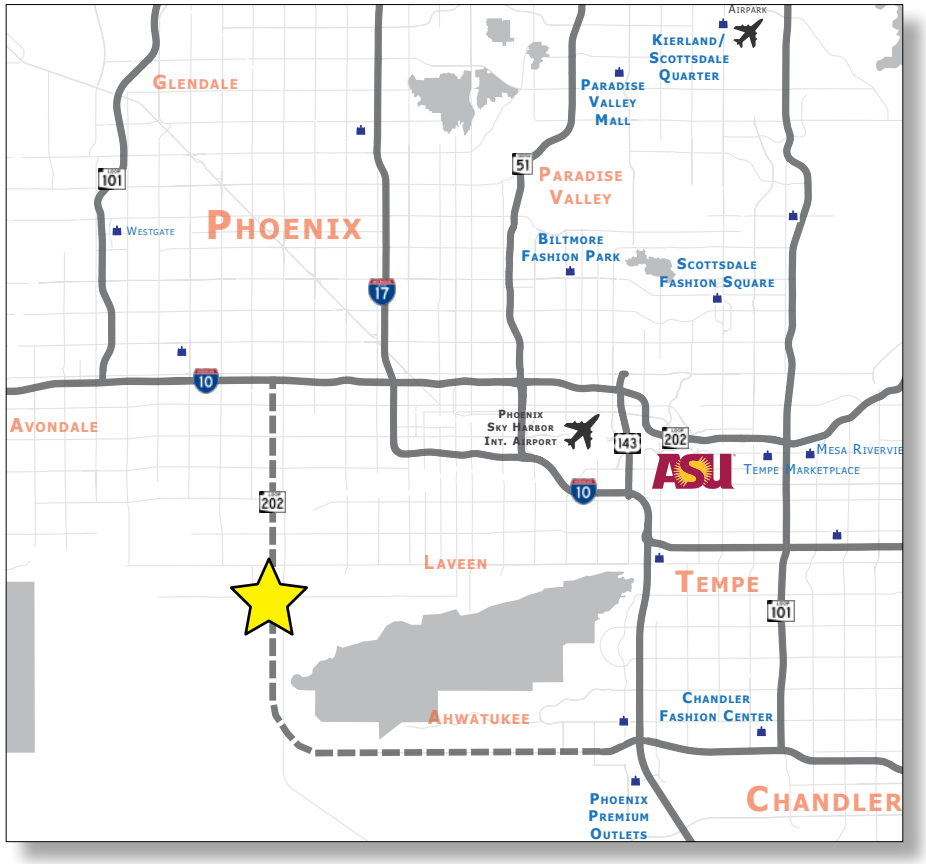
property highlights

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.

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

N	±5,102 VPD	(NB & SB)
S	±2,414 VPD	(NB & SB)

Dobbins Rd

E	±11,658 VPD	(EB & WB)
W	±9,686 VPD	(EB & WB)

