

# ANCHORS, SUB-ANCHORS, SHOPS & PADS AVAILABLE

## Regional Shopping Center | Laveen Park Place

SEC Loop 202 South Mountain Fwy & Baseline Rd | Laveen, AZ



### PROPERTY DETAILS

**Property Size:** Approx. 100 acres  
**Available:** Anchors, sub-anchors, shops & pads  
**Rates:** Call for rates  
**Zoning:** C-2, City of Phoenix

### COMMENTS

The Federal Government has approved the \$1.9 billion South Mountain Loop 202 Freeway with 4 lanes in each direction stretching 22 miles. The Loop 202 Freeway is now open. The City of Phoenix has designated this site for an intense large retail developments to be built in the Laveen area. This site is in the middle of a tremendous amount of residential growth.



### JOIN



**T.J. maxx**

**Michael's**



**Harkins**  
THEATRES

PLANNED | EXPECTED Q3 2020 OPENING

### DEMOGRAPHICS

**2019 Population**  
**2024 Population**  
**2019 Median HH Income**

### Trade Area

110,816  
 122,197  
 \$62,745

ESRI 2019 Estimates

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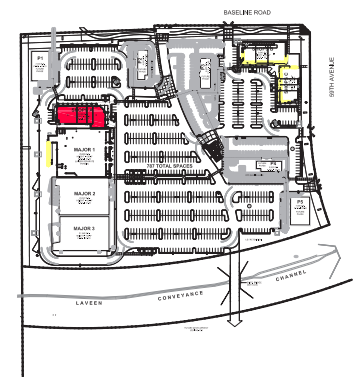
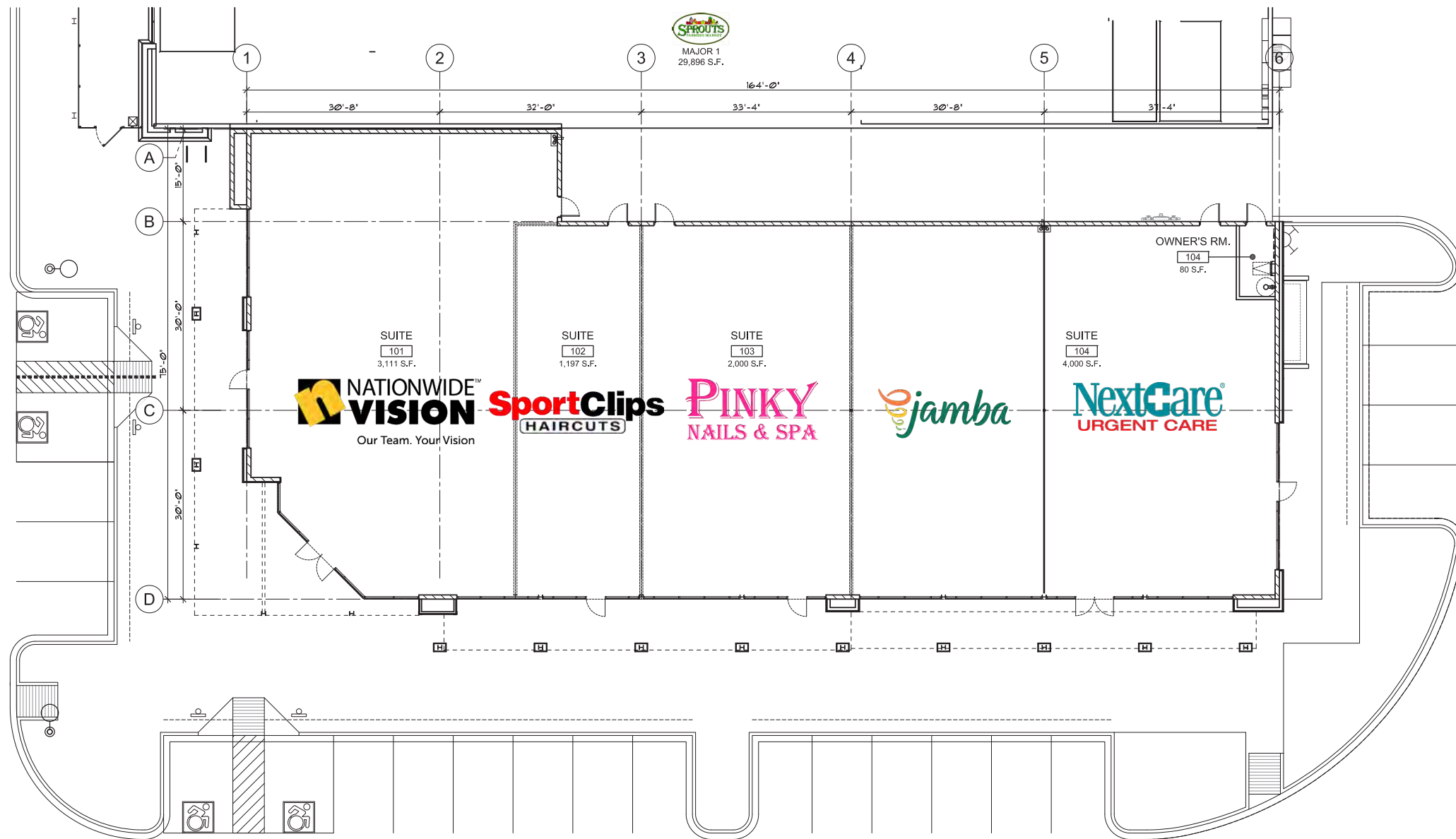
[9/26/19]





