

DEVELOPED BY

RAI
HOLDINGS



SEC

59TH AVE & DOBBINS RD

LAVEEN VILLAGE, AZ

property highlights

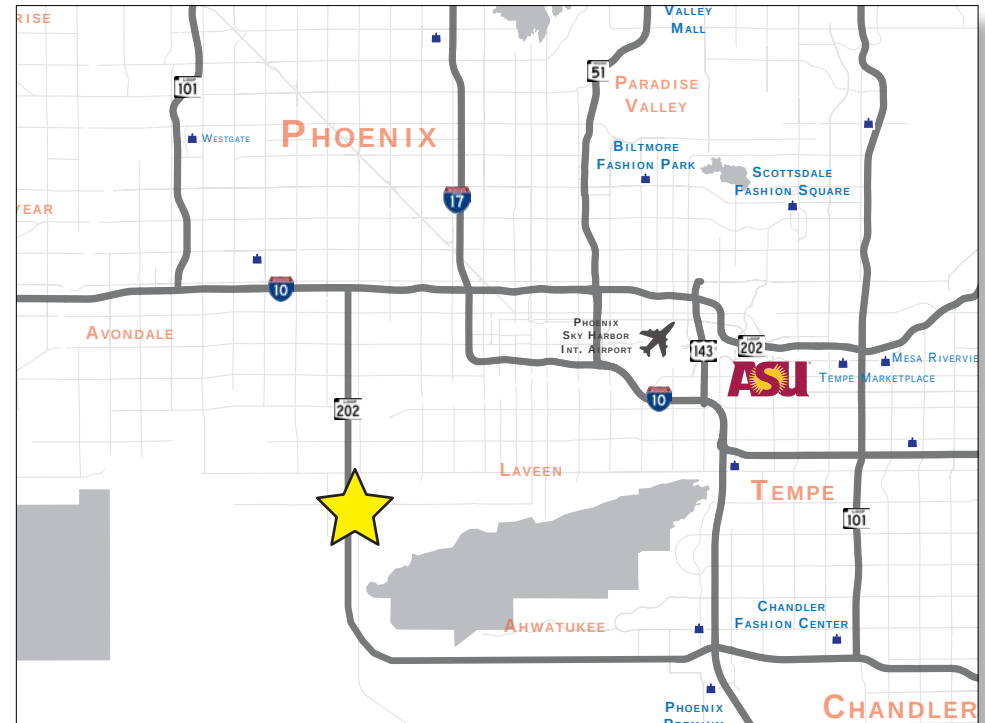
AVAILABLE: Pads and Shops

PRICING: Call for Pricing

ZONING: C-2

property highlights

- Strategically positioned at a high growth intersection consisting of over ±696,000 SF of planned retail with national cotenancy planned on each corner.
- Mixed use development with cross access to over ±380 residential units planned to the rear of the site.
- Conveniently positioned less than a half mile away from the Loop 202.
- Multiple full movement ingress/egress points along both 59th Ave & Dobbins Rd.
- Positioned less than ±1-mile away from the planned ±250-acre Dobbins Industrial and Tech Park.



	2025 Housing Units	35,405 5-Mile
	2025 Total Daytime Population	95,640 5-Mile
	2025 Average HH Income	\$123,658 5-Mile

traffic count ADOT 2024

59th Ave		Dobbins Rd	
N	±5,102 VPD (NB & SB)	E	±11,658 VPD (EB & WB)
S	±2,414 VPD (NB & SB)	W	±9,686 VPD (EB & WB)
Loop 202			
N	±86,376 VPD (NB & SB)		
S	±78,371 VPD (NB & SB)		

