

LAVEEN PAVILIONS

3404 West Southern Avenue | Phoenix, Arizona 85041



Spaces Available:	Anchor Space: 20,230 SF Potential Space: Up to +/- 6,000 SF
Lease Rate:	Negotiable
Building Size:	71,773 SF
Year Built:	2007
Zoning:	C-1, Phoenix
Cross Streets:	NEC 35th Avenue & Southern
Traffic Count:	46,451 VPD (Intersection)

LEASE HIGHLIGHTS:

- Anchor Space Available - Former BBB Fashion
- Well Maintained Shopping Center - Excellent Street Visibility
- Monument Signage Available
- Adjacent to New Build-to-Rent Community, Legacy at Laveen Village
- Rapidly Growing Area

JENNIFER EGGERT

D (480) 565-3772
M (480) 205-7681
jennifer.eggert@orionprop.com

MICHAEL ACHTMAN

D (480) 887-0597
M (480) 694-3453
michael.achtman@orionprop.com





SUITE	TENANT	SIZE (SF)	SUITE	TENANT	SIZE (SF)
101	Brighter Angels Day Care	6,525	168	Harbor Seafood Cajun House	7,640
105	Quay's Beauty, LLC	1,329	169	Southwest Motor Vehicle Service	1,206
109	Southern Dental	2,437	171	Subway	1,276
114	Threading Salon	1,230	174	Fresco's Raspados Water & Ice	1,111
117	Chely's Hair Salon	1,206	175	Nail Salon	1,182
120	ATL Wings	1,650	178	Frank's Barber Shop	1,177
121	Laveen Karate & Dance	5,377	180	Pho @ Laveen	1,237
125	Dollar Tree	12,106	Pad 1	O'Reilly Auto Parts	NAP
131	Brunch House	3,572	Pad 2	Taco Bell	NAP
150	AVAILABLE- ANCHOR SPACE	20,230	Pad 3	Walgreens	NAP
150b	Marines Recruiting	997	Pad 4	POTENTIAL OUTDOOR SPACE OR BTS OPPORTUNITY	Up to ±6,000
151	Army Recruiting	1,605			

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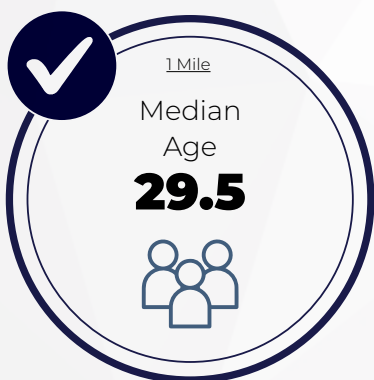
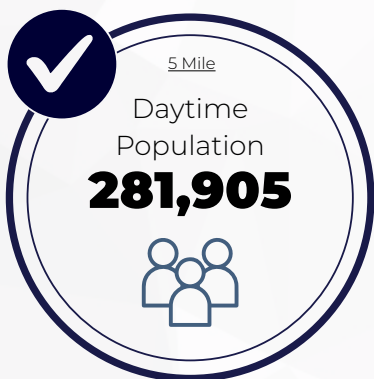


