



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

FAIRFAX
BETTY FAIRFAX
HIGH SCHOOL
1,845 STU
193 EMP

HARKINS THEATERS COMING SOON | PHASE 2 | GROUND LEASING & SELLING PADS

S
SEC

LAVEEN PARK PLACE PHASE II RETAIL

LOOP 202 & BASELINE RD



PhoenixCommercialAdvisors.com

**HAWKINS
520 UNITS
2024 START**

**DHI 130 UNITS
UNDER CONSTRUCTION**

**Harkins
THEATRES**

LOOP
202

59th AVENUE

S
SEC

LAVEEN MULTIFAMILY SITE

LOOP 202 & BASELINE RD, LAVEEN VILLAGE, AZ



property summary

AVAILABLE

±2,300 - 6,000 SF Pads

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 \$76,000.
- » 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: ±89,651 VPD (NB/SB)

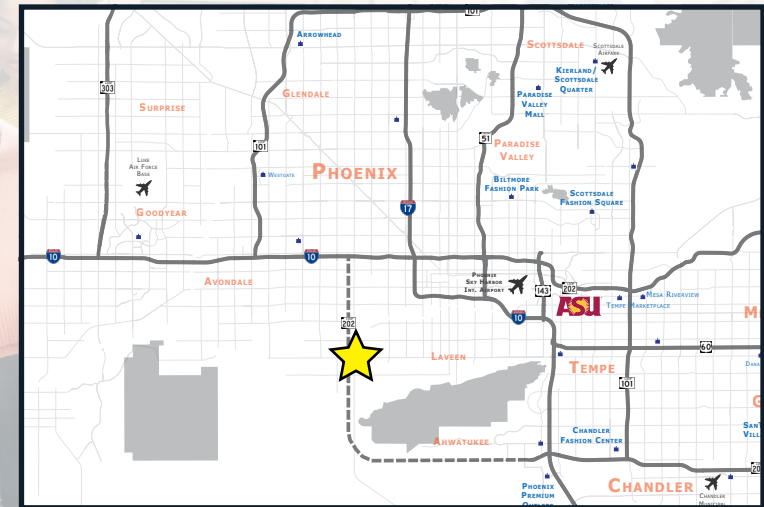
S: ±75,659 VPD (NB/SB)

Baseline Rd

E: ±39,277 VPD (EB/WB)

W: ±25,210 VPD (EB/WB)