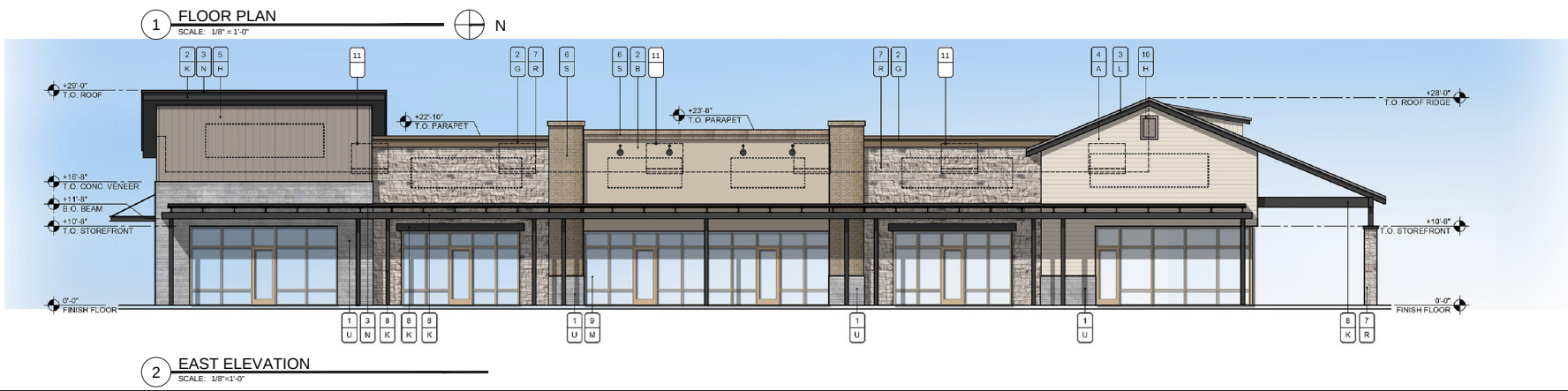
