

LOOP 202 & DOBBINS RD, SEC

LAVEEN TOWNE CENTER

DEVELOPED BY:



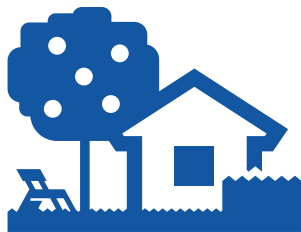
Vestar

LEASING BY:



PHOENIX COMMERCIAL ADVISORS





41,188

NUMBER OF HOUSES
(TRADE AREA)



148,062

2024 POPULATION
(TRADE AREA)



\$127,769

AVERAGE HH INCOME
(TRADE AREA)



33.1

2024 MEDIAN AGE
(TRADE AREA)

Source: U.S. Census Bureau, Census 2020 Data. Esri forecasts for 2024 and 2029



SUMMARY

Laveen Towne Center, the latest development by Vestar is located in the Laveen Village Trade Area at the southeast corner of Loop 202 & Dobbins Rd, Phoenix AZ. The development is situated on approximately 77-acres and expected to have over 330,000 square feet of retail space along with an estimated 400-500 multi-family units and set to be the next premiere shopping center in the trade area that will offer large anchor retailers, soft goods, and a variety of services and restaurants.

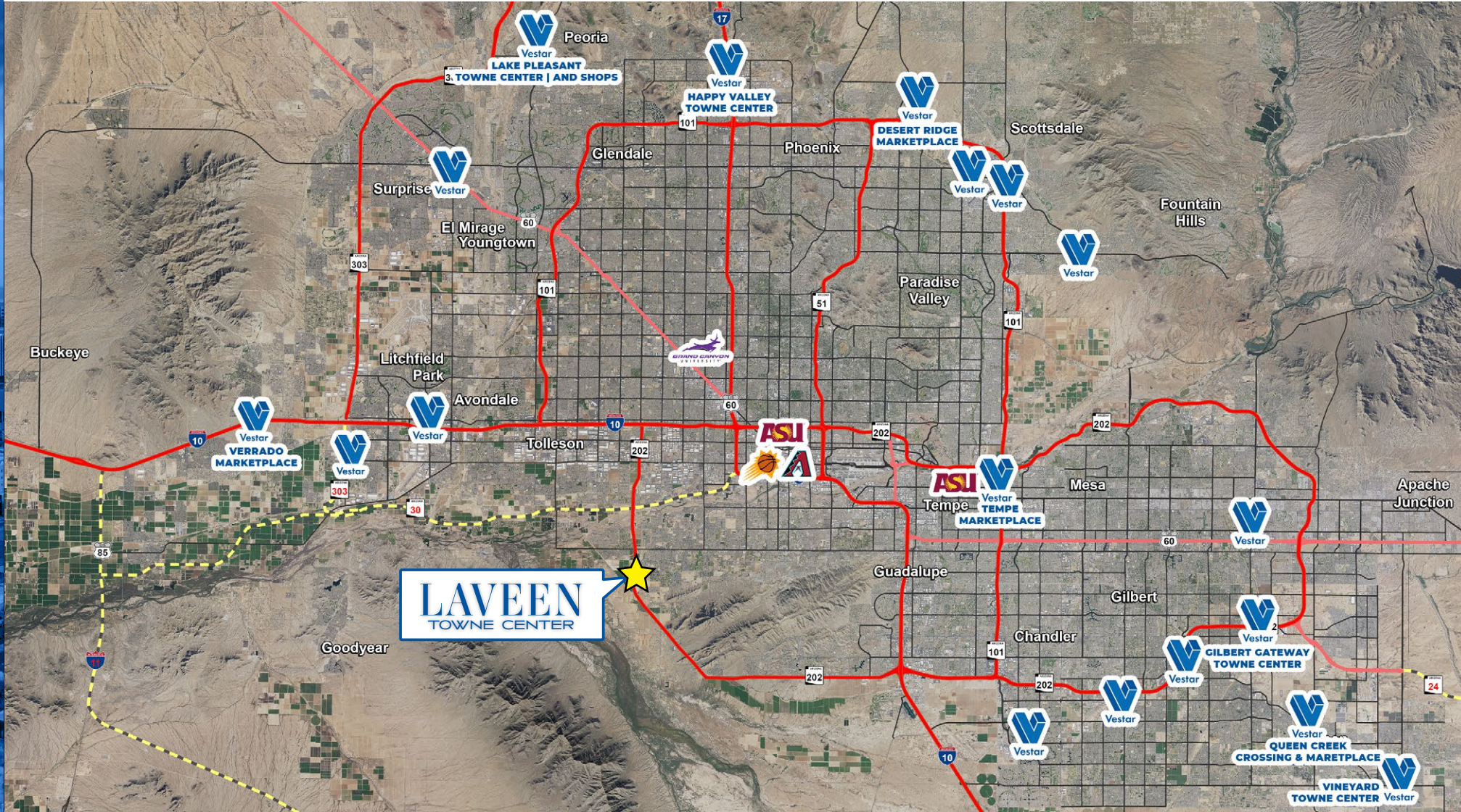
The trade area has experienced a tremendous amount of residential growth over the past 5-years where over 6,340 new homes have been built (as of Q4 2023) with another ±2,000 lots permitted or entitled, and another ±1,770 multi-family units are in various entitlement stages. Infrastructure has also helped contribute to the growth with the development of the South Mountain (Loop 202) freeway that adjoins Interstate-10 east/west to the southern border of Chandler/Phoenix.



