



# 7.3 ACRES FOR SALE

## HARKINS THEATERS COMING SOON | PHASE 2



# LAVEEN PARK PLACE PHASE II RETAIL

LOOP 202 & BASELINE RD



PhoenixCommercialAdvisors.com



HAWKINS  
520 UNITS  
2025 START

DHI 130 UNITS

**Harkins**  
THEATRES

LOOP  
202

59<sup>th</sup> AVENUE

S  
SEC

## LAVEEN MULTIFAMILY SITE

LOOP 202 & BASELINE RD, LAVEEN VILLAGE, AZ





# property summary

AVAILABLE

7.3 ACRES

PRICING

CALL FOR PRICING

## PROPERTY HIGHLIGHTS

- » Adjacent to the South Mountain Loop 202 Freeway with a full-diamond interchange on Baseline and nearly 146,000 vehicles per day.
- » Zoning permits multi-family using the pre-approved site plan and elevations.
- » Just across the 202 freeway from strong retail including Sprouts Farmers Market, T.J. Max, Michaels, ALD, a planned Harkins Theater, and numerous shops & restaurants.
- » Planned Banner Health has recently purchased land just north of the site with prospects for a new hospital campus.
- » \*Over 200,000 employees within 10 miles.
- » Median HH incomes that exceed \$96,000.
- » Other future developments for retail and employment are planned for the immediate area which will increase the daytime employment and a demand for future growth in housing and multi-family.
- » Strong barrier to entre, little to no future MultiFamily zoning available.

\*2022 AZ COG/MPO EMPLOYEE DATABASE



## TRAFFIC COUNT

### Loop 202

N: ±87,155 VPD (NB/SB)

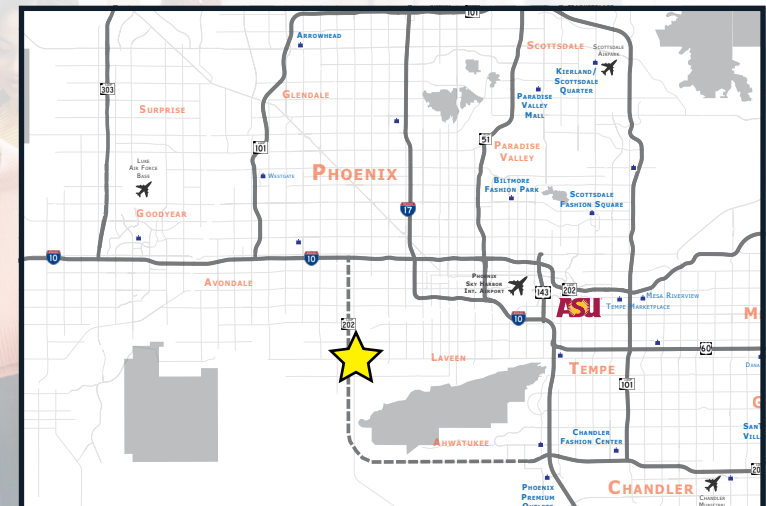
S: ±71,564 VPD (NB/SB)

### Baseline Rd

E: ±31,048 VPD (EB/WB)

W: ±19,309 VPD (EB/WB)

