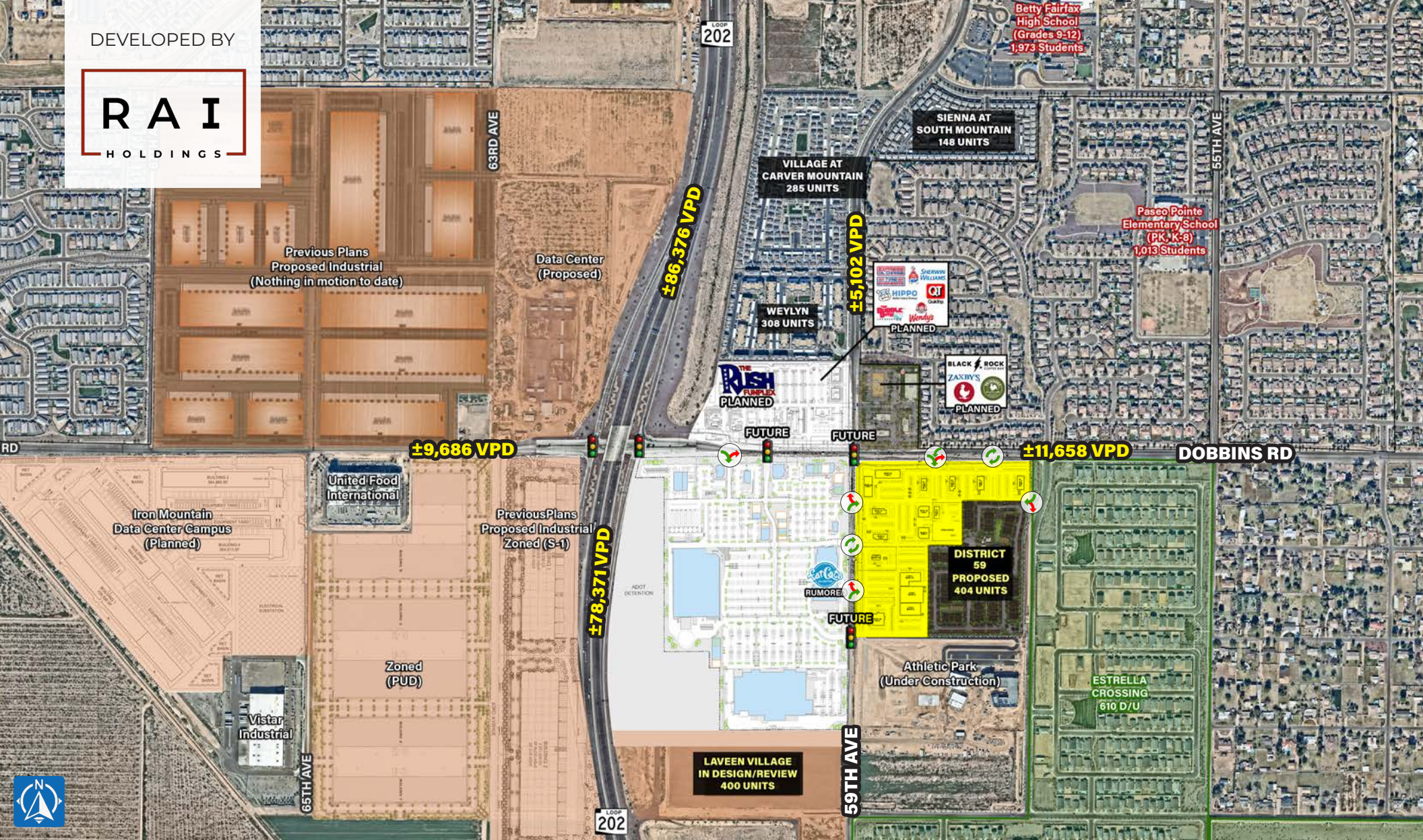


DEVELOPED BY

RAI
HOLDINGS



SEC

59TH AVE & DOBBINS RD

LAVEEN VILLAGE, AZ

property highlights

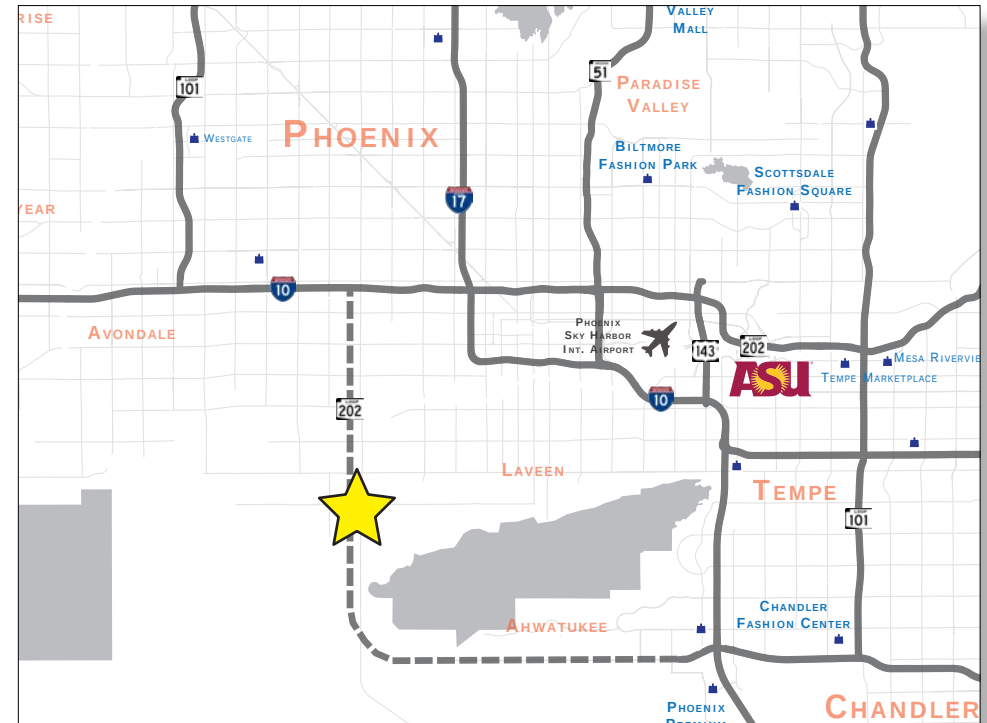