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. September 4, 2024 9:58 AM



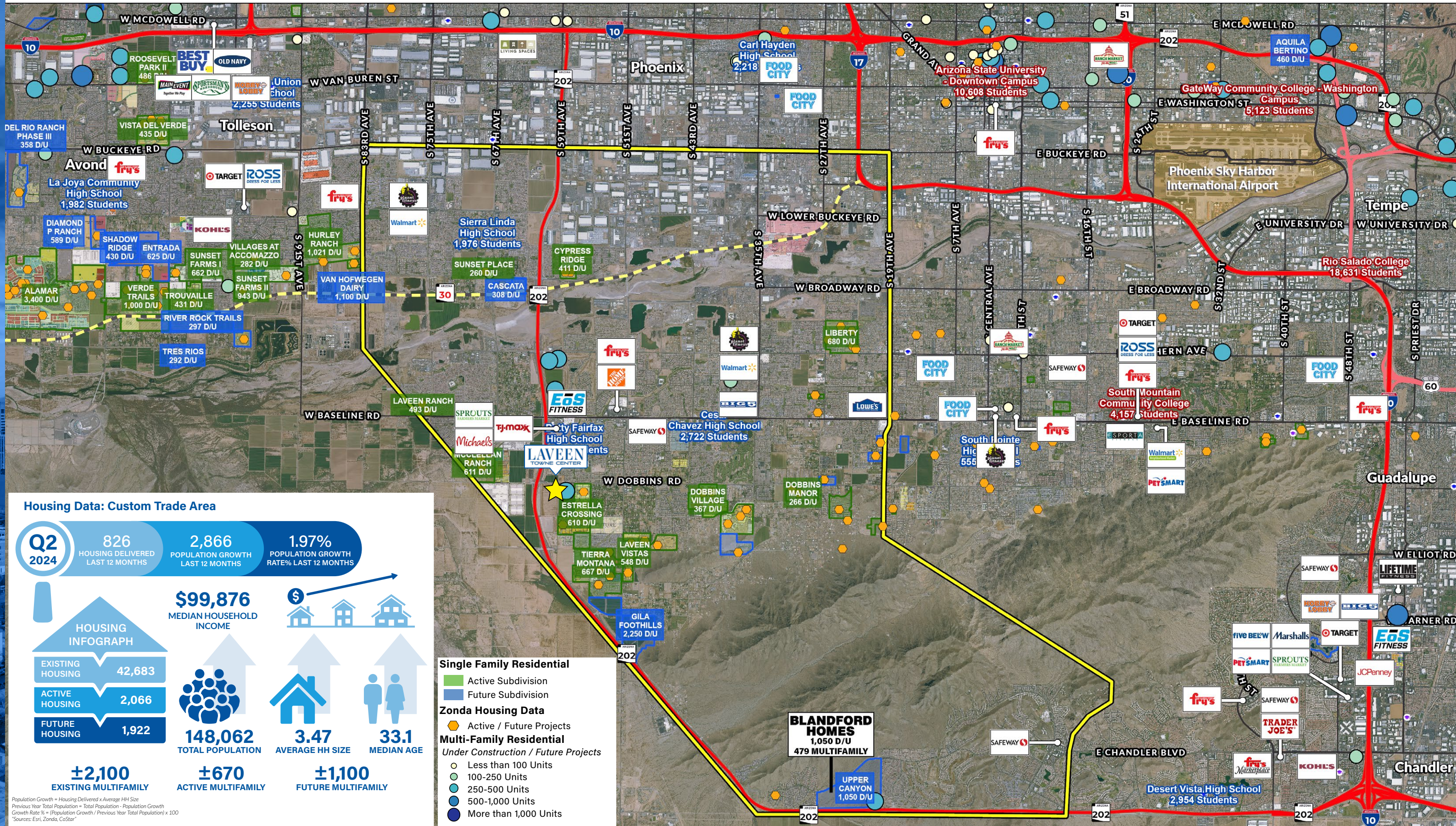
LOCATION OF LAVEEN TOWNE CENTER



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HOUSING TRADE AREA



Single Family Residential

- Active Subdivision
- Future Subdivision

Zonda 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

Housing Data: Custom Trade Area

Q2 2024 826 HOUSING DELIVERED LAST 12 MONTHS

2,866 POPULATION GROWTH LAST 12 MONTHS

1.97% POPULATION GROWTH RATE% LAST 12 MONTHS

HOUSING INFOGRAPH

- EXISTING HOUSING: 42,683
- ACTIVE HOUSING: 2,066
- FUTURE HOUSING: 1,922

\$99,876 MEDIAN HOUSEHOLD INCOME

148,062 TOTAL POPULATION

3.47 AVERAGE HH SIZE

33.1 MEDIAN AGE

±2,100 EXISTING MULTIFAMILY