INRIX 2023



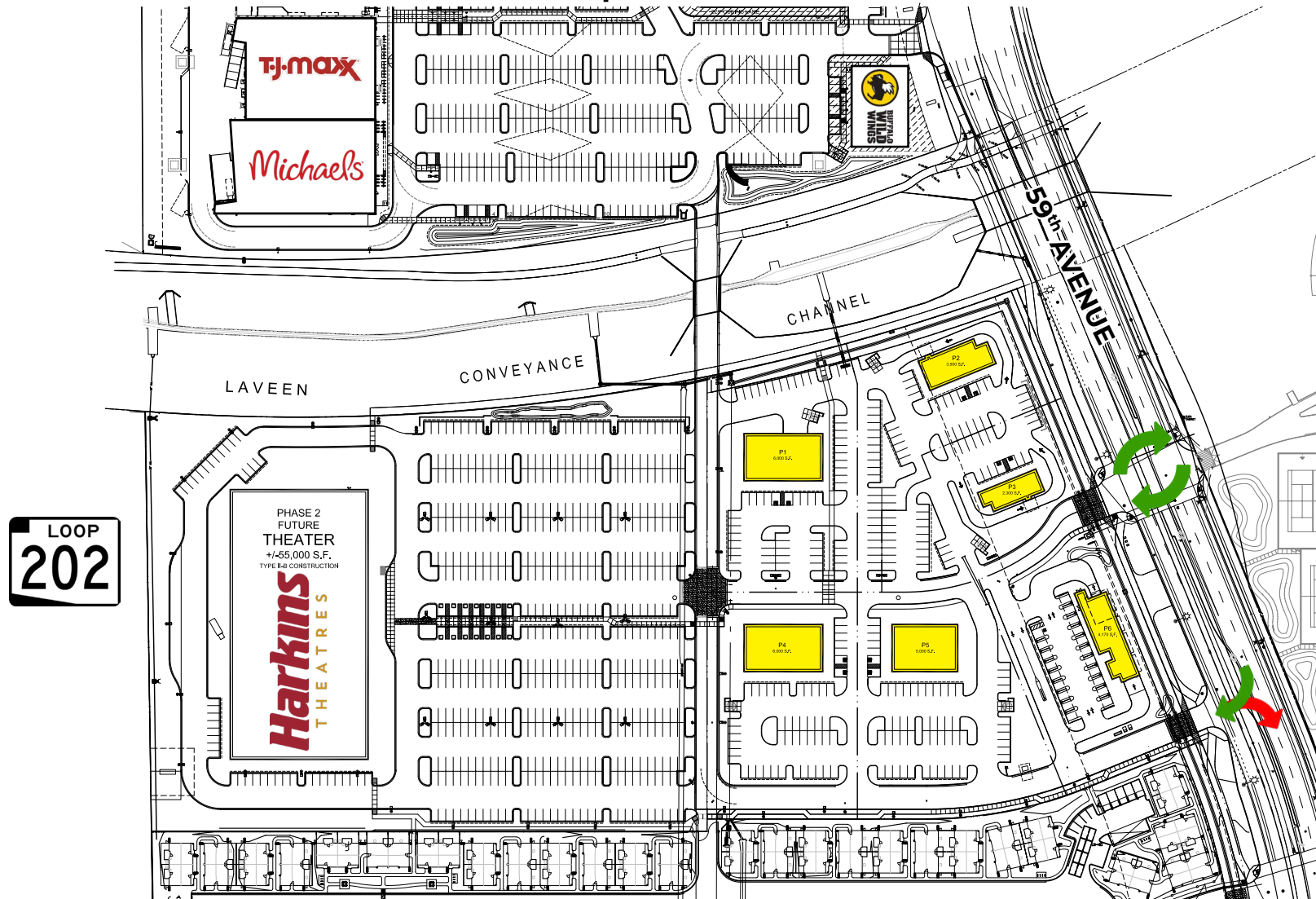
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# overview site plan



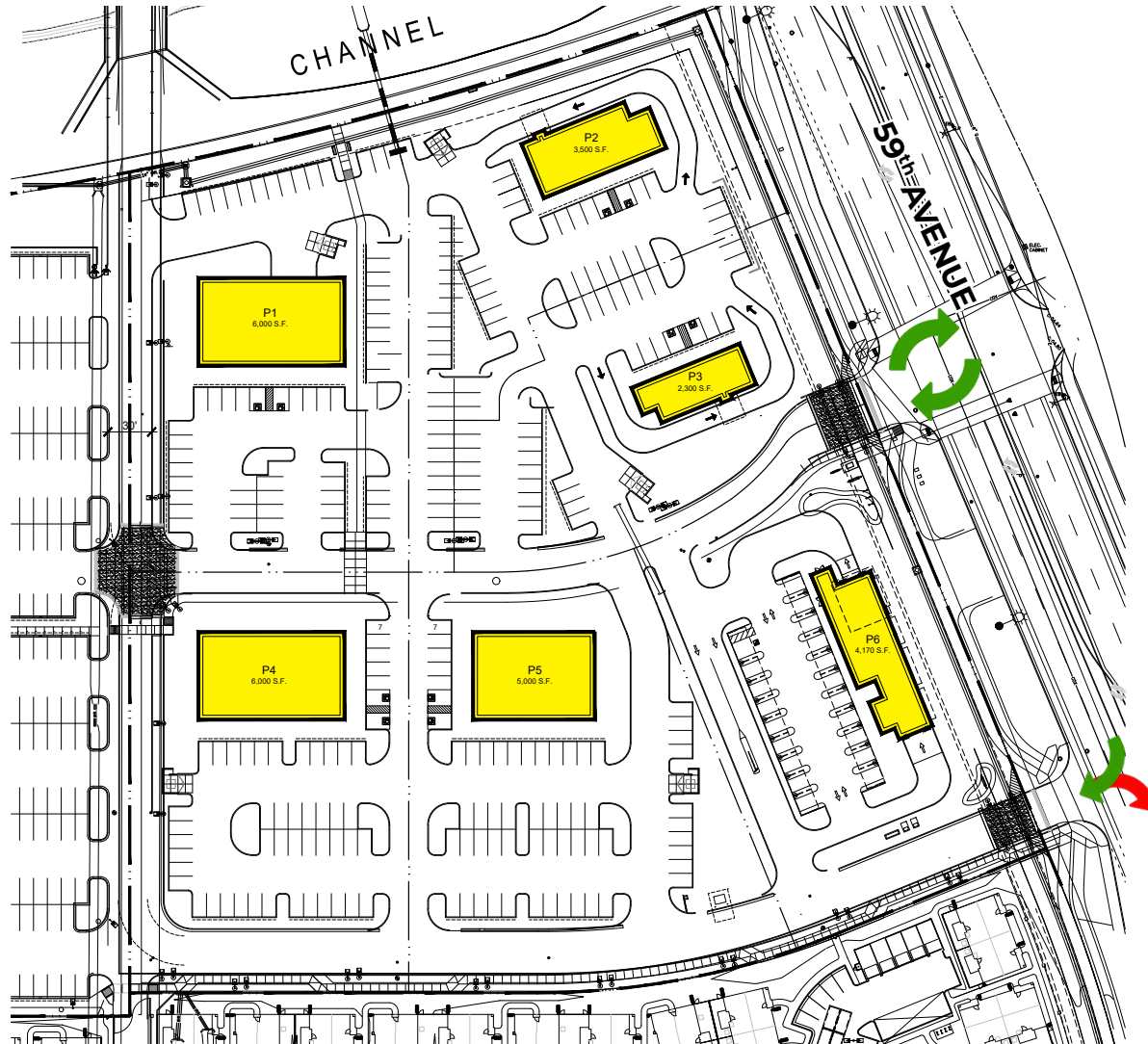
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# zoom site plan



