

SUBLEASE AVAILABLE FORMER BATTERY WORLD

PROPERTY SUMMARY

Anchored by Academy Sports + Outdoors and Outback Steakhouse, Lakeview Village II sits directly across from Walmart Supercenter in the heart of this 150 acre master-planned regional retail development that includes major tenants such as Lowe's, Walmart Supercenter, Academy Sports + Outdoors, Target, Marshalls, and Best Buy. The master-planned development is located on either side of Interstate 110 north of Interstate 10. This property offers ample parking, signalized entrance, over 600' of frontage on Sangani Boulevard, attractive store fronts with a large sign band for branding and excellent line of sight.

AVAILABLE

- Unit J: 2,700 ± SF

PROPERTY INFO

- Size: 34,260 ± SF
- Zoning: B-2
- Land Size: 4.60 ± AC

SUBLEASE RATE

- \$15.87 PSF NNN (Annual)

TRAFFIC COUNTS (ADT 2023)

- On I-110, north of site: 21,000
- On I-10, east of site: 79,000

AREA BUSINESSES

- Walmart Supercenter
- Lowe's
- Academy Sports + Outdoors
- Target
- Best Buy
- ULTA Beauty
- Tesla Charging Station



SUMMARY

RETAIL AERIAL

AERIAL

PHOTOS

DEMOGRAPHICS



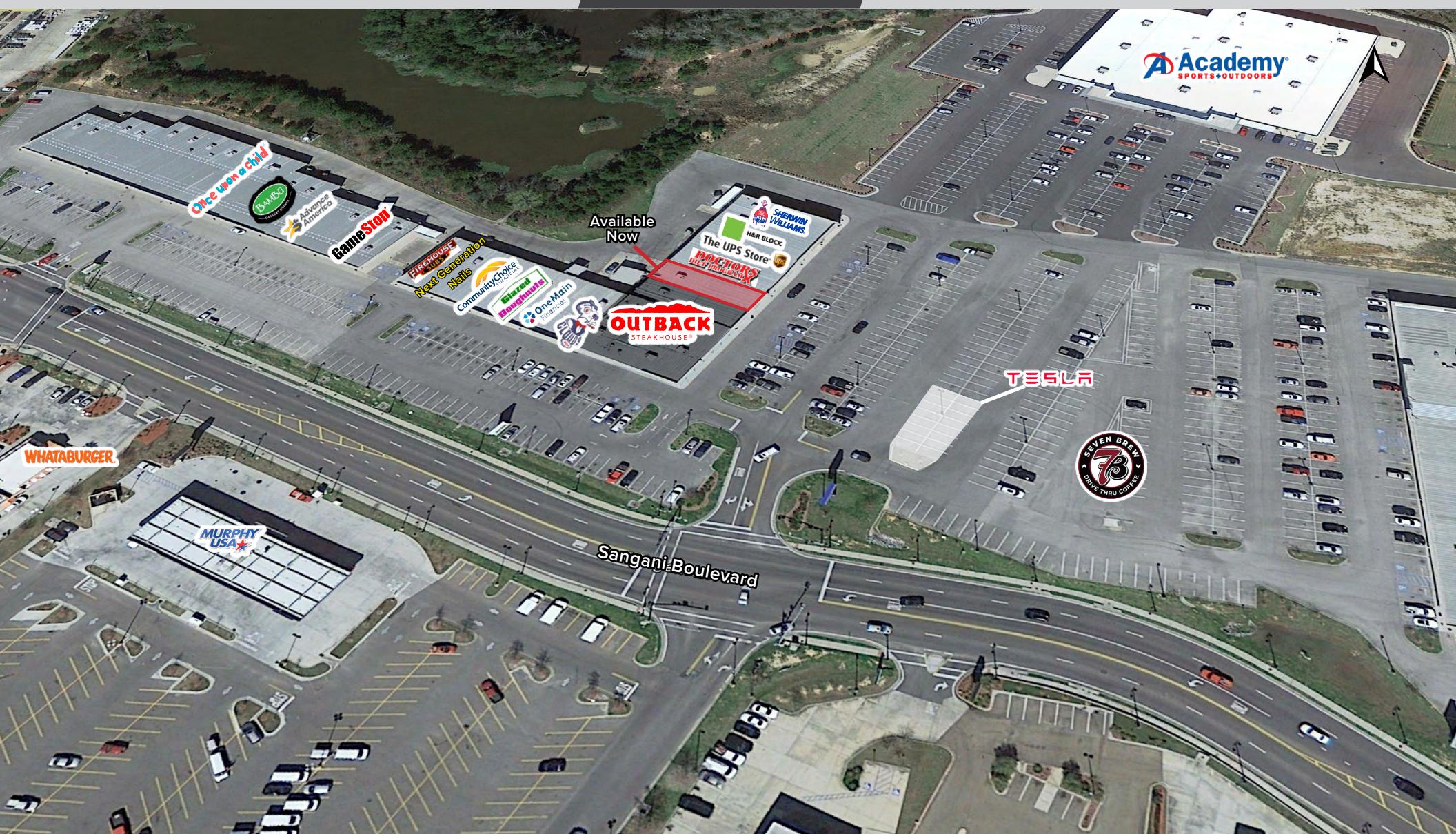
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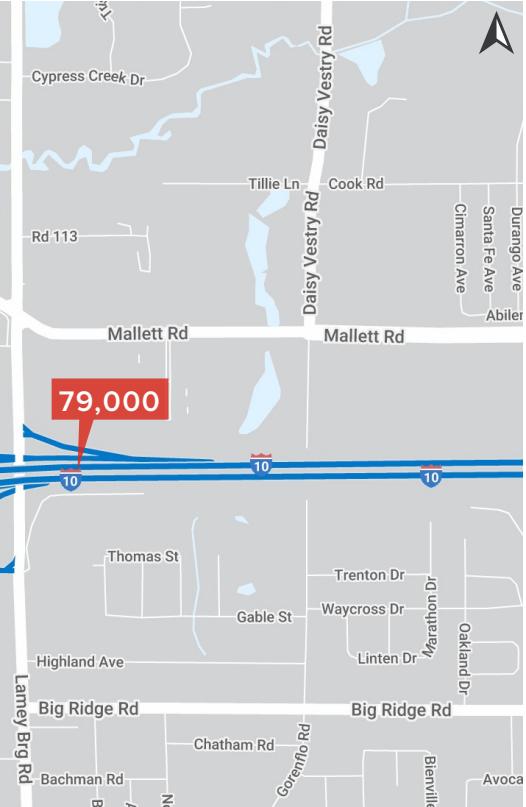
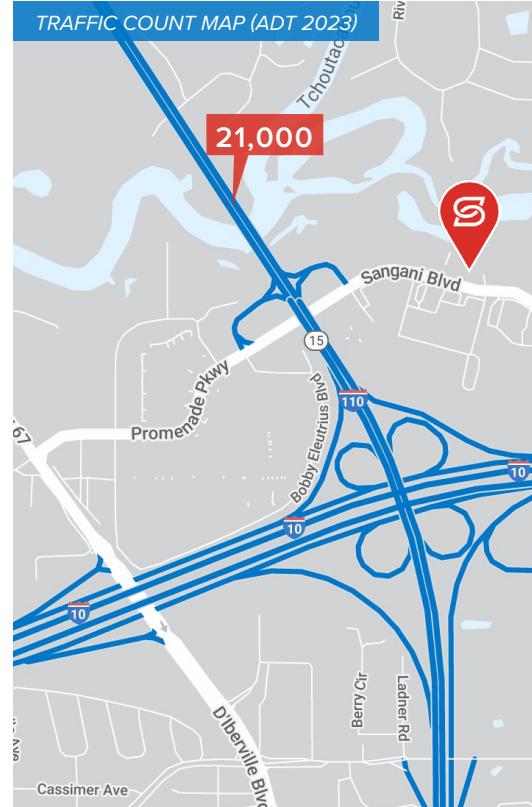
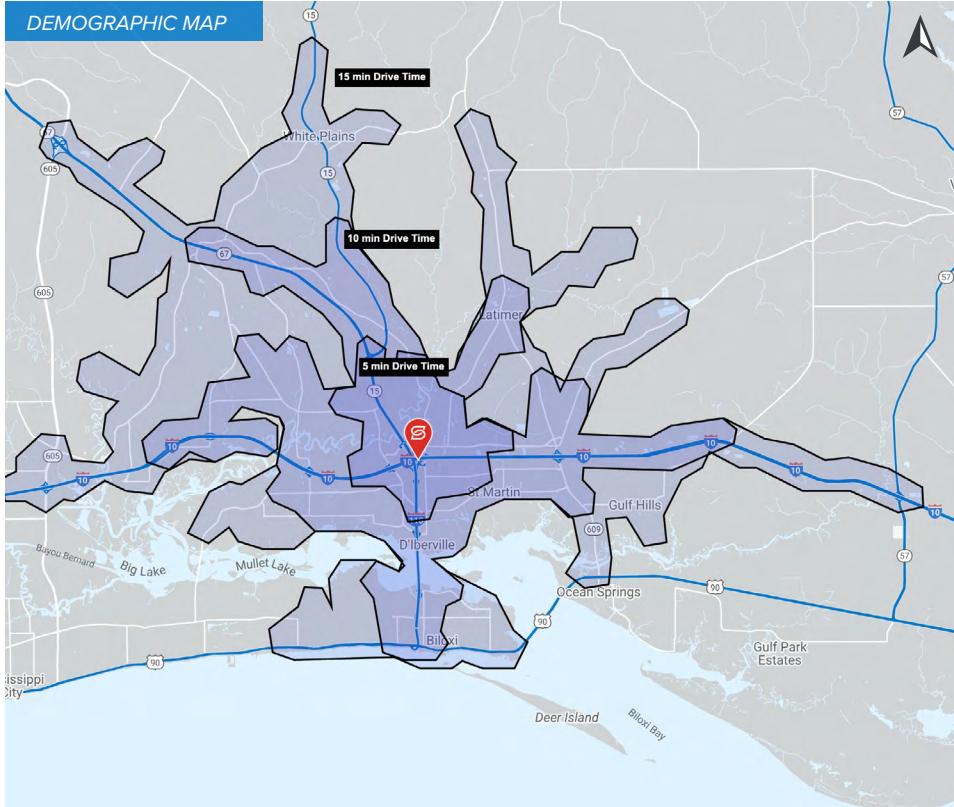
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2025 DRIVETIME DEMOGRAPHICS

5 MIN

10 MIN

15 MIN



11,394

39,852

73,824

5 MIN

10 MIN

15 MIN



\$82,003

\$83,514

\$84,370

5 MIN

10 MIN

15 MIN



7,610

29,793

48,73