INRIX 2022



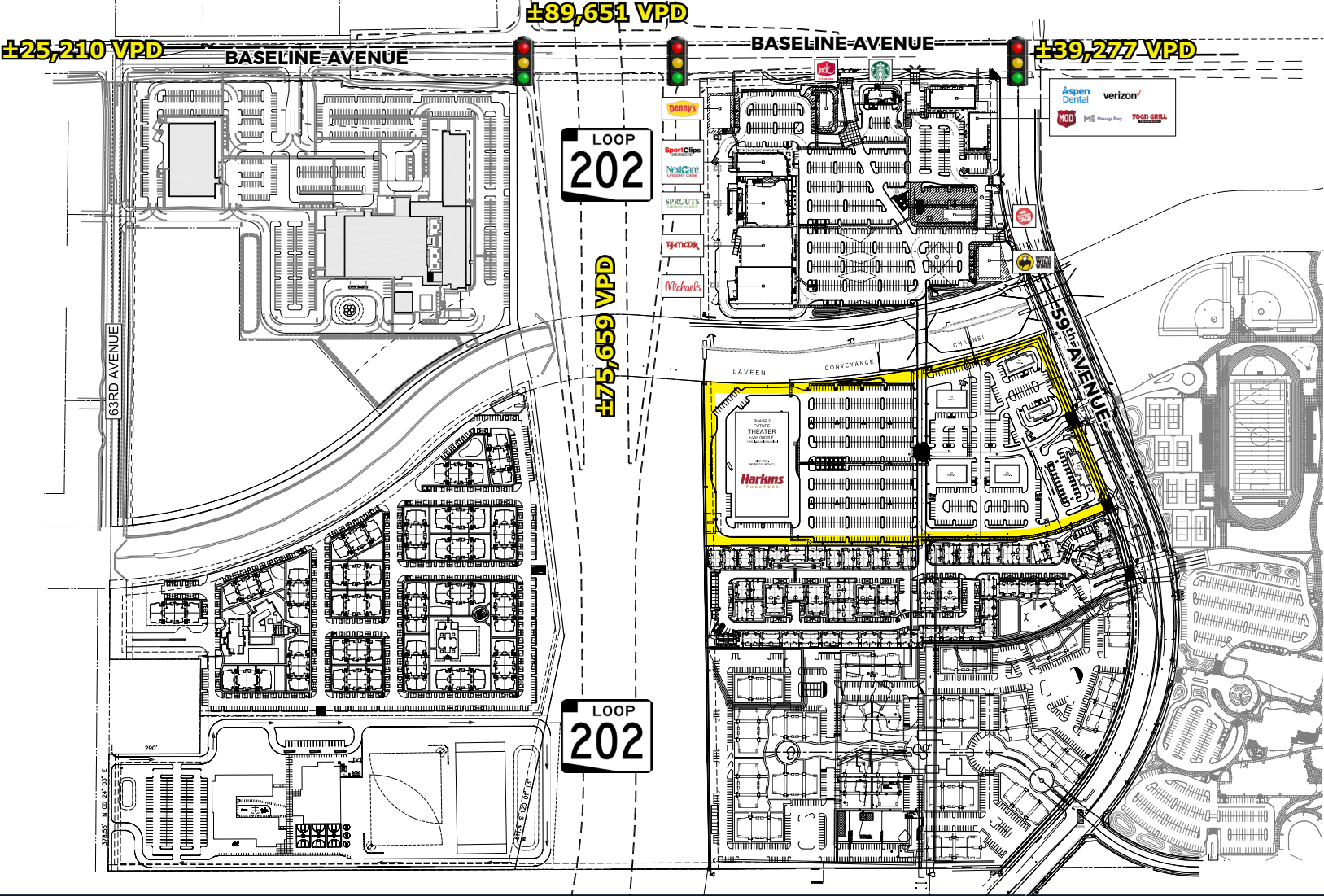
S
SEC

LAVEEN MULTIFAMILY SITE

LOOP 202 & BASELINE RD, LAVEEN VILLAGE, AZ



wide site plan

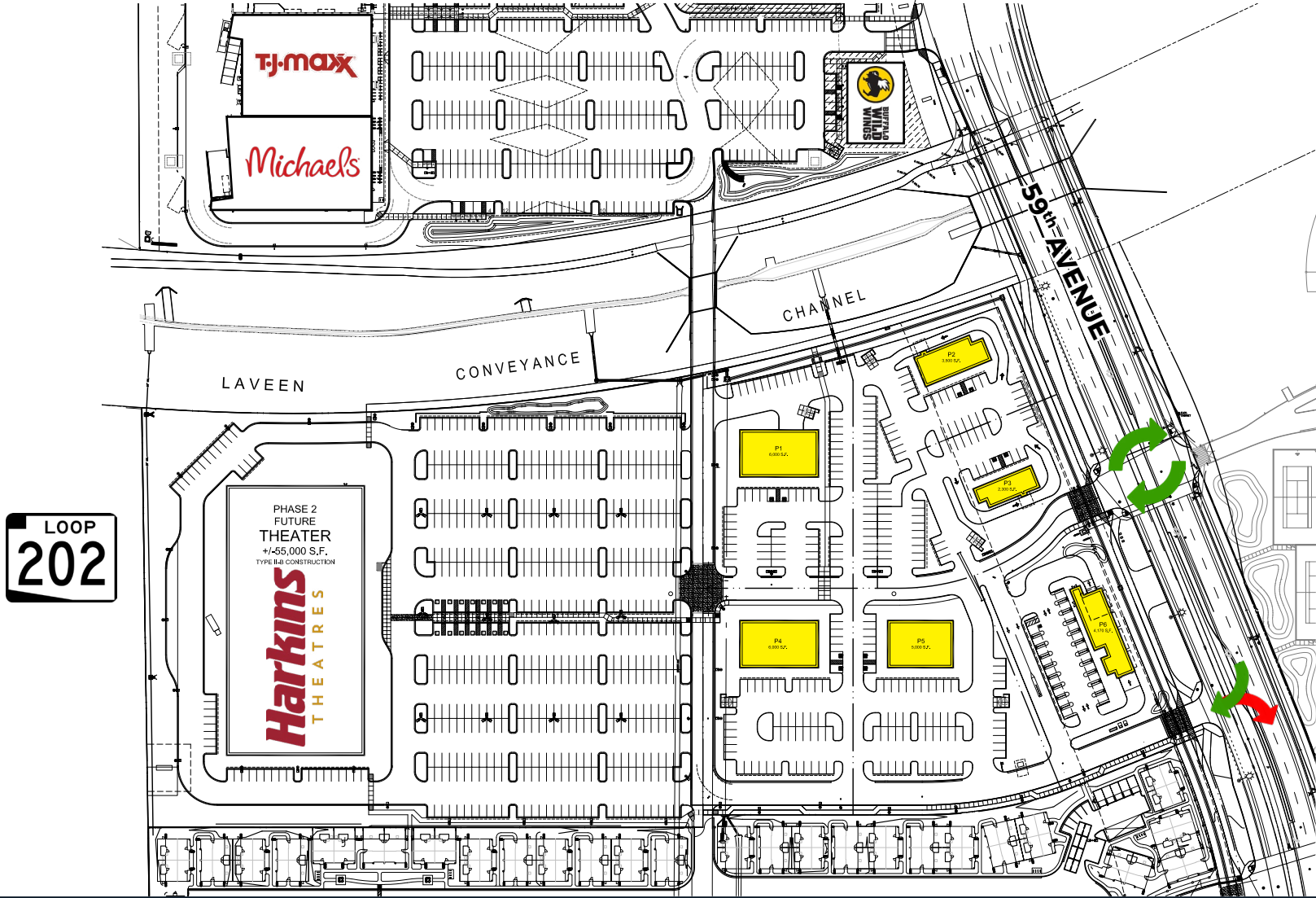


S
SEC

LAVEEN MULTIFAMILY SITE
LOOP 202 & BASELINE RD, LAVEN VILLAGE, AZ



overview site plan

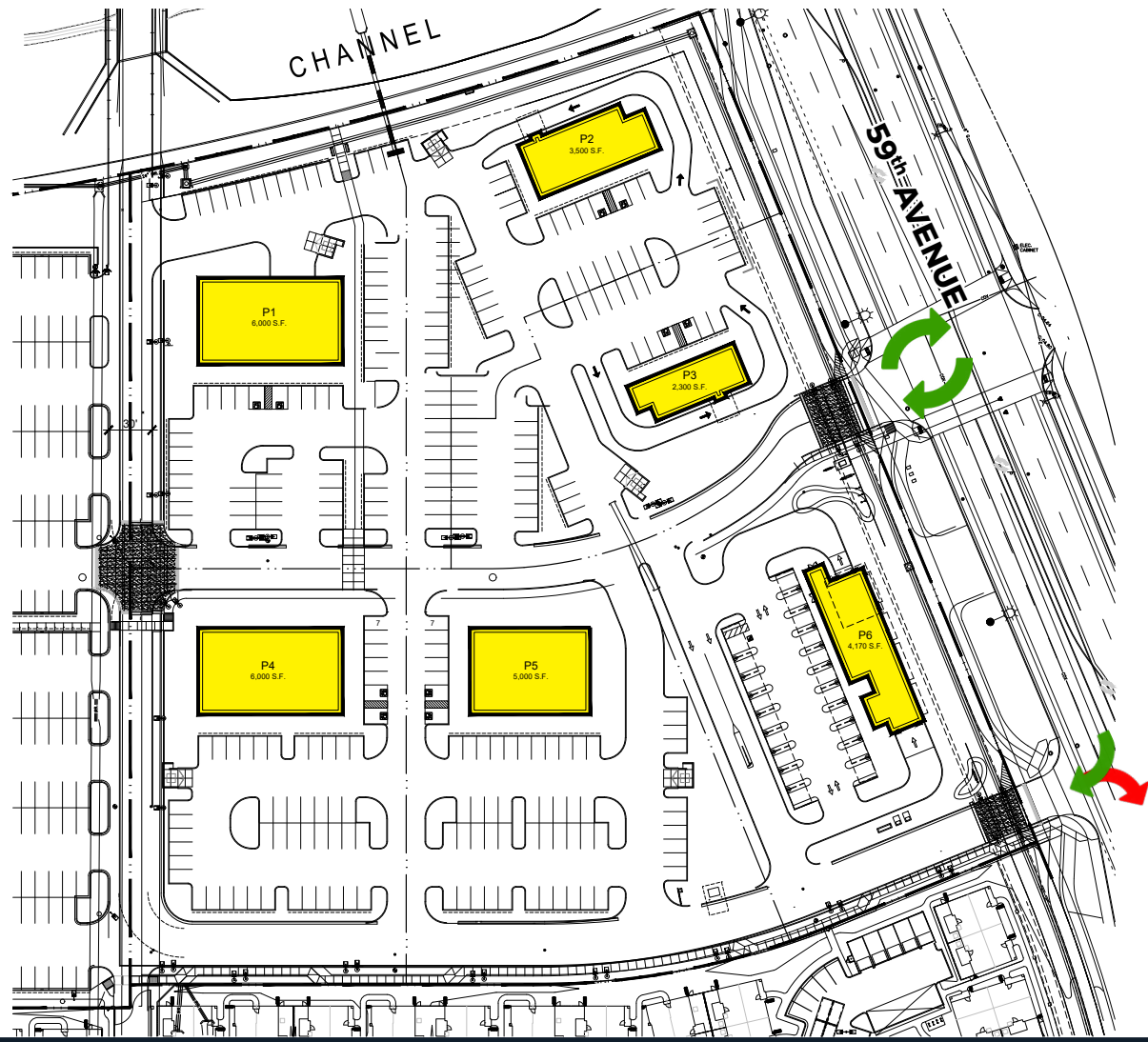


S
SEC

LAVEEN MULTIFAMILY SITE
LOOP 202 & BASELINE RD, LAVEEN VILLAGE, AZ



zoom site plan



S
SEC

LAVEEN MULTIFAMILY SITE
LOOP 202 & BASELINE RD, LAVEEN VILLAGE, AZ



aerial

PB BELL | 308 GARDEN STYLE
UNDER CONSTRUCTION | NEARLY COMPLETE
EMPIRE | 285 SINGLE FAMILY FOR RENT
UNDER CONSTRUCTION

HAWKINS | 520 UNITS | 2024 START
DHI 130 UNITS | UNDER CONSTRUCTION

LOOP
202

59th AVENUE

Harkins
THEATRES

S
SEC

LAVEEN MULTIFAMILY SITE

LOOP 202 & BASELINE RD, LAVEEN VILLAGE, AZ