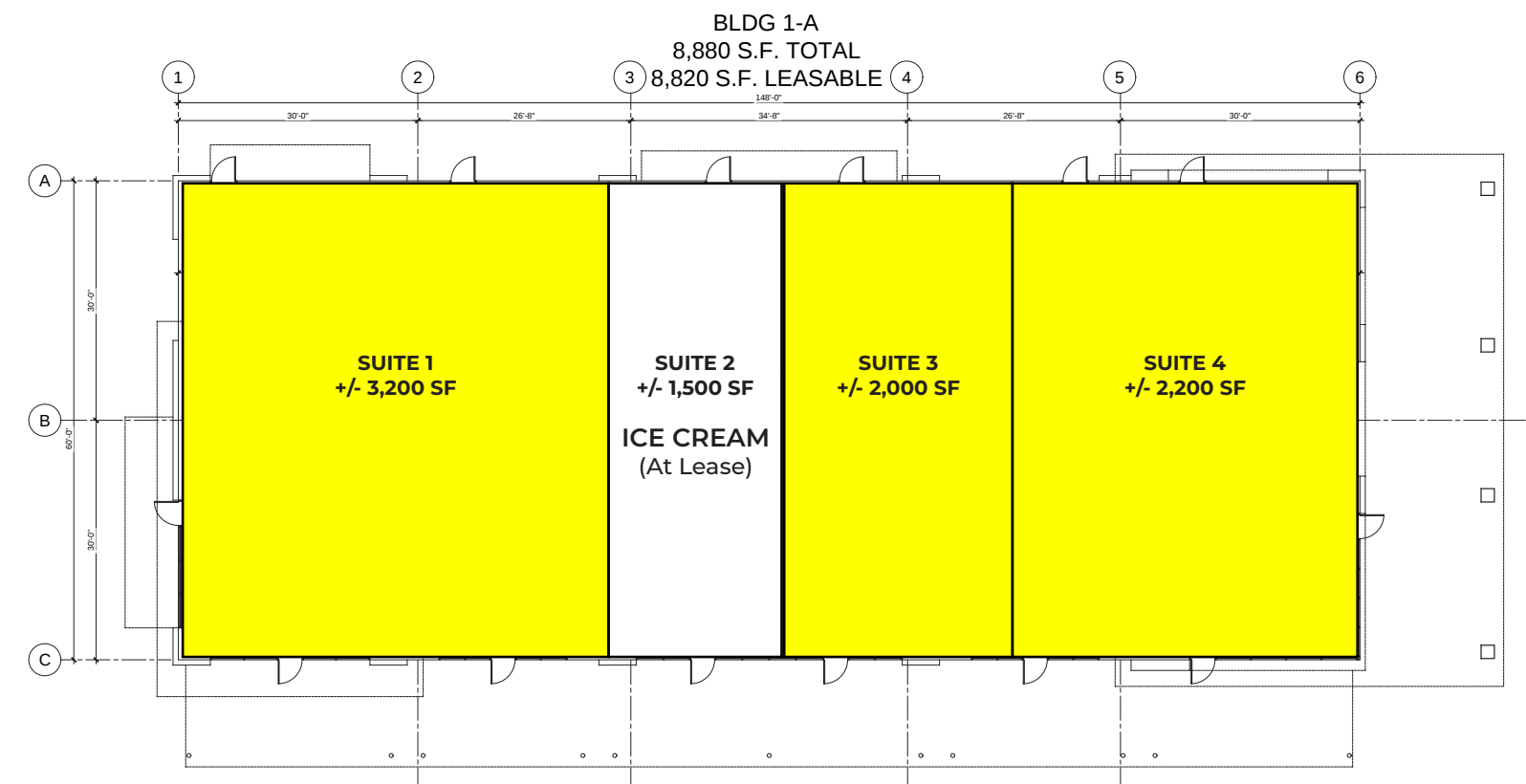
site plan