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# aerial



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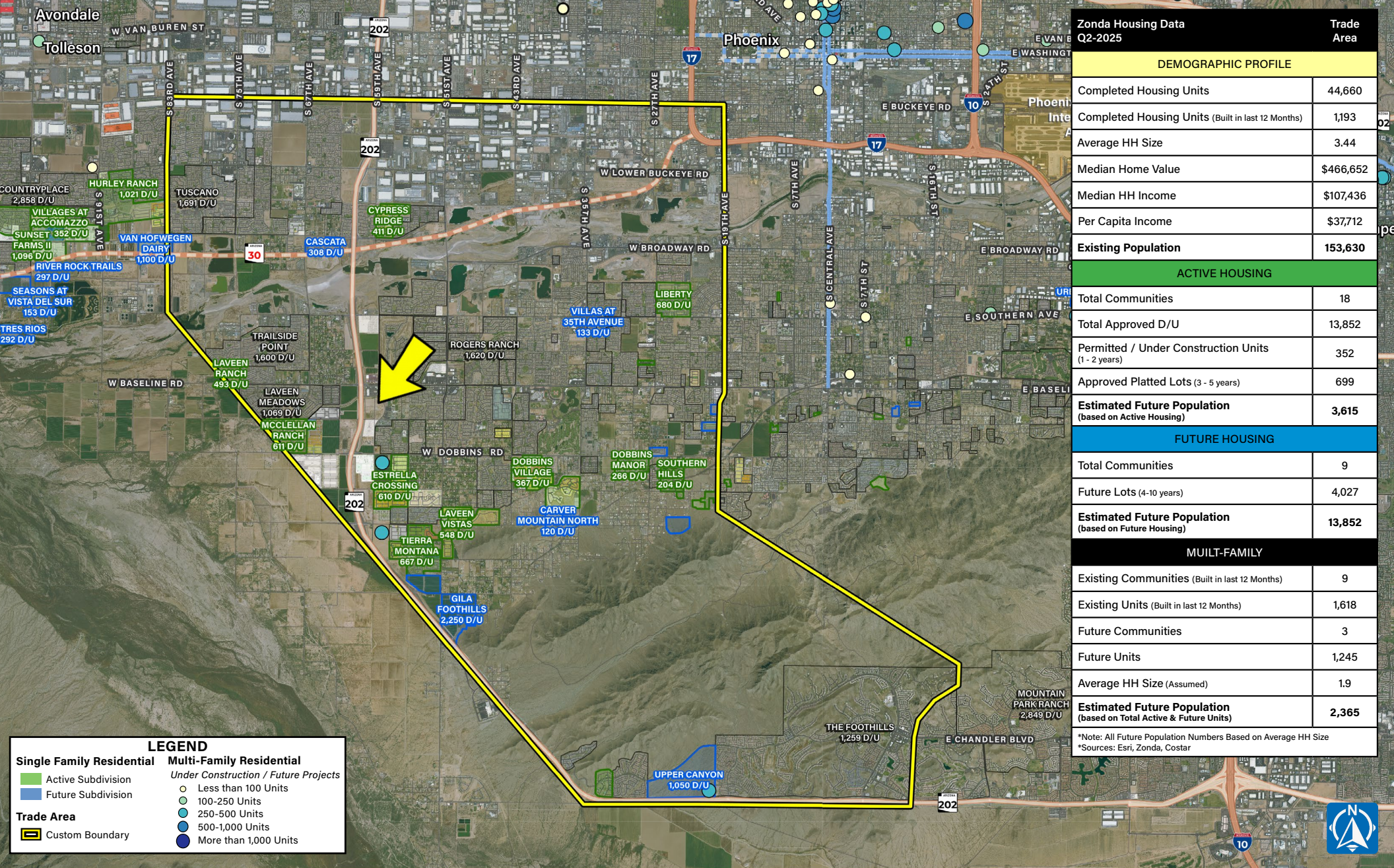
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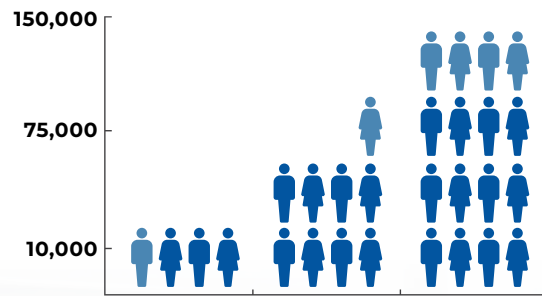
LOOP 202 & BASELINE RD, LAVEEN VILLAGE, AZ