PCA
PHOENIX COMMERCIAL ADVISORS



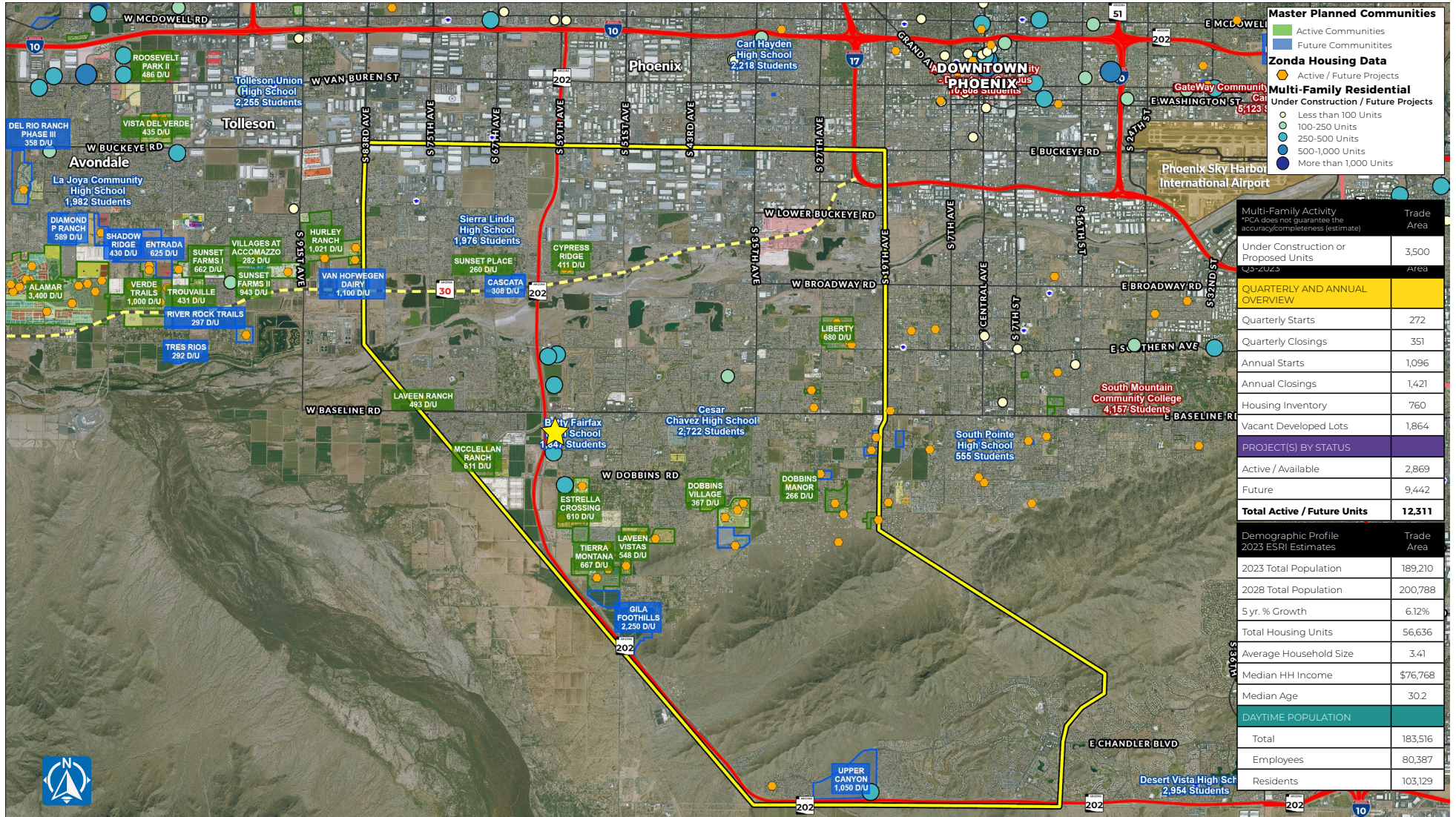
S
SEC

LAVEEN MULTIFAMILY SITE

LOOP 202 & BASELINE RD, LAVEEN VILLAGE, AZ



housing aerial



Master Planned Communities

- Active Communities
- Future Communities

Zonada Housing Data

- Active / Future Projects

Multi-Family Residential Under Construction / Future Projects

- Less than 100 Units
- 100-250 Units
- 250-500 Units
- 500-1,000 Units
- More than 1,000 Units

Multi-Family Activity	Trade Area
Under Construction or Proposed Units Q3-2023	3,500
QUARTERLY AND ANNUAL OVERVIEW	
Quarterly Starts	272
Quarterly Closings	351
Annual Starts	1,096
Annual Closings	1,421
Housing Inventory	760
Vacant Developed Lots	1,864
PROJECT(S) BY STATUS	
Active / Available	2,869
Future	9,442
Total Active / Future Units	12,311