AVAILABLE

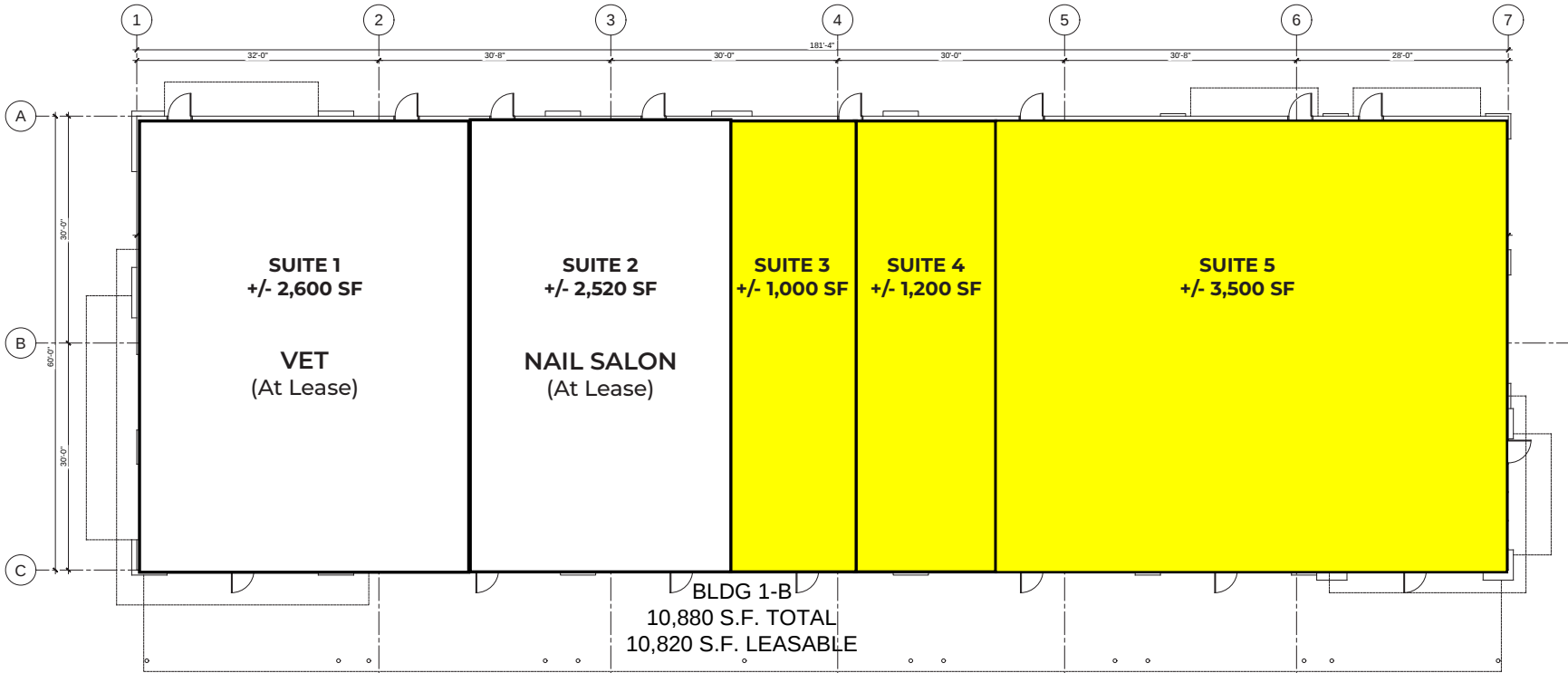


	TENANT	± SF
BLDG 1-A, STE 1	AVAILABLE	3,200
BLDG 1-A, STE 2	Ice Cream (At Lease)	1,500
BLDG 1-A, STE 3	AVAILABLE	2,000
BLDG 1-A, STE 4	AVAILABLE	2,200
BLDG 1-B, STE 1	Vet (At Lease)	2,600
BLDG 1-B, STE 2	Nail Salon (At Lease)	2,520
BLDG 1-B, STE 3	AVAILABLE	1,000
BLDG 1-B, STE 4	AVAILABLE	1,200
BLDG 1-B, STE 5	AVAILABLE	3,500
BLDG 1-N, STE 1	Drink QSR (At Lease)	1,200
BLDG 1-N, STE 2	AVAILABLE	1,600
BLDG 1-N, STE 3	AVAILABLE	1,600
BLDG 1-N, STE 4	AVAILABLE	1,600