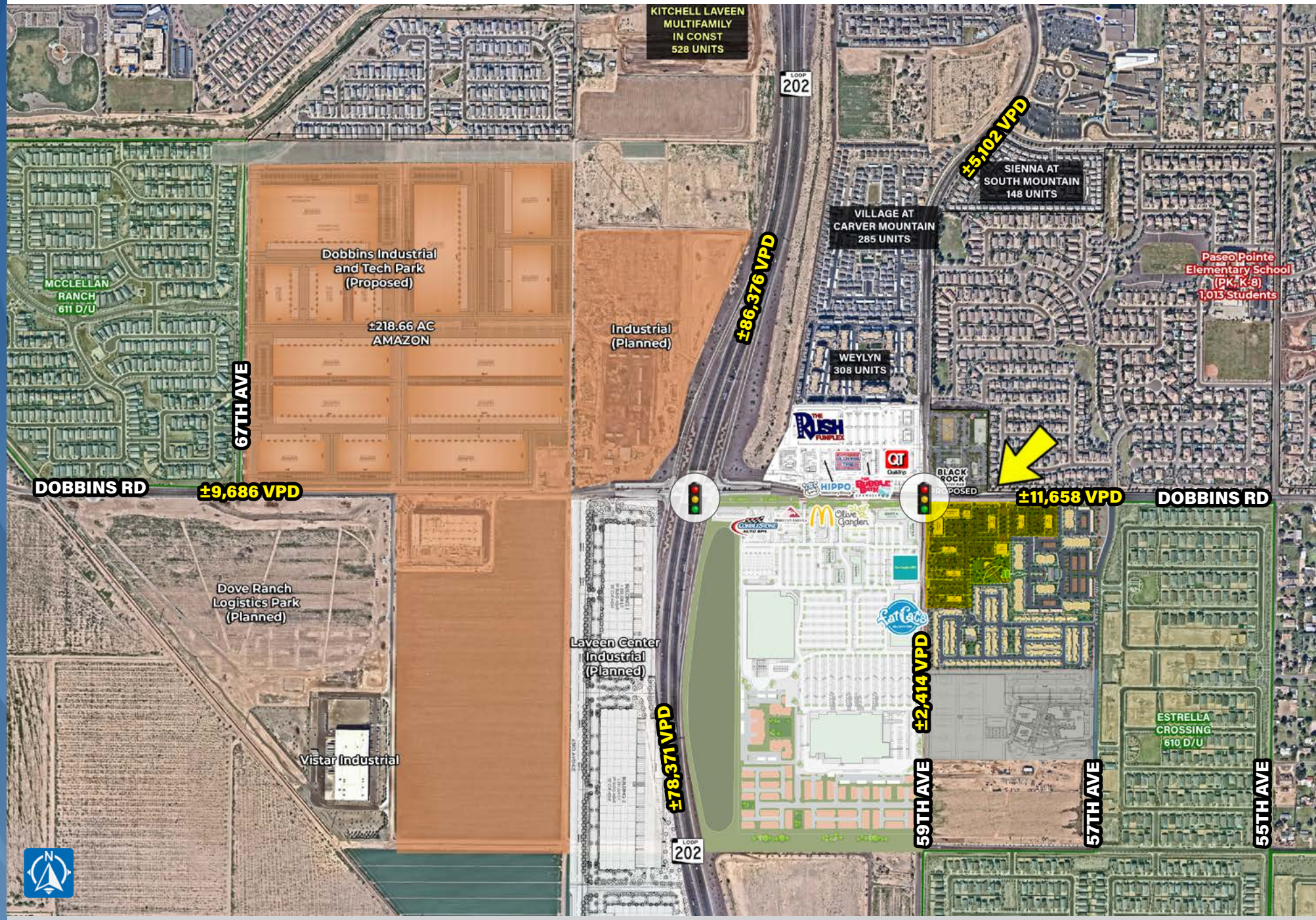
Loop 202

N	±86,376 VPD	(NB & SB)
S	±78,371 VPD	(NB & SB)