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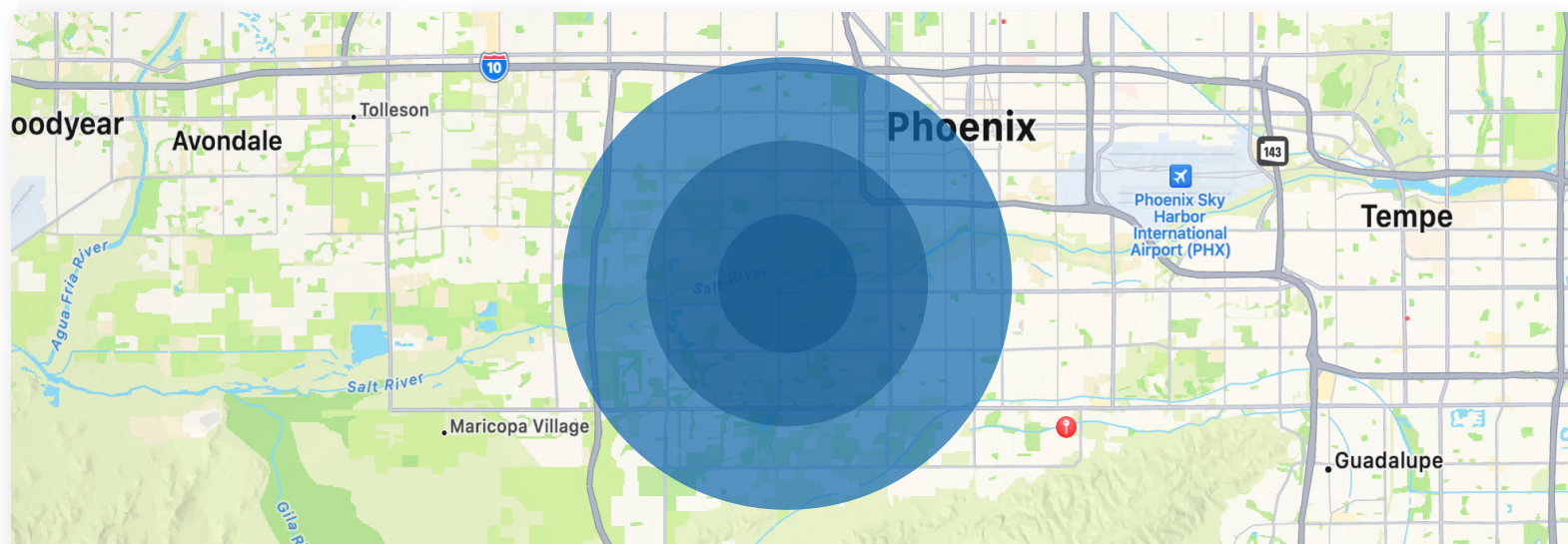
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**2023 SUMMARY (SitesUSA)**

	1 Mile	3 Mile	5 Mile
Daytime Population:	16,842	100,298	281,905
Residential Population:	15,825	83,174	202,078
2028 Proj. Residential Population:	17,018	90,666	218,645
Average Household Income:	\$100,881	\$111,199	\$96,529
Median Age:	29.5	30.1	30.5
Average Household Size:	3.6	3.4	3.4
Estimated Households:	4,400	22,988	57,286
2028 Proj. Households:	4,912	26,193	64,655
Total Businesses:	215	1,867	6,652
Total Employees:	1,017	17,124	79,827

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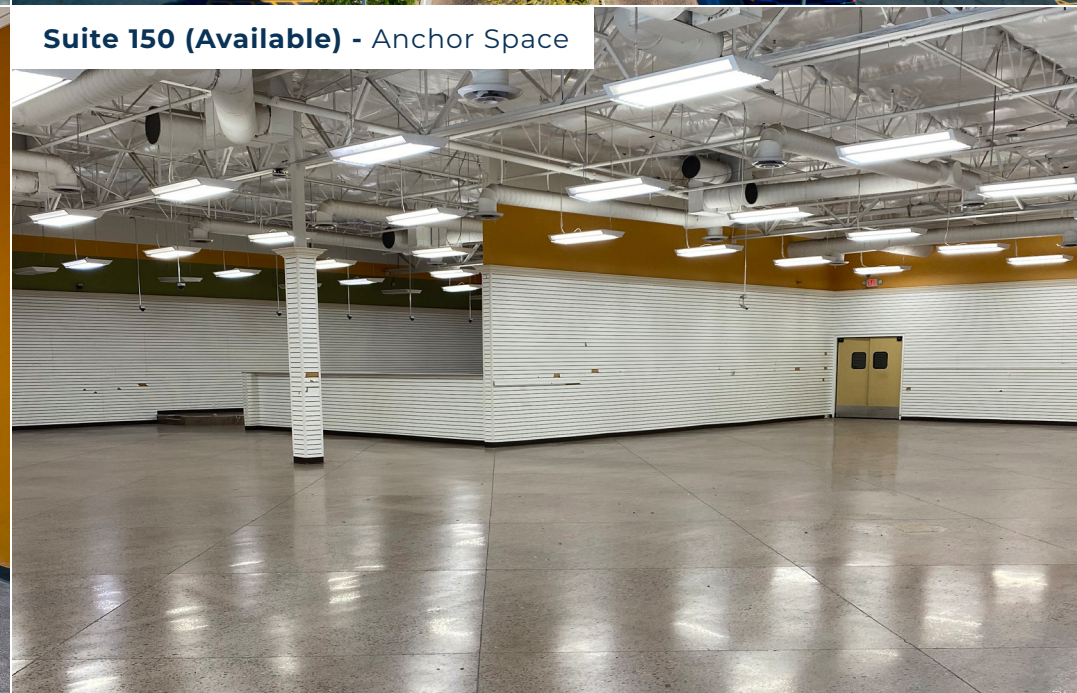
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Suite 150 (Available) - Anchor Space



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