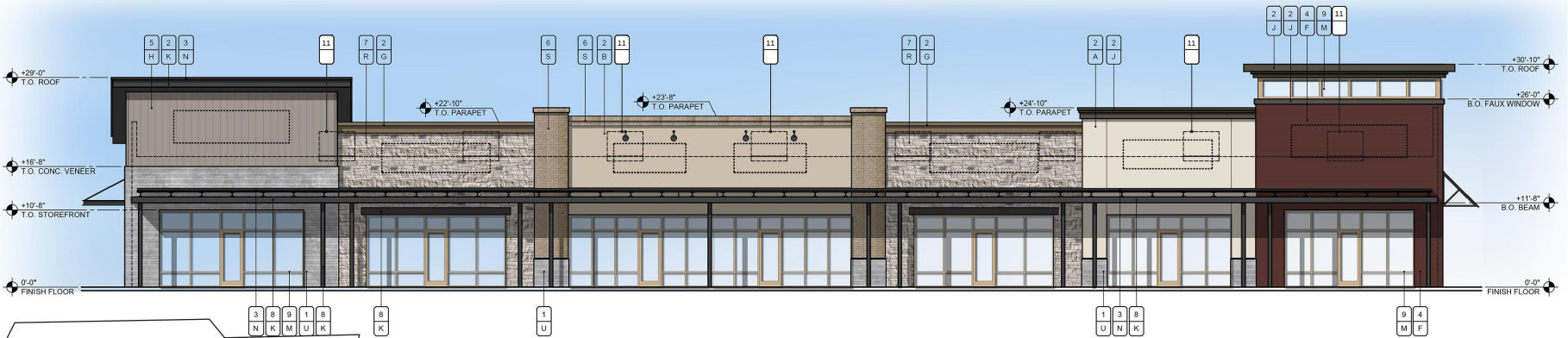
site plan - building 1-A



site plan - building 1-B

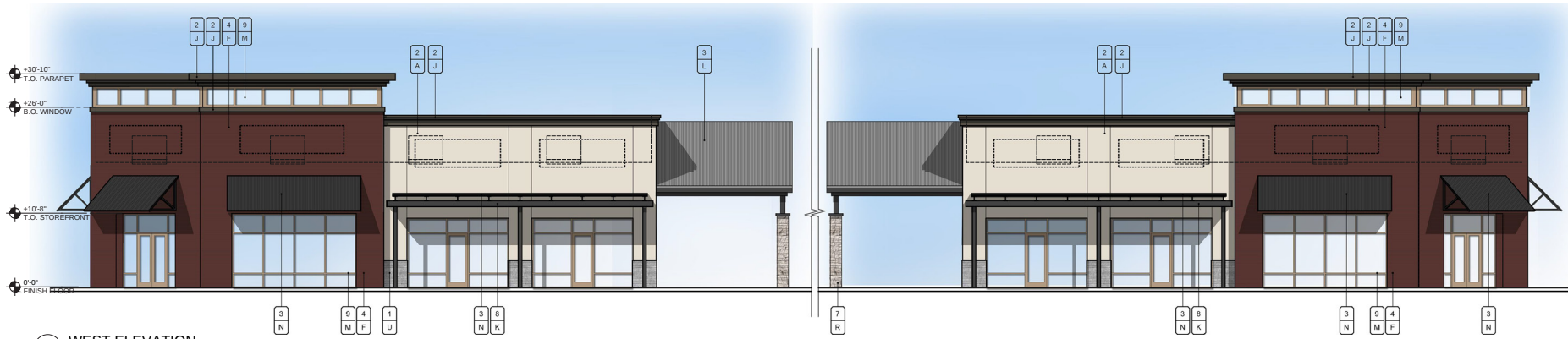


1 FLOOR PLAN
SCALE: 1/8"=1'-0"

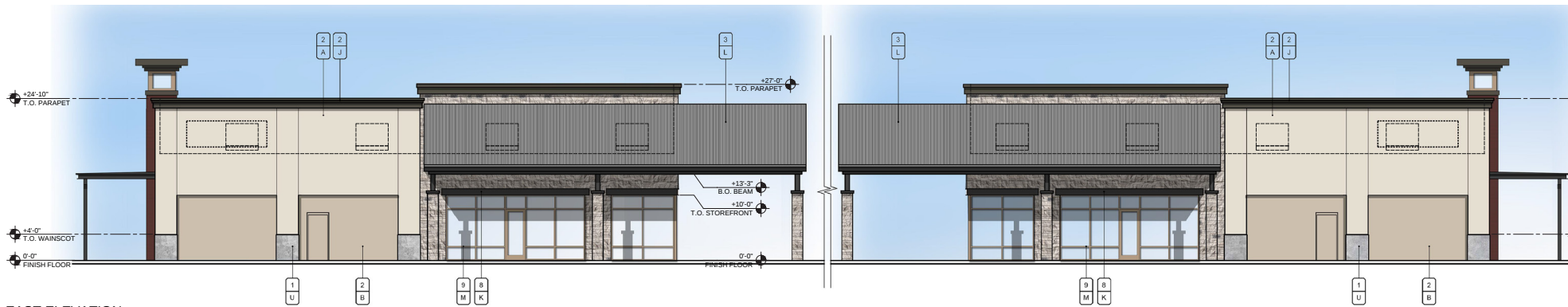