±670 ACTIVE MULTIFAMILY

±1,100 FUTURE MULTIFAMILY

BLANDFORD HOMES 1,050 D/U
479 MULTIFAMILY

UPPER CANYON 1,050 D/U

Population Growth = Housing Delivered x Average HH Size
Previous Year Total Population = Total Population - Population Growth
Growth Rate % = (Population Growth / Previous Year Total Population) x 100
Sources: Esri, Zonda, CoStar

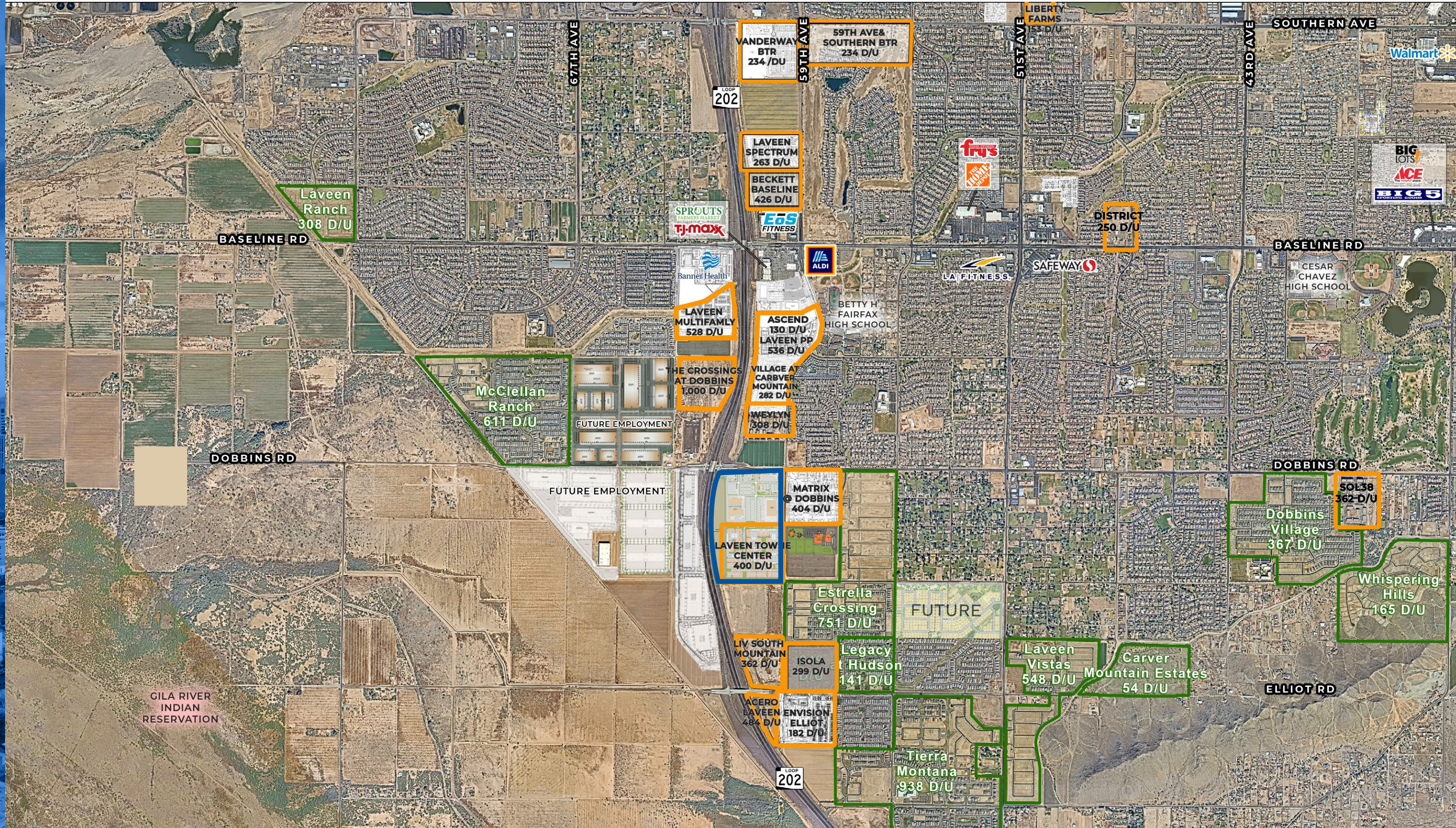


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LOOP 202 CORRIDOR

LOOP 202 & DOBBINS RD, SEC



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ZOOM AERIAL

DOWNTOWN PHOENIX

LOOP
202

MATRIX AT DOBBINS
404 D/U

SCHOOL / PARK



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LOOKING TO Partner with You

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