06-05-19  
12004-ST57

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LOCATION PLAN



## SHOPS A

10,388 S.F.



# Laveen Park Place

Proposed Retail Development  
Phoenix, Arizona

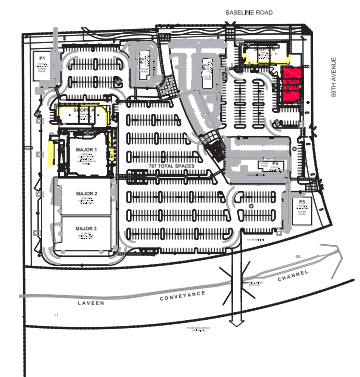
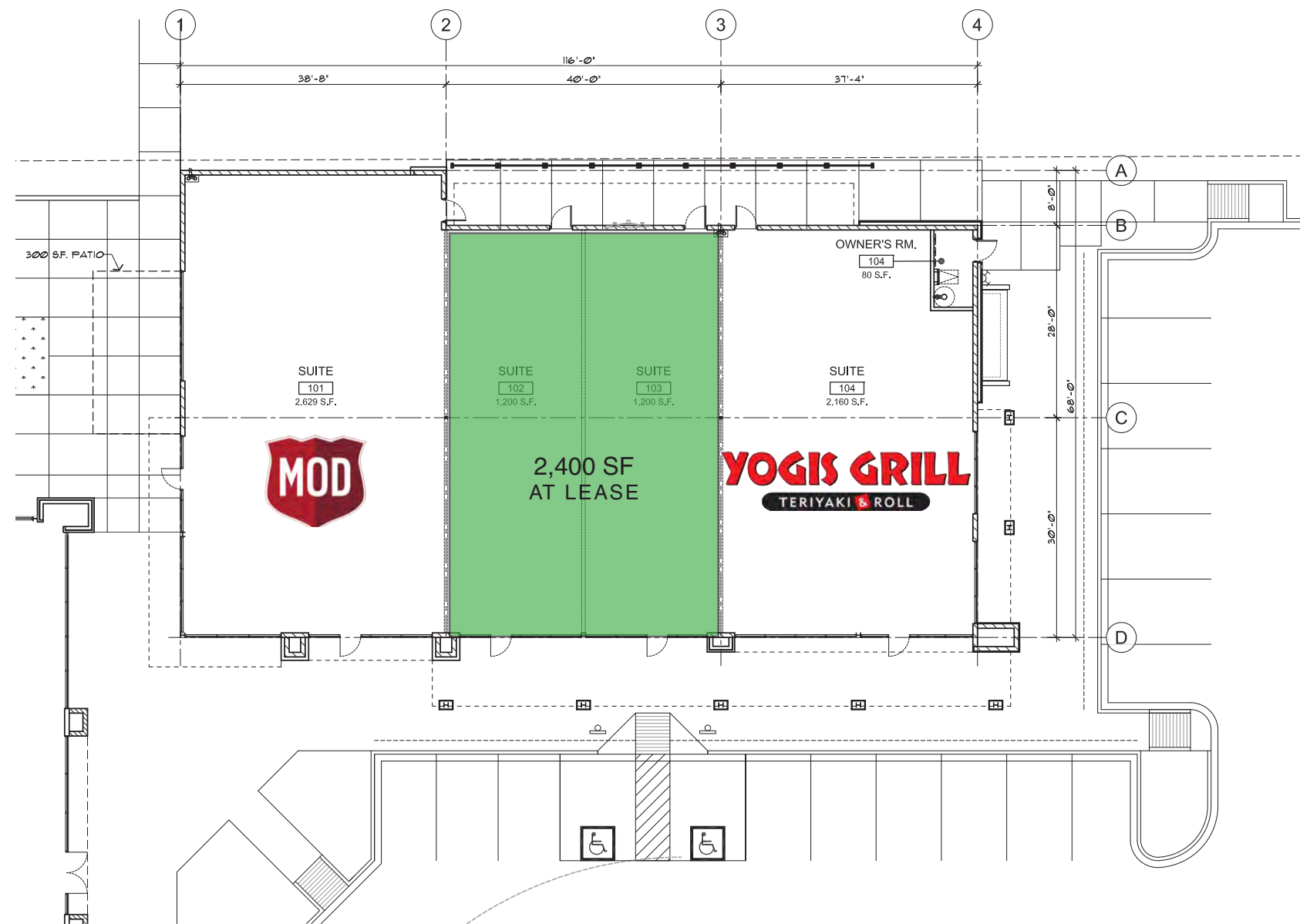


08-09-18  
12004\_Shops A Leasing Plan









LOCATION PLAN



## SHOPS C

7,279 S.F.