AVAILABLE: Pads and Shops

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

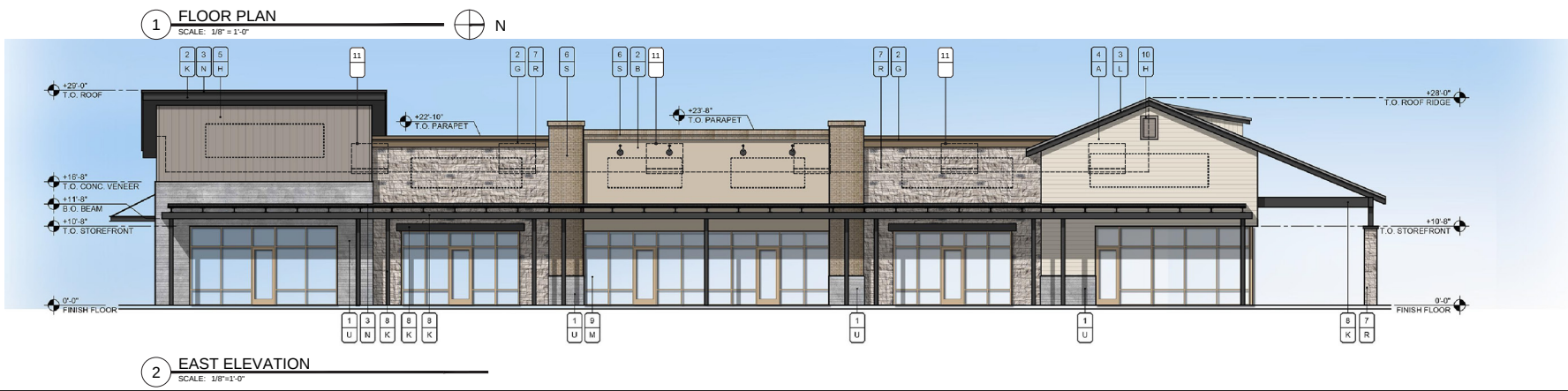
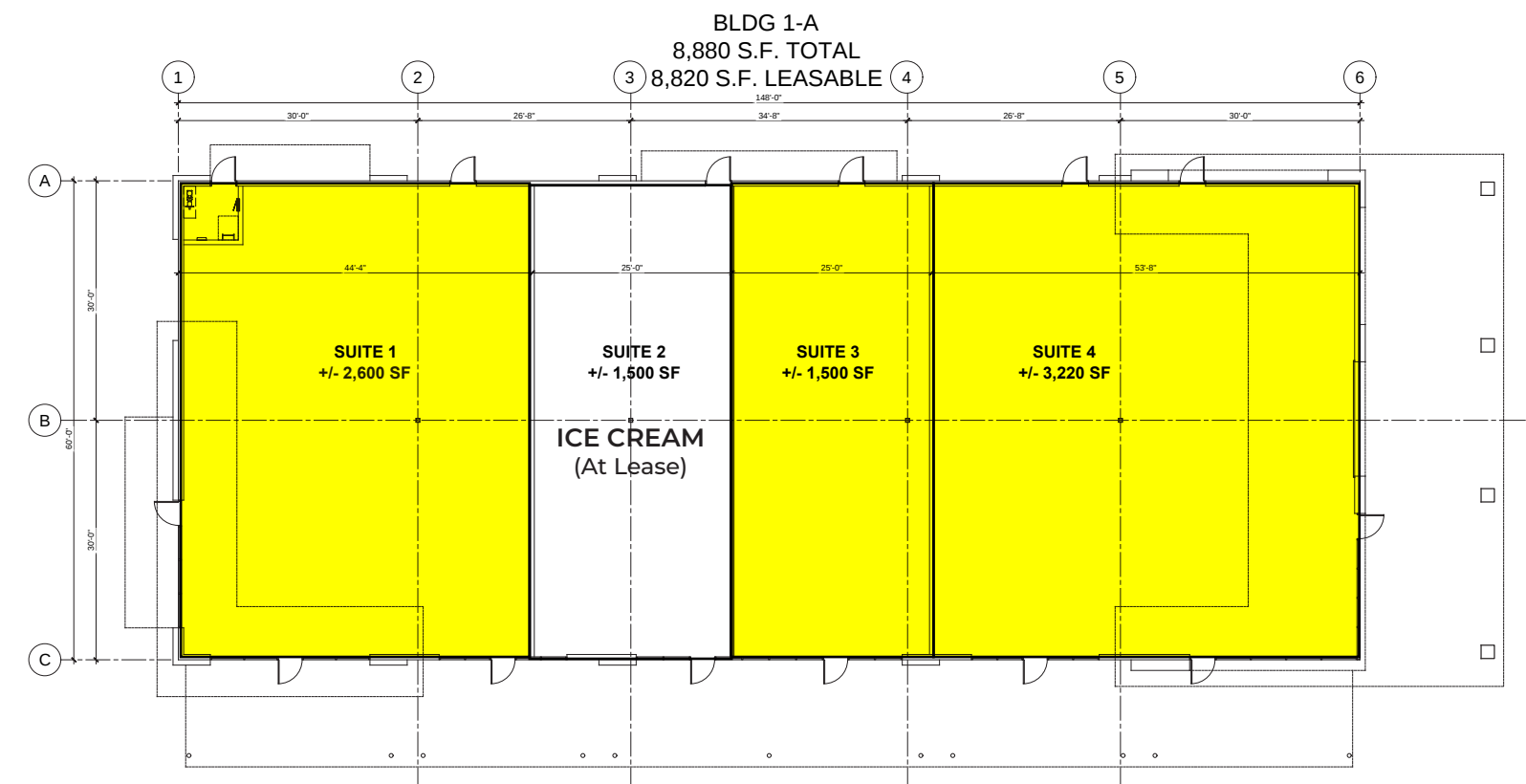
59th Ave		Dobbins Rd	
N	±5,102 VPD (NB & SB)	E	±11,658 VPD (EB & WB)
S	±2,414 VPD (NB & SB)	W	±9,686 VPD (EB & WB)
Loop 202			
N	±86,376 VPD (NB & SB)		
S	±78,371 VPD (NB & SB)		

