



+/- 12.1 Acres



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## Why this site makes sense – surrounding area:

- High Growth Area
- **NWC** - Fry's and Home Depot
- **SEC** - Sprouts shopping center
- **SWC** - Banner Health owns 25 acres
- Many major retailers are capitalizing on this growing sector of Phoenix.

# LOCATION, LOCATION, LOCATION

## About the site:

- Major freeway intersection – over 40,000 VPD
- Infill along the new Loop 202 & Baseline
- Size: 12.10 acres or 527,130 square feet
- Zoning: C-2
- Zoning allows for self-storage, multi-family, retail and more
- 148 BFR site plan approved
  - 1 bedrooms - 32
  - 2 bedrooms - 64
  - 3 bedrooms - 52
- Self-storage conceptual plan
- Parcel Number: 104-86-018
- Owner will split lot
- Utilities to Site

## Property Details

- NWC Baseline and Loop 202 expansion
- Strong intersection in trade area
- Next to Loop 202 Freeway and the full-diamond interchange with Baseline Road
- Premier Commercial Artery Connecting East & West Phoenix
- Across from future Banner Health 23-acre site dedicated for a hospital
- Diagonal Laveen retail hub includes Harkins Theatres, Home Depot, Fry's, Sprouts, essential drive-thru's and other retailers
- Betty Fairfax and Cesar Chavez High Schools with over 4,000 students
- Tremendous housing growth
  - 2,886 houses under way
  - 750 multi-family units)