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



# Laveen Park Place

## Proposed Retail Development

Phoenix, Arizona



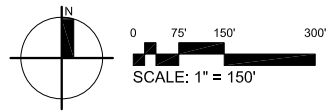
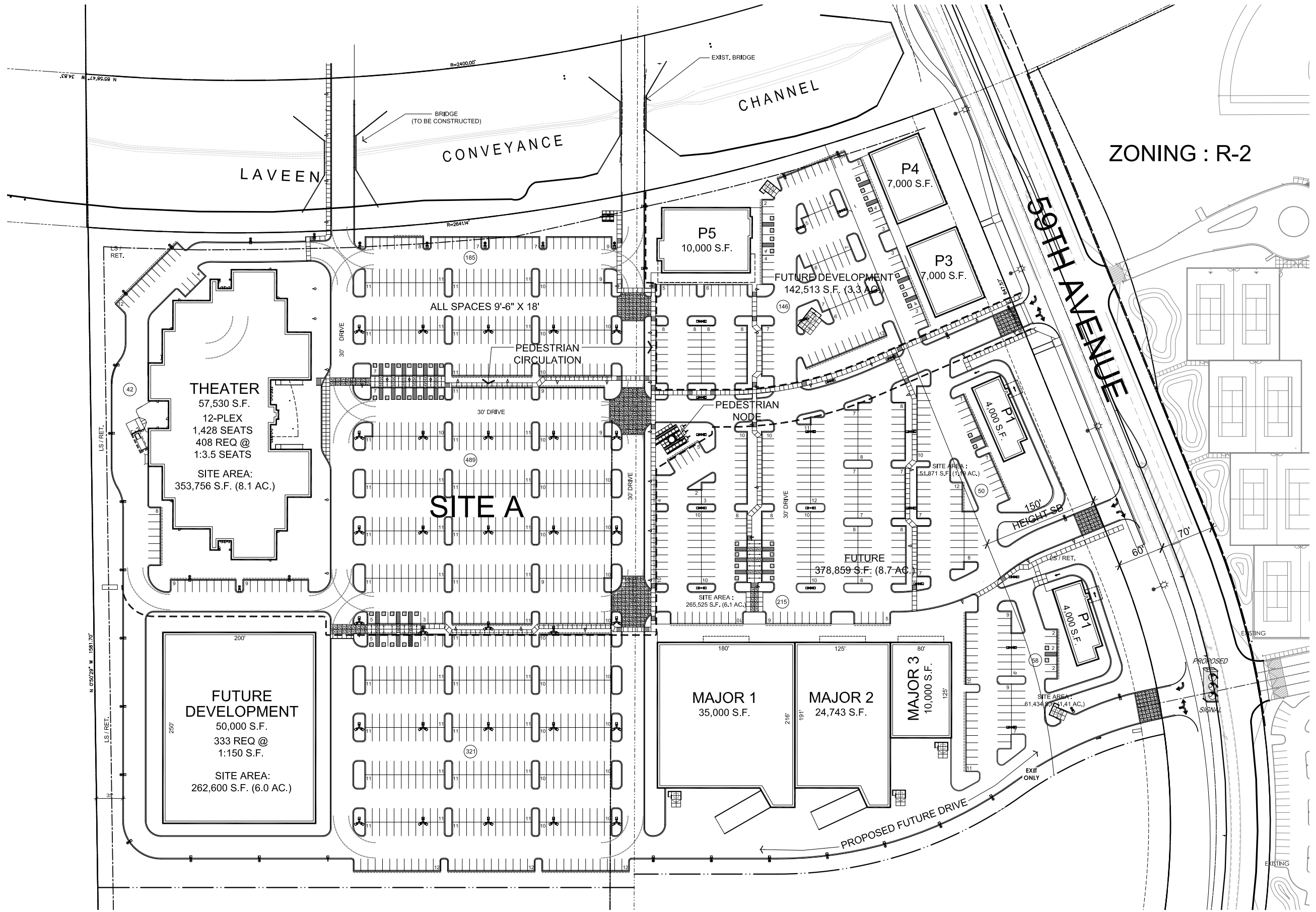
08-09-18  
12004\_Shops C Leasing Plan



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SITE DATA

SITE A: PARCEL 4	
Existing Zoning:	C-2 + CP / GCP
Proposed Zoning:	C-2 with Height Waiver
Land Area:	1,190,039 S.F. (27.3 AC.)
Net Site Area:	1,136,682 S.F. (26.1 AC.)
Building Area:	210,273 S.F.
Maximum Building Height:	30'-0"
Proposed Building Height:	56'-0" (MAX)
Lot Coverage:	210,273 SF / 1,136,682 SF = 18.4%
FAR:	210,273 SF / 1,136,682 SF = .18