site plan

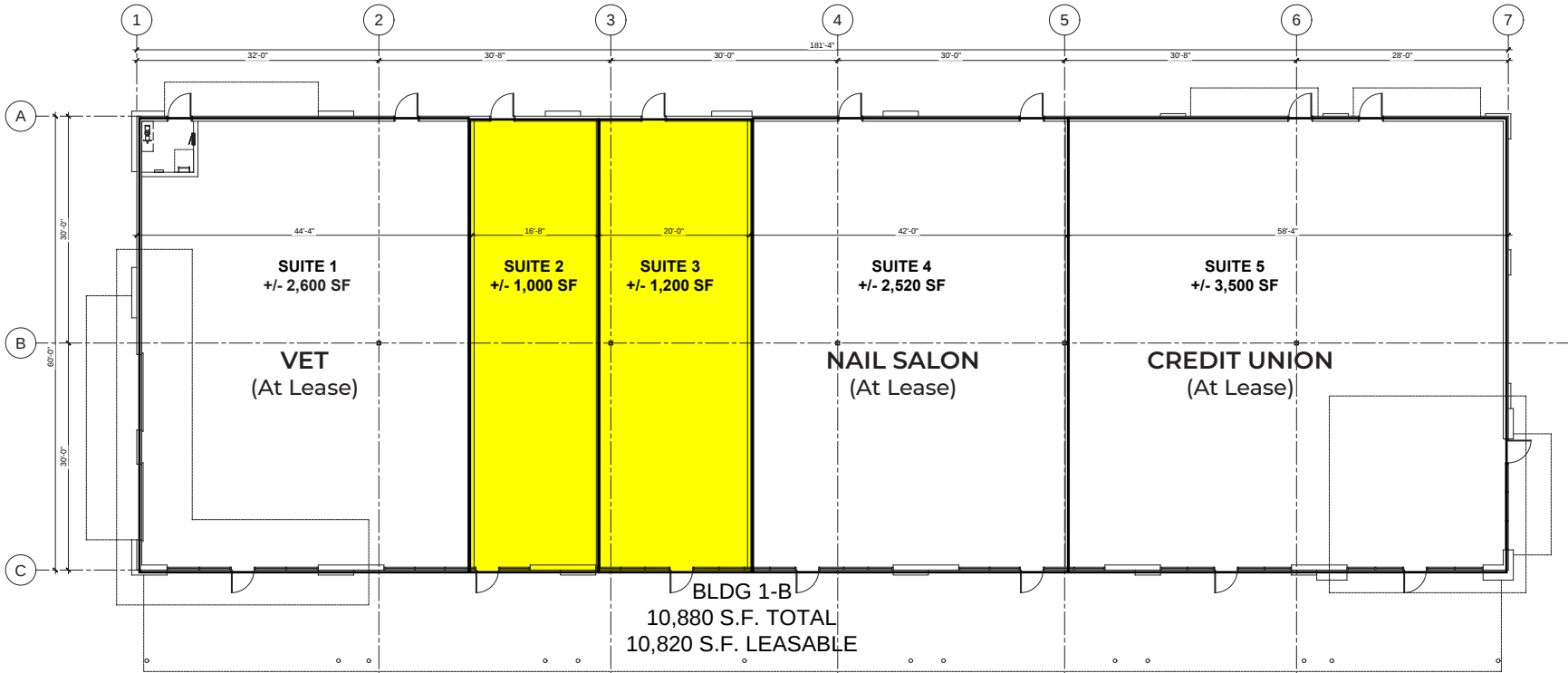


	TENANT	± SF
BLDG 1-A, STE 1	AVAILABLE	2,600
BLDG 1-A, STE 2	Ice Cream (At Lease)	1,500
BLDG 1-A, STE 3	AVAILABLE	1,500
BLDG 1-A, STE 4	AVAILABLE	3,220
BLDG 1-B, STE 1	Vet (At Lease)	2,600
BLDG 1-B, STE 2	AVAILABLE	1,000
BLDG 1-B, STE 3	AVAILABLE	1,200
BLDG 1-B, STE 4	Nail Salon (At Lease)	2,520
BLDG 1-B, STE 5	Credit Union (At LOI)	3,500
BLDG 1-D	Mexican QSR (At LOI)	3,500
BLDG 1-E	AVAILABLE	4,000
BLDG 1-F	AVAILABLE	5,000
BLDG 1-G	C-Store (At PSA)	5,000
BLDG 1-H	Beverage QSR (At LOI)	4,000
BLDG 1-I	AVAILABLE	4,000
BLDG 1-J	AVAILABLE	6,300
BLDG 1-K	AVAILABLE	6,300
BLDG 1-L	AVAILABLE	3,500
BLDG 1-M	AVAILABLE	8,000
BLDG 1-N	AVAILABLE	2,400
BLDG 1-O	AVAILABLE	12,000
MAJOR A	AVAILABLE	20,200
MAJOR B	Clothing (At LOI)	15,000

