

LAVEEN PAVILIONS

3404 West Southern Avenue | Phoenix, Arizona 85041



**ANCHOR SPACE
AVAILABLE**

Spaces Available:	Anchor Space: 20,230 SF Potential Space: Up to +/- 6,000 SF Vanilla Shell: 1,329
Lease Rate:	Negotiable
Building Size:	71,773 SF
Year Built:	2007
Zoning:	C-1, Phoenix
Cross Streets:	NEC 35th Avenue & Southern
Traffic Count:	46,451 VPD (Intersection)

LEASE HIGHLIGHTS:

- Anchor Space Available - Former BBB Fashion
- Well Maintained Shopping Center - Excellent Street Visibility
- Monument Signage Available
- Adjacent to New Build-to-Rent Community, Legacy at Laveen Village
- Rapidly Growing Area

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35th Avenue - 18,358 VPD

Southern Avenue - 28,093 VPD

SUITE	TENANT	SIZE (SF)	SUITE	TENANT	SIZE (SF)
101	Brighter Angels Day Care	6,525	168	Harbor Seafood Cajun House	7,640
105	AVAILABLE - Vanilla Shell	1,329	169	Southwest Motor Vehicle Service	1,206
109	Southern Dental	2,437	171	Subway	1,276
114	Threading Salon	1,230	174	Fresco's Raspados Water & Ice	1,111
117	Chely's Hair Salon	1,206	175	Nail Salon	1,182
120	ATL Wings	1,650	178	Frank's Barber Shop	1,177
121	Laveen Karate & Dance	5,377	180	Pho @ Laveen	1,237
125	Dollar Tree	12,106	Pad 1	O'Reilly Auto Parts	NAP
131	Brunch House	3,572	Pad 2	Taco Bell	NAP
150	AVAILABLE- ANCHOR SPACE	20,230	Pad 3	Walgreens	NAP
150b	Marines Recruiting	997	Pad 4	POTENTIAL OUTDOOR SPACE OR BTS OPPORTUNITY	Up to ±6,000
151	Army Recruiting	1,605			

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goodwill SKY ZONE Lexington planet fitness McDonald's SHERWIN WILLIAMS Filbert's MEXICAN FOOD

WAL*MART SUPERCENTER Jack in the box AlaskaUSA Federal Credit Union Angry CRAB SHACK Starbucks COFFEE Long Wong's SALLY.

Auto Zone AAMCO Aaron's Legacy at LAVEEN VILLAGE Build-to-Rent Community 172 D/U



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ORION INVESTMENT REAL ESTATE