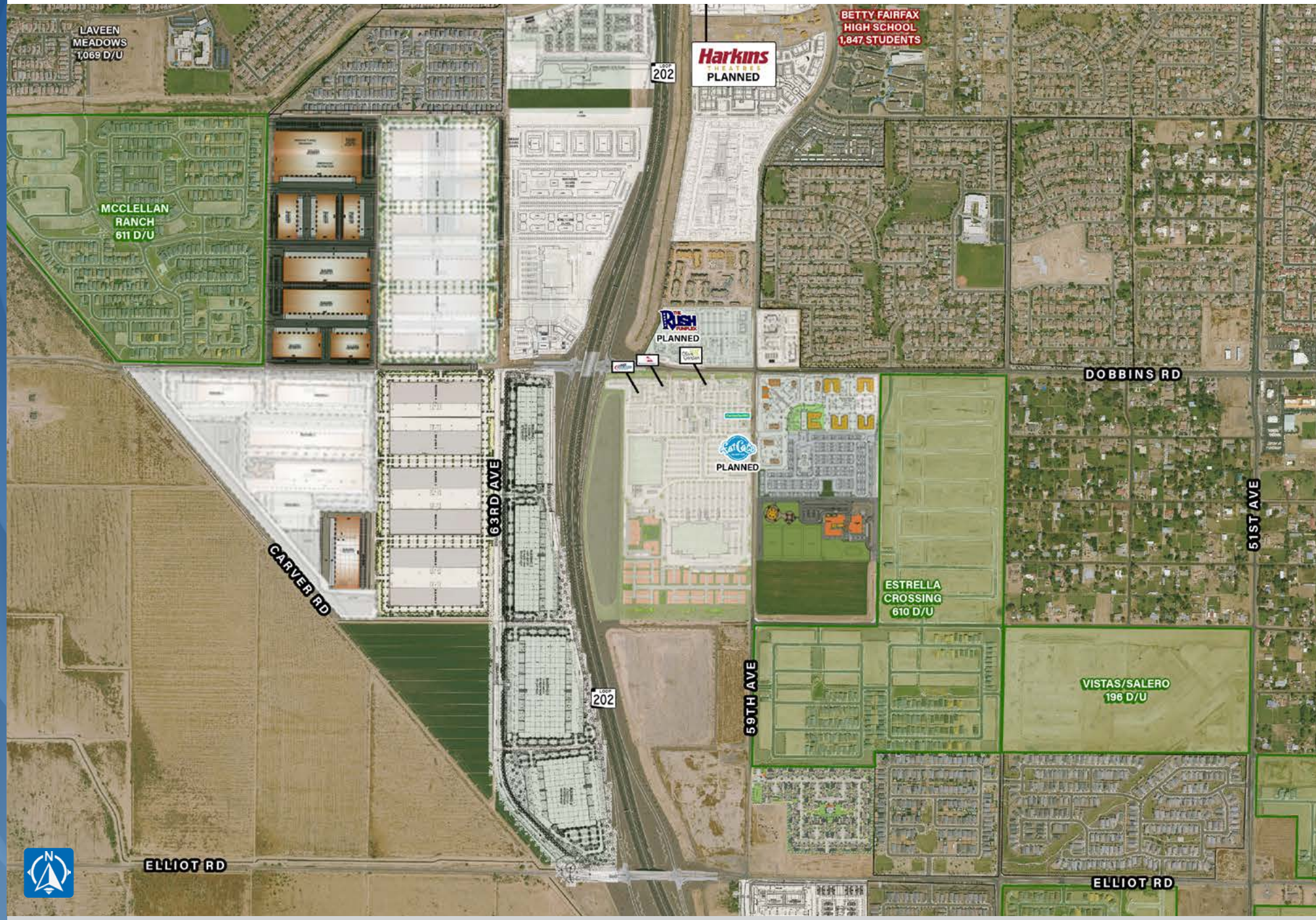
site plan

	TENANT	SF
Pad 1	AVAILABLE	4,000
Pad 2	AVAILABLE	4,000
Pad 3	AVAILABLE	4,000
Pad 4	AVAILABLE	6,000
Pad 5	AVAILABLE	2,500
Pad 6	AVAILABLE	3,500
Pad 7	AVAILABLE	4,000
Pad 8	AVAILABLE	5,000
Shops A	AVAILABLE	8,000
Shops B	AVAILABLE	7,400

zoom aerial


KITCHELL LAVEEN MULTIFAMILY IN CONST 528 UNITS
LOOP 202
±5,102 VPD
SIENNA AT SOUTH MOUNTAIN 148 UNITS
VILLAGE AT CARVER MOUNTAIN 285 UNITS
Paseo Pointe Elementary School (PK-K-8) 1,013 Students
Dobbins Industrial and Tech Park (Proposed)
MCCLELLAN RANCH 611 D/U
±218.66 AC AMAZON
Industrial (Planned)
±86,376 VPD
WEYLYN 308 UNITS
67TH AVE
DOBBINS RD
±9,686 VPD
BLACK ROCK
±11,658 VPD
DOBBINS RD
Dove Ranch Logistics Park (Planned)
Laveen Center Industrial (Planned)
±2,414 VPD
ESTRELLA CROSSING 610 D/U
Vistar Industrial
±78,371 VPD
59TH AVE
57TH AVE
55TH AVE
LOOP 202