# 148 BFR Site Plan

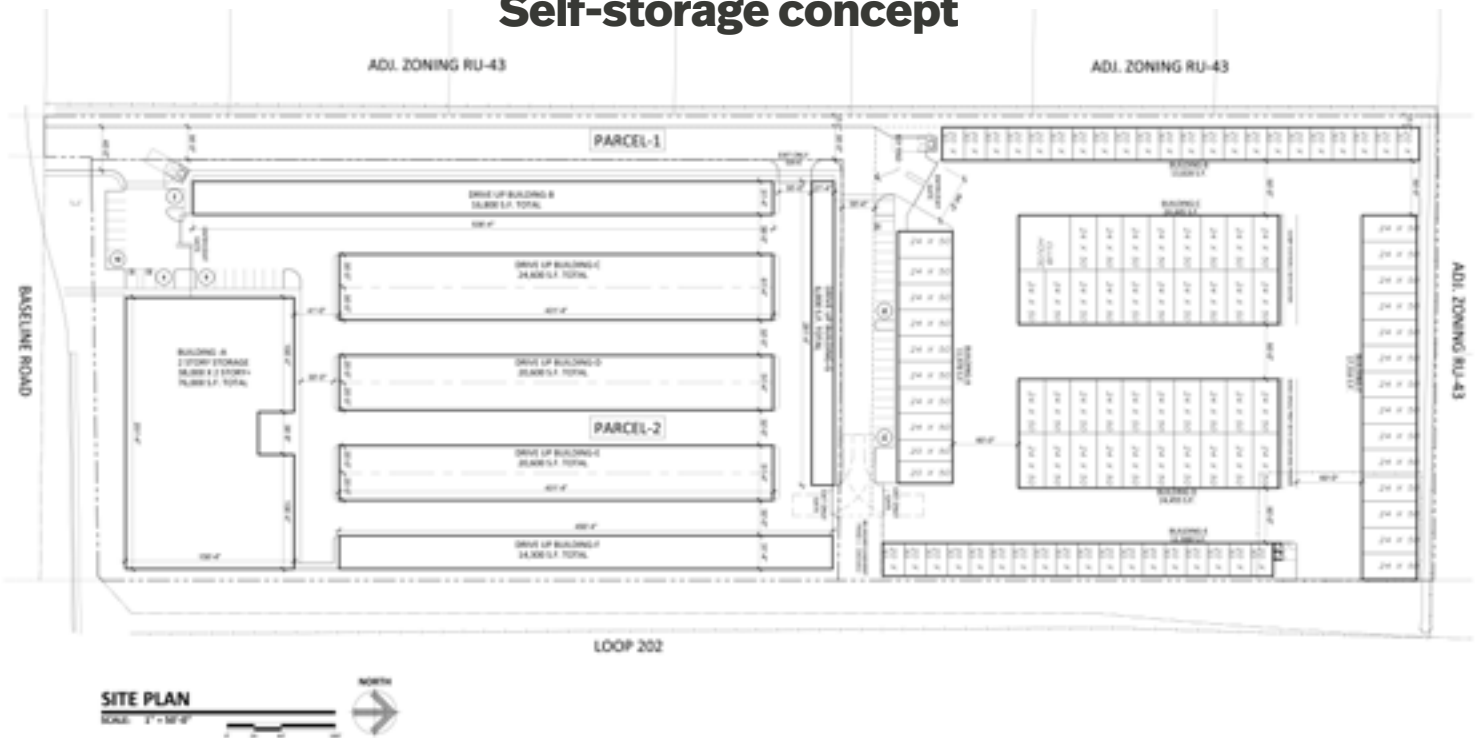


## Site plan approved for 148 BFR

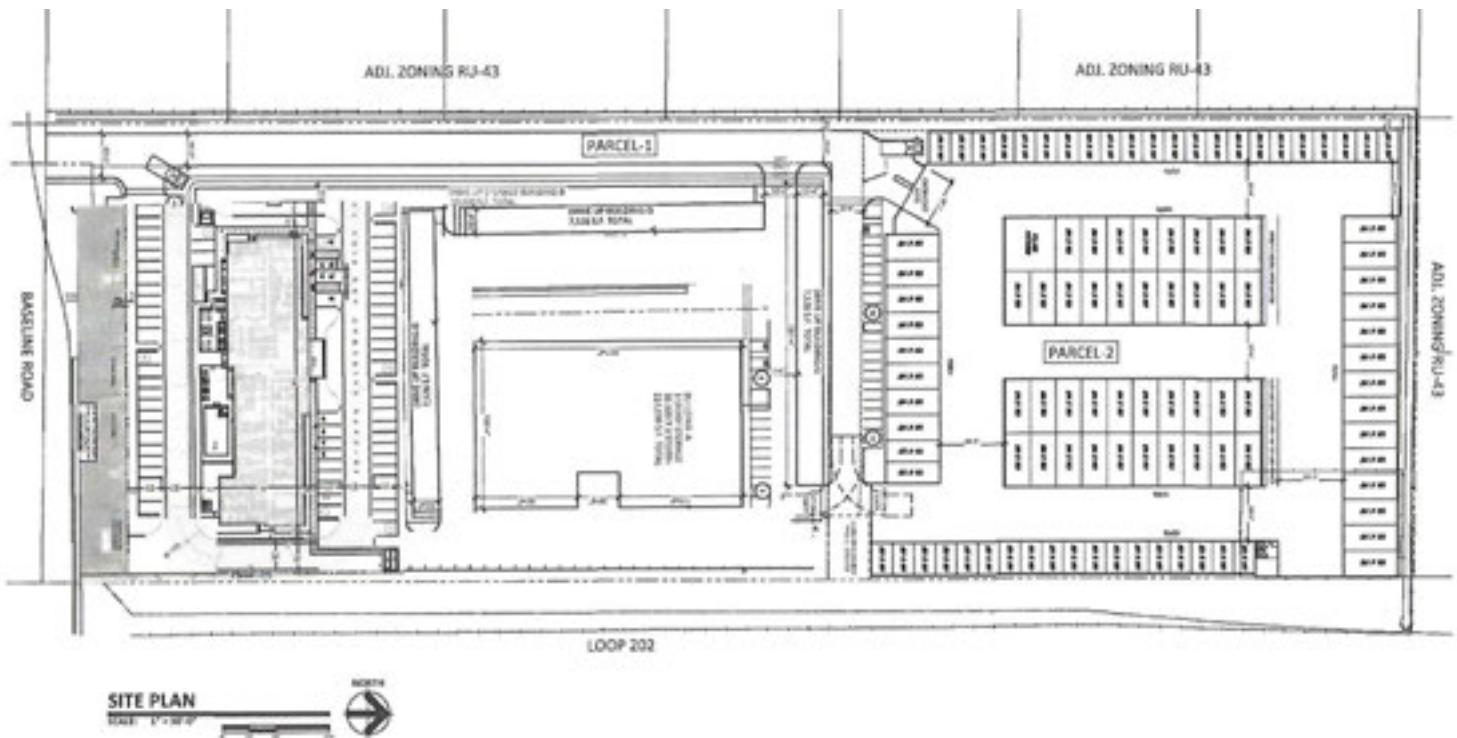
- 1 bedrooms - 32
- 2 bedrooms - 64
- 3 bedrooms - 52
- Clubhouse
- Pool

