

FOR LEASE
Laveen Ranch Marketplace
 SEC Baseline Rd & 51st Ave | Laveen, AZ



DO NOT DISTURB TENANT

Overview

LEASE RATE Contact Broker

AVAILABLE SF 3,837 SF



Description

- Coming available soon; do not disturb tenant
- Second generation chiropractic/physical therapy space
- Safeway anchored center in a densely populated trade area
- Strong retail intersection with more than 65,000 vehicles per day
- Located 1 Mile East of Loop 202

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
2020 Est Population	16,123	61,278	125,760
2025 Est Population	17,897	67,217	136,251
Average HH Income	\$93,708	\$86,981	\$81,526
Daytime Population	13,676	50,501	109,790

Year: 2020 | Source: Esri

Contact

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Traffic Counts

Baseline Road	33,895 VPD
51st Avenue	31,625 VPD

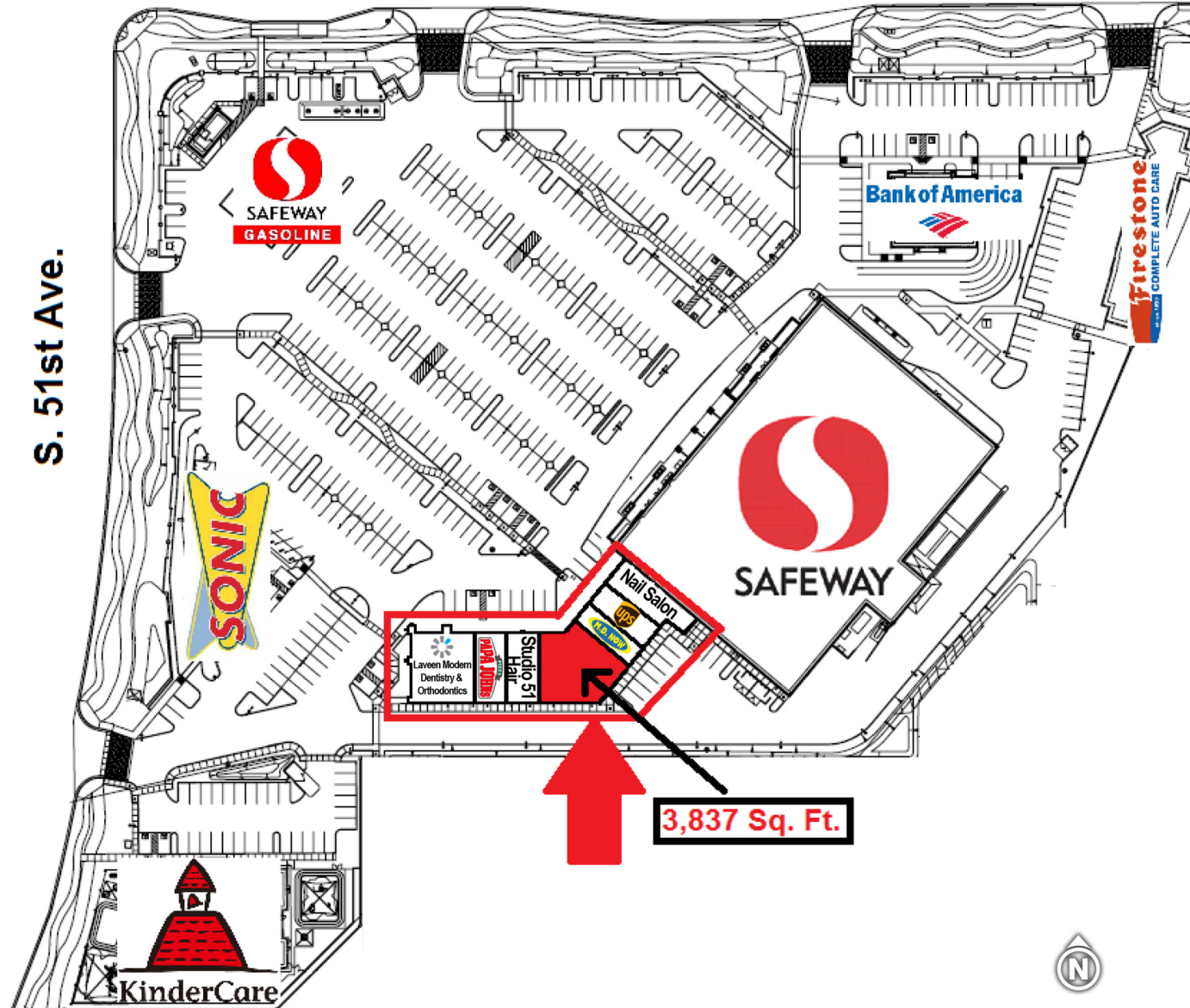
Year: 2020 | Source: MPSI

Laveen Ranch Marketplace

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W. Baseline Rd.







GILA RIVER
COMMUNITY

	1 mile	3 miles	5 miles
Population			
2000 Population	485	9,005	37,199
2010 Population	13,298	50,451	105,107
2020 Population	16,123	61,278	125,760
2025 Population	17,897	67,217	136,251
2000-2010 Annual Rate	39.25%	18.81%	10.95%
2010-2020 Annual Rate	1.90%	1.91%	1.77%
2020-2025 Annual Rate	2.11%	1.87%	1.62%
2020 Male Population	48.5%	49.0%	51.4%
2020 Female Population	51.5%	51.0%	48.6%
2020 Median Age	30.6	30.5	29.2
Households			
2000 Households	153	2,530	8,267
2010 Households	3,952	14,640	27,857
2020 Total Households	4,698	17,449	32,953
2025 Total Households	5,190	19,053	35,777
2000-2010 Annual Rate	38.42%	19.19%	12.92%
2010-2020 Annual Rate	1.70%	1.73%	1.65%
2020-2025 Annual Rate	2.01%	1.77%	1.66%
2020 Average Household Size	3.43	3.51	3.56
Housing Units			
2020 Total Housing Units	5,111	18,862	35,556
2020 Owner Occupied Housing Units	3,668	13,867	25,064
2020 Renter Occupied Housing Units	1,030	3,582	7,889
2020 Vacant Housing Units	413	1,413	2,603
Race and Ethnicity			
2020 White Alone	37.6%	42.1%	43.2%
2020 Black Alone	24.8%	20.1%	16.8%
2020 American Indian/Alaska Native Alone	2.1%	2.3%	3.1%
2020 Asian Alone	10.2%	7.7%	5.1%
2020 Pacific Islander Alone	0.3%	0.3%	0.2%
2020 Hispanic Origin (Any Race)	40.7%	48.6%	56.8%
Income			
2020 Median Household Income	\$76,812	\$72,315	\$65,114
2020 Average Household Income	\$93,708	\$86,981	\$81,526
2020 Per Capita Income	\$27,641	\$24,874	\$21,980
2019 Population 25+ by Educational Attainment			
Total	9,528	36,048	72,051
High School Graduate	18.6%	22.3%	23.1%
GED/Alternative Credential	5.5%	4.3%	5.7%
Some College, No Degree	22.9%	21.6%	21.8%
Associate Degree	11.4%	11.4%	9.5%
Bachelor's Degree	18.9%	16.5%	12.7%
Graduate/Professional Degree	9.4%	8.2%	6.8%
Daytime Population			
2020 Total Daytime Population	13,676	50,501	109,790
Workers	4,848	16,712	42,707
Residents	8,828	33,789	67,083

Source: Esri, U.S. Census