# demographics

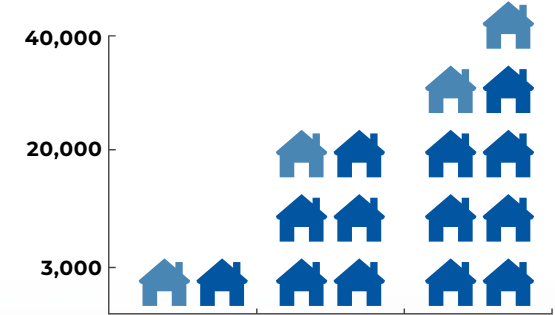
2024 ESRI



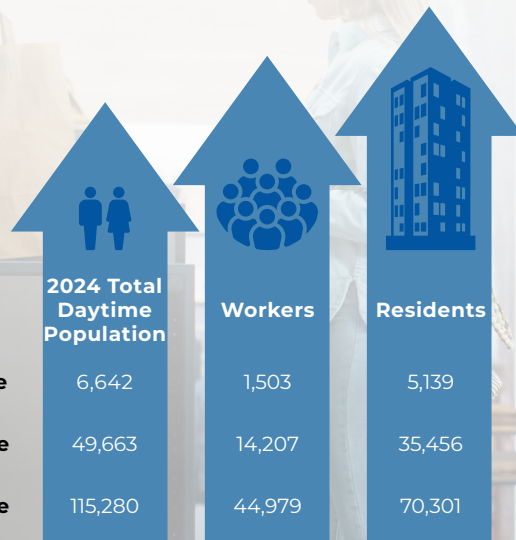
	1-Mile	3-Mile	5-Mile
2024 Total Population	10,021	68,996	139,494
2029 Total Population	11,221	76,154	150,795



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$103,480	\$128,771	\$35,873
3-Mile	\$96,426	\$117,735	\$32,338
5-Mile	\$93,119	\$115,249	\$30,957



	1-Mile	3-Mile	5-Mile
2024 Households	2,899	18,919	37,307
2029 Households	3,324	21,176	41,015



	2024 Total Daytime Population	Workers	Residents
1-Mile	6,642	1,503	5,139
3-Mile	49,663	14,207	35,456
5-Mile	115,280	44,979	70,301

## 2024 Housing Units



## Owner Occupied

79.2% 77.3% 76.4%

1-Mile 3-Mile 5-Mile

## Renter Occupied

19.1% 20.0% 20.4%

1-Mile 3-Mile 5-Mile

## 2024 Businesses

5-MILE

1,655

3-MILE

529

1-MILE

60

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SEC

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Banner Health  
Banner Health Laveen  
(Planned)  
4-story, 330,000 SF  
Medical Center

LOOP  
202

Harkins  
THEATRES

FAIRFAX  
BETTY FAIRFAX  
HIGH SCHOOL  
1,845 STU  
193 EMP

exclusively listed by

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