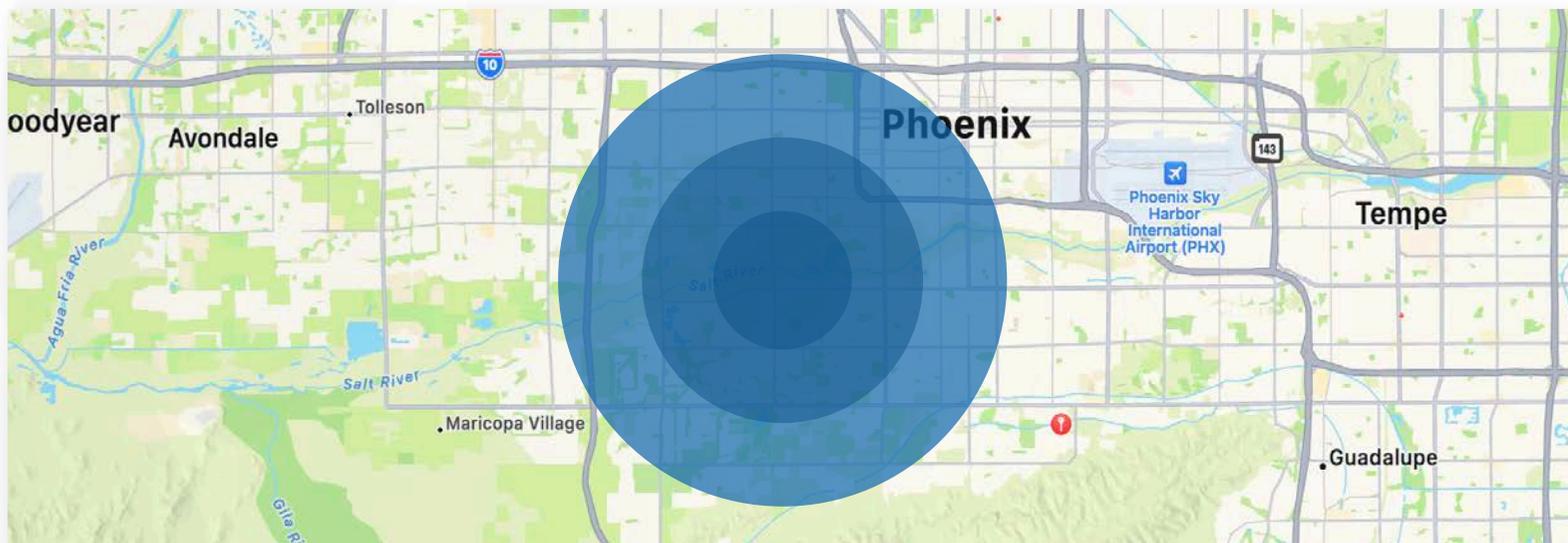
TEAM **EGGERT / ACHTMAN**

5 Mile
Daytime Population
281,905

3 Mile
Avg. Household Income
\$111,199

1 Mile
Median Age
29.5

2023 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	16,842	100,298	281,905
Residential Population:	15,825	83,174	202,078
2028 Proj. Residential Population:	17,018	90,666	218,645
Average Household Income:	\$100,881	\$111,199	\$96,529
Median Age:	29.5	30.1	30.5
Average Household Size:	3.6	3.4	3.4
Estimated Households:	4,400	22,988	57,286
2028 Proj. Households:	4,912	26,193	64,655
Total Businesses:	215	1,867	6,652
Total Employees:	1,017	17,124	79,827

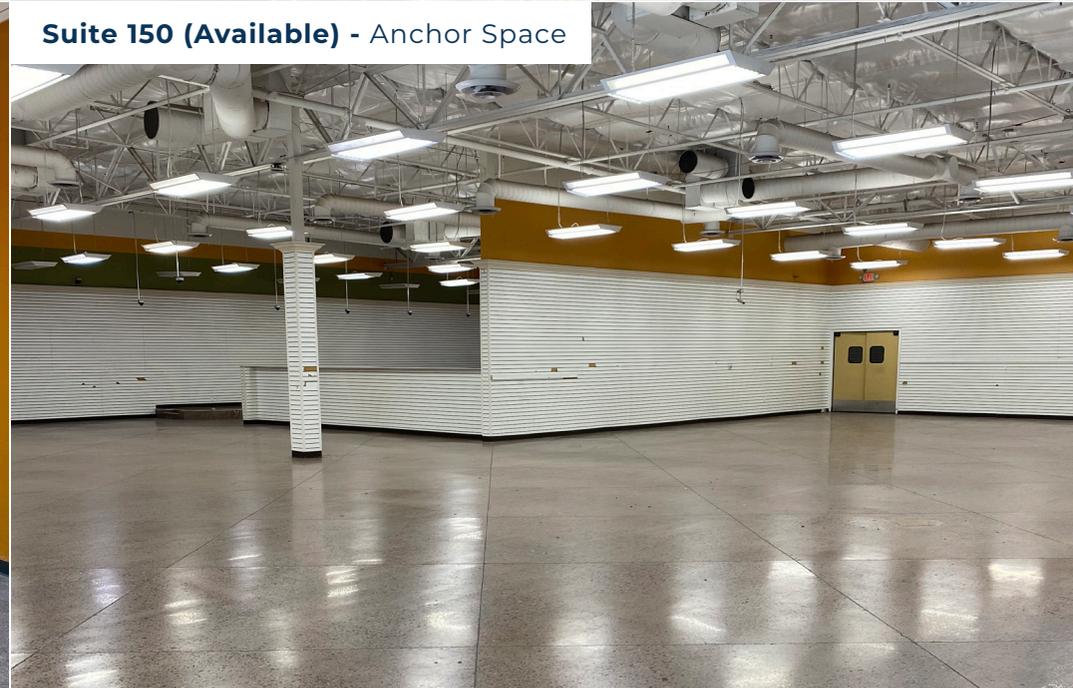




Suite 105 (Available) - Vanilla Shell



Suite 150 (Available) - Anchor Space



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