mid zoom aerial

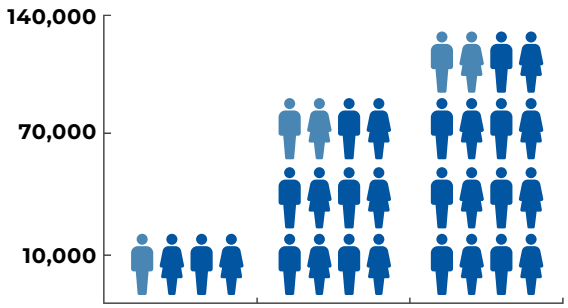


wide aerial

W VAN BUREN ST
W BUCKEYE RD
W LOWER BUCKEYE RD
W BROADWAY RD
W SOUTHERN AVE
W BASELINE RD
W DOBBINS RD
E VAN BUREN ST
E BROADWAY RD
E SOUTHERN AVE
E FRYE RD
E PECOS RD
GRAND AVE
S 59TH AVE
S 67TH AVE
S 75TH AVE
S 83RD AVE
S 91ST AVE
S 107TH AVE
S AVONDALE BLVD
S 35TH AVE
S 19TH AVE
S 7TH AVE
S CENTRAL AVE
S 16TH ST
S 24TH ST
S 9TH ST
S 7TH ST
S 32ND ST
DTPHX
+61K Daytime Population
Phoenix Sky Harbor International
Gila River Indian Reservation
FUTURE HOMES (IN ESCROW) 419 D/U
ENTRADA 627 D/U
VERDE TRAILS 1,000 D/U
TROUVAILLE 431 D/U
RIVER ROCK TRAILS 297 D/U
TRES RIOS 292 D/U
VILLAGES AT ACCOMAZZO 352 D/U
SUNSET FARMS II 1,096 D/U
SEASONS AT VISTA DEL SUR 153 D/U
HURLEY RANCH 1,021 D/U
VAN HOFWEGEN DAIRY 1,100 D/U
SUNSET PLACE 260 D/U
CASCATA 308 D/U
CYPRESS RIDGE 411 D/U
LAVEEN RANCH 493 D/U
MCCLELLAN RANCH 611 D/U
TRELLA CROSSING 610 D/U
VISTAS/SALERO 196 D/U
LAVEEN VISTAS 548 D/U
TIERRA MONTANA 667 D/U
GILA FOOTHILLS 2,250 D/U
DOBBINS VILLAGE 367 D/U
WHISPERING HILLS 165 D/U
CARVER MOUNTAIN NORTH 120 D/U
DOBBINS MANOR 266 D/U
SOUTHERN HILLS 204 D/U
AVANCE HIGHLANDS 130 D/U
UPPER CANYON 1,050 D/U
LIBERTY 680 D/U
VILLAS AT AVENUE 133 D/U
URBAN AT MOUNTAIN 232 D/U
BEST BUY
OLD NAVY
MAIN EVENT
SPORTSMAN'S WAREHOUSE
DICK'S SPORTING GOODS
TARGET
ROSS DRESS FOR LESS
KOHL'S
Walmart
fry's
fry's Marketplace
petco
EOS FITNESS
LAVEEN
SAFEWAY
ALDI
Harkins THEATRES
SPROUTS FARMERS MARKET
Michaels
TJ maxx
HIPPO
PLANNED
PROPOSED
LOWE'S
FOOD CITY
BATZ
arizona humane SOCIETY
PETSMART
five BELOW
51
10
17
202
30

demographics overview

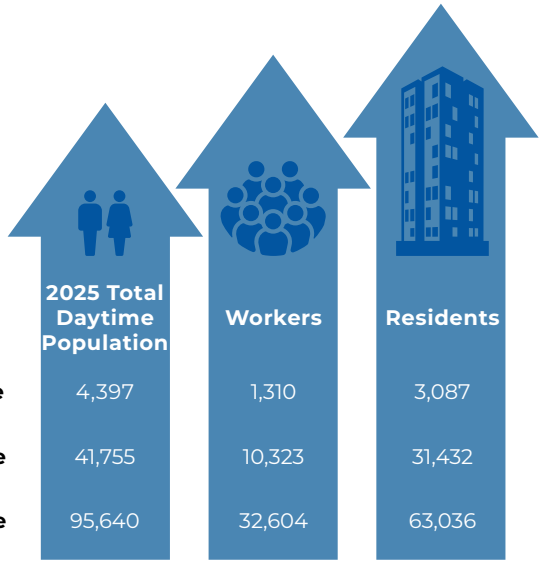
ESRI 2025



	1-Mile	3-Mile	5-Mile
2025 Total Population	6,192	60,814	122,622
2030 Total Population	9,354	69,937	135,466

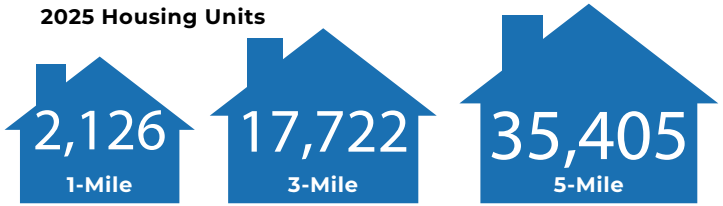
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	$128,673	$152,652	$44,053
3-Mile	$111,362	$135,692	$37,907
5-Mile	$103,093	$123,658	$34,410

	1-Mile	3-Mile	5-Mile
2025 Households	1,989	16,981	34,114
2030 Households	2,994	19,668	38,015



	2025 Total Daytime Population	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 Housing Units



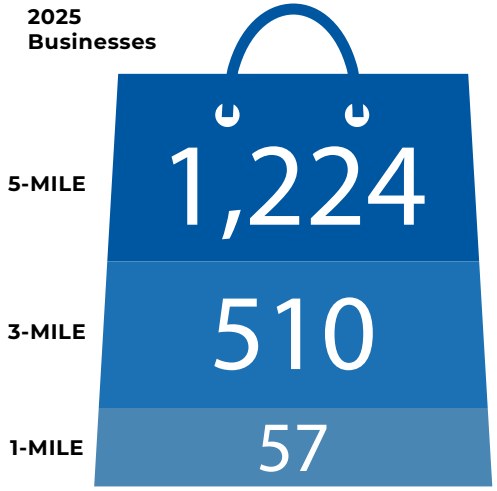
Owner Occupied

1-Mile 3-Mile 5-Mile

Renter Occupied

1-Mile 3-Mile 5-Mile

2025 Businesses



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