Demographic Profile 2023 ESRI Estimates	
2023 Total Population	189,210
2028 Total Population	200,788
5 yr. % Growth	6.12%
Total Housing Units	56,636
Average Household Size	3.41
Median HH Income	\$76,768
Median Age	30.2
DAYTIME POPULATION	
Total	183,516
Employees	80,387
Residents	103,129

S
SEC

LAVEEN MULTIFAMILY SITE
LOOP 202 & BASELINE RD, LAVEEN VILLAGE, AZ



trade area demos



POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Population	10,083	65,562	132,399
2028 Total Population	12,401	71,764	144,548



HOUSING UNITS

	1-Mile	3-Mile	5-Mile
2023 Housing Units	2,931	18,272	36,199
Owner Occupied	71.4%	73.7%	71.7%
Renter Occupied	27.5%	24.3%	25.6%



DAYTIME POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Daytime Pop	6,515	44,381	109,939
Workers	1,163	8,903	39,568
Residents	5,352	35,478	70,371



HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2023 Households	2,899	17,904	35,226
2028 Households	3,587	19,734	38,923



2023 INCOMES

	1-Mile	3-Mile	5-Mile
Average HH Income	\$118,121	\$109,464	\$106,936
Median HH Income	\$94,852	\$87,421	\$84,713
Per Capita Income	\$32,556	\$29,912	\$28,624



BUSINESSES

	1-Mile	3-Mile	5-Mile
2023 Businesses	48	443	1,467

2023 ESRI ESTIMATES

S
SEC

LAVEEN MULTIFAMILY SITE

LOOP 202 & BASELINE RD, LAVEEN VILLAGE, AZ





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

LOOP
202

Harkins
THEATRES

exclusively listed by

LANCE UMBLE
(602) 734.7206
lumble@pcaemail.com

TEALE BLOOM
(602) 288.3476
tbloom@pcaemail.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. 12/02/24

3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
www.pcainvestmentsales.com