# Conceptual Site Plan: Options

## Self-storage concept



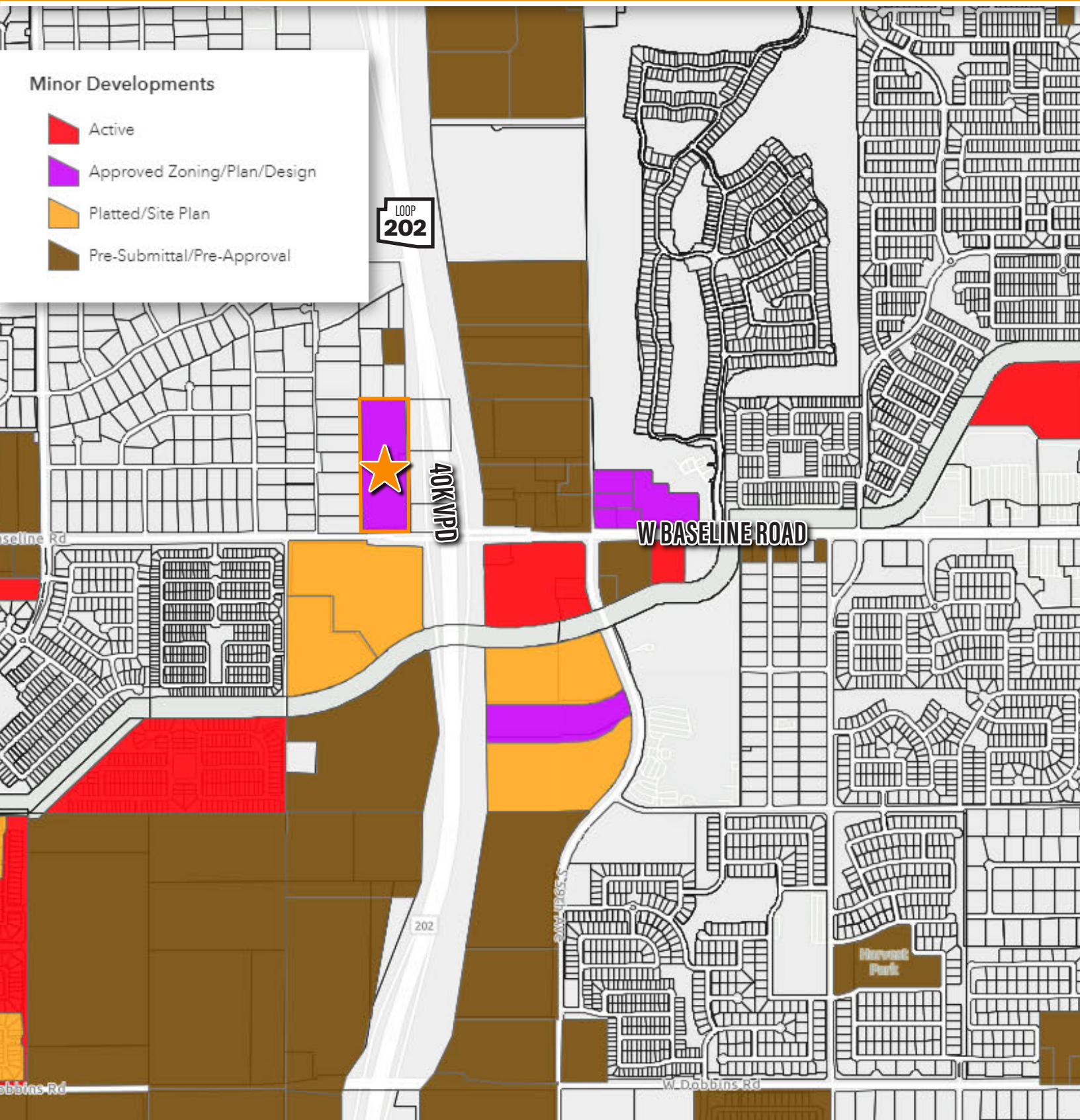
## Mixed-use concept: Hotel - Office - Storage





# Development Status Map

NWC Baseline & Loop 202, Laveen, AZ



# LAVEEN, AZ DEMOGRAPHICS



**48,021**

**2023  
Population**



**\$95,459**

**Avg. Household  
Income**



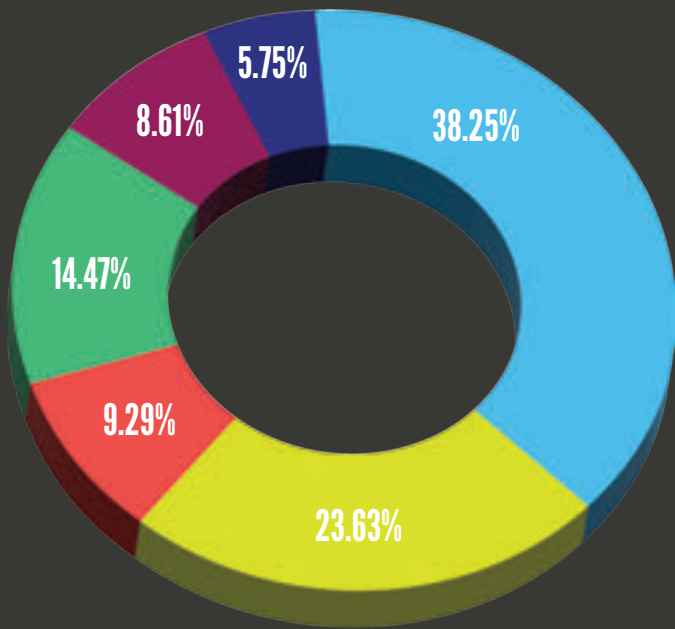
**31 Years**

**Median  
Age**



**\$496,990**

**Median Home  
Price**



No High School - 5.75%  
Some High School - 38.25%  
Some College - 23.6%

Associates Degree - 9.29%  
Bachelor's Degree - 14.47%  
Graduate Degree - 8.61%

## AREA DEMOGRAPHICS

MILES	1	5	10
Population	6,978	110,897	711,629
Homes	2,102	31,255	210,657
Income (avg.)	\$89,752	\$90,342	\$73,282



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Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ's prestigious Office Brokerage top-ten list and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos, and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpLEASEity™ neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

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