2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

elevations - building K & J



1 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



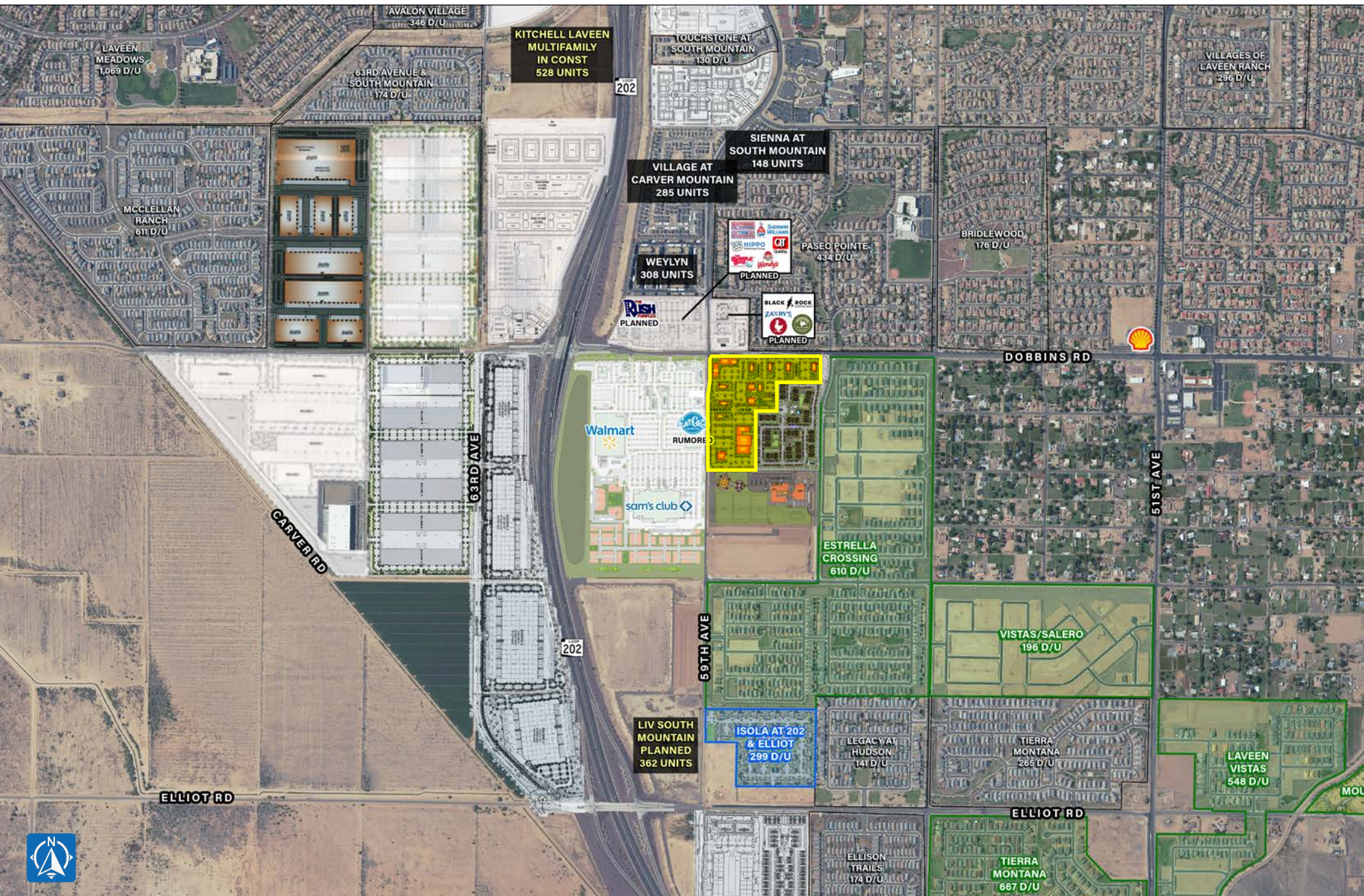
3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"