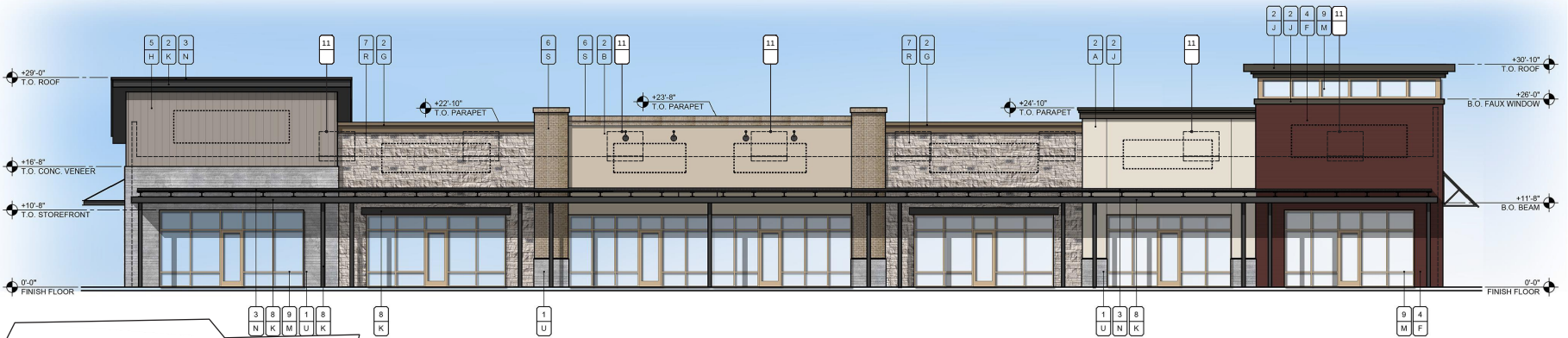
site plan - building 1-A



site plan - building 1-B

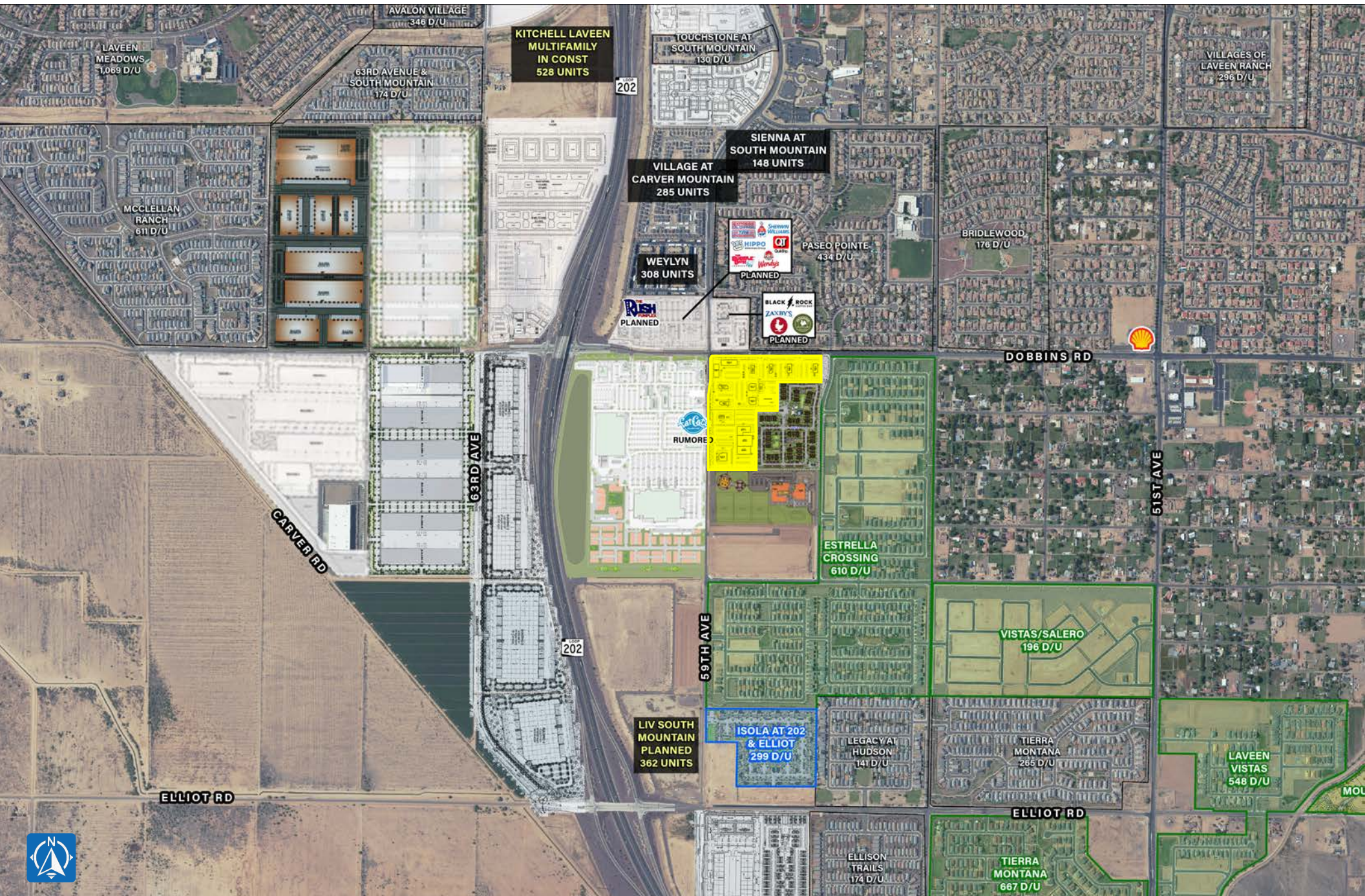


1 FLOOR PLAN
SCALE: 1/8"=1'-0"



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

mid zoom aerial

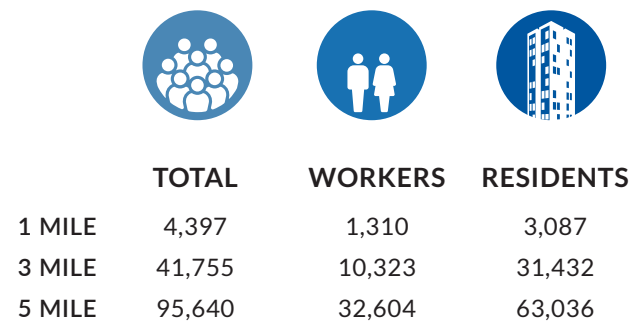