mid zoom aerial



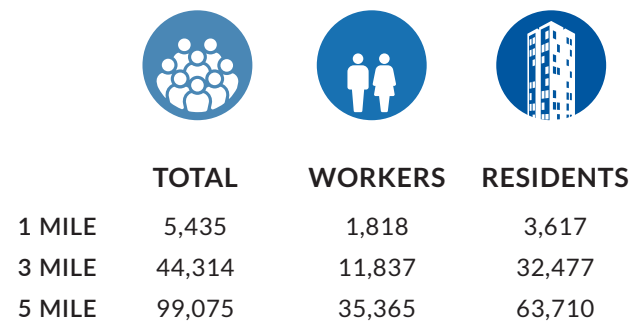
wide aerial



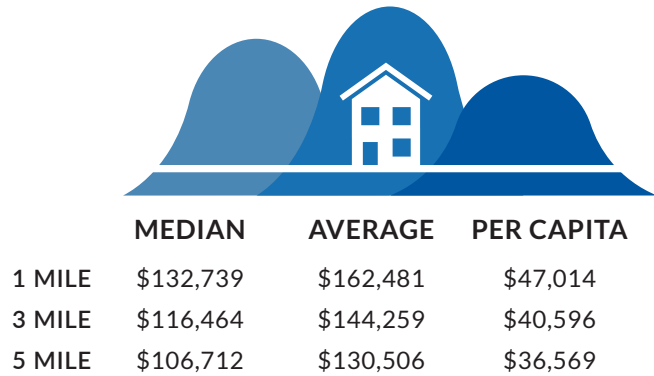
demographics overview

2026 ESRI

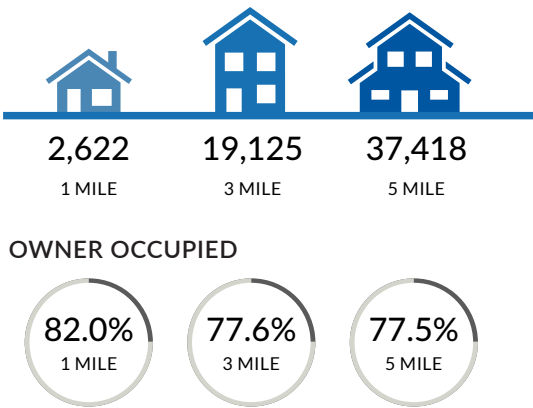
2026 DAYTIME POPULATION



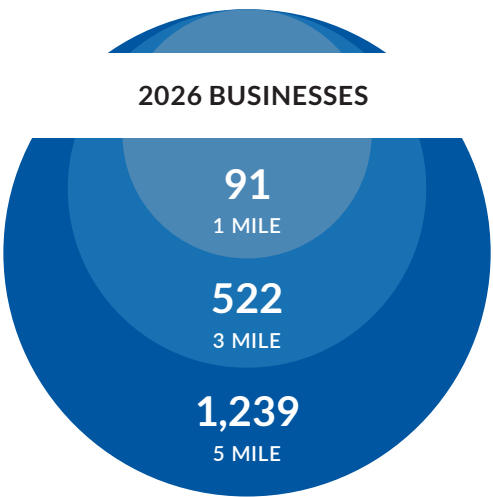
2026 HOUSEHOLD INCOMES



2026 HOUSING UNITS



2026 BUSINESSES



2026 POPULATION
2031 POPULATION

	1 MILE	3 MILE	5 MILE
2026 POPULATION	7,406	64,732	127,376
2031 POPULATION	8,920	70,617	137,115



2026 HOUSEHOLDS
2031 HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2026 HOUSEHOLDS	2,385	18,187	35,633
2031 HOUSEHOLDS	2,882	19,967	38,664



PHOENIX COMMERCIAL ADVISORS
3131 East Camelback Road, Suite 340
Phoenix, Arizona 85016
P. (602) 957-9800
F. (602) 957-0889
phoenixcommercialadvisors.com

EXCLUSIVELY LISTED BY

LANCE UMBLE
(602) 734-7206
lumble@pcaemail.com

JACKSON DRAGON
(602) 288.3468
jdragon@pcaemail.com

DILLON YOUNG
(602) 288-3474
dyoung@pcaemail.com

DEVELOPED BY



ANDY CALL
(623) 523-3943
andy@raidevco.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.