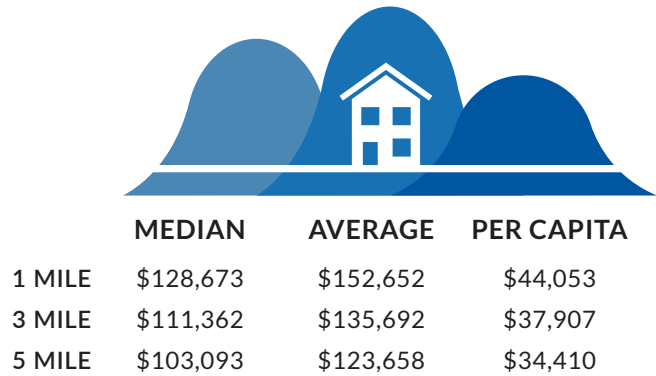
demographics overview

2025 ESRI

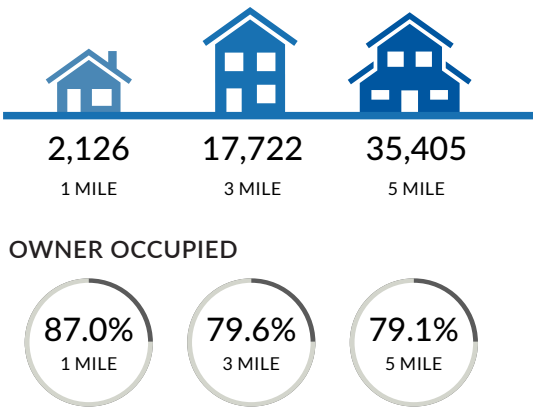
2025 DAYTIME POPULATION



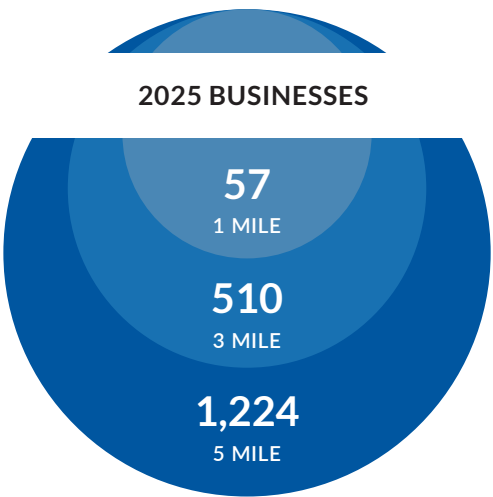
2025 HOUSEHOLD INCOMES



2025 HOUSING UNITS



2025 BUSINESSES



2025 POPULATION
2030 POPULATION

	1 MILE	3 MILE	5 MILE
2025 POPULATION	6,192	60,814	122,622
2030 POPULATION	9,354	69,937	135,466

2025 HOUSEHOLDS
2030 HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	1,989	16,981	34,114
2030 HOUSEHOLDS	2,994	19,668	38,015



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