Laveen Park Place  
CONCEPTUAL MASTER SITE PLAN  
Laveen, Arizona



02-03-2020  
12004-ST61

MSP

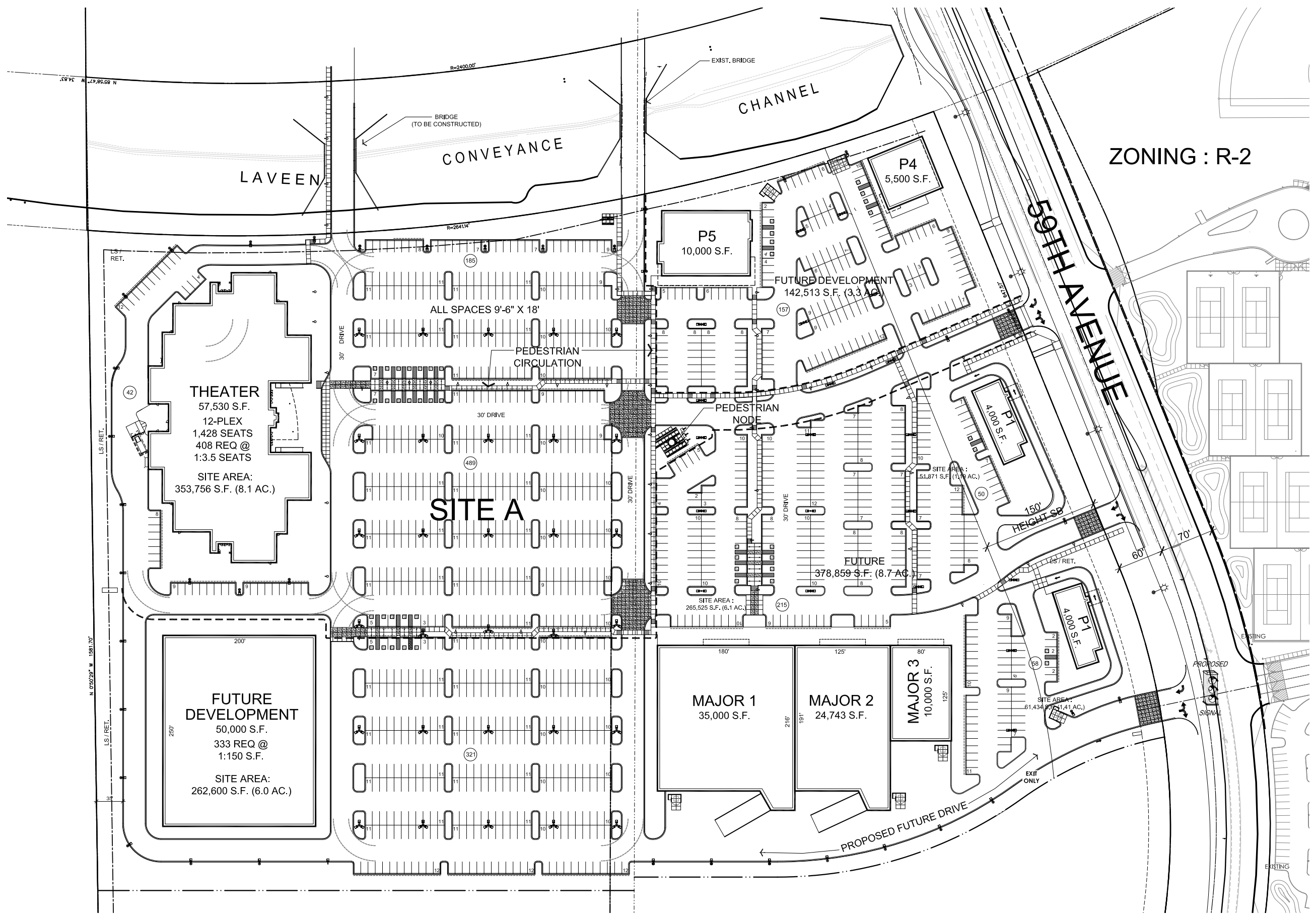


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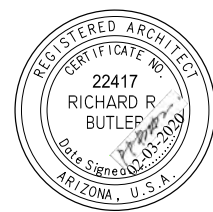
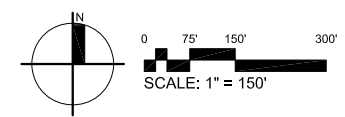


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Laveen Park Place  
CONCEPTUAL MASTER SITE PLAN  
Laveen, Arizona



02-03-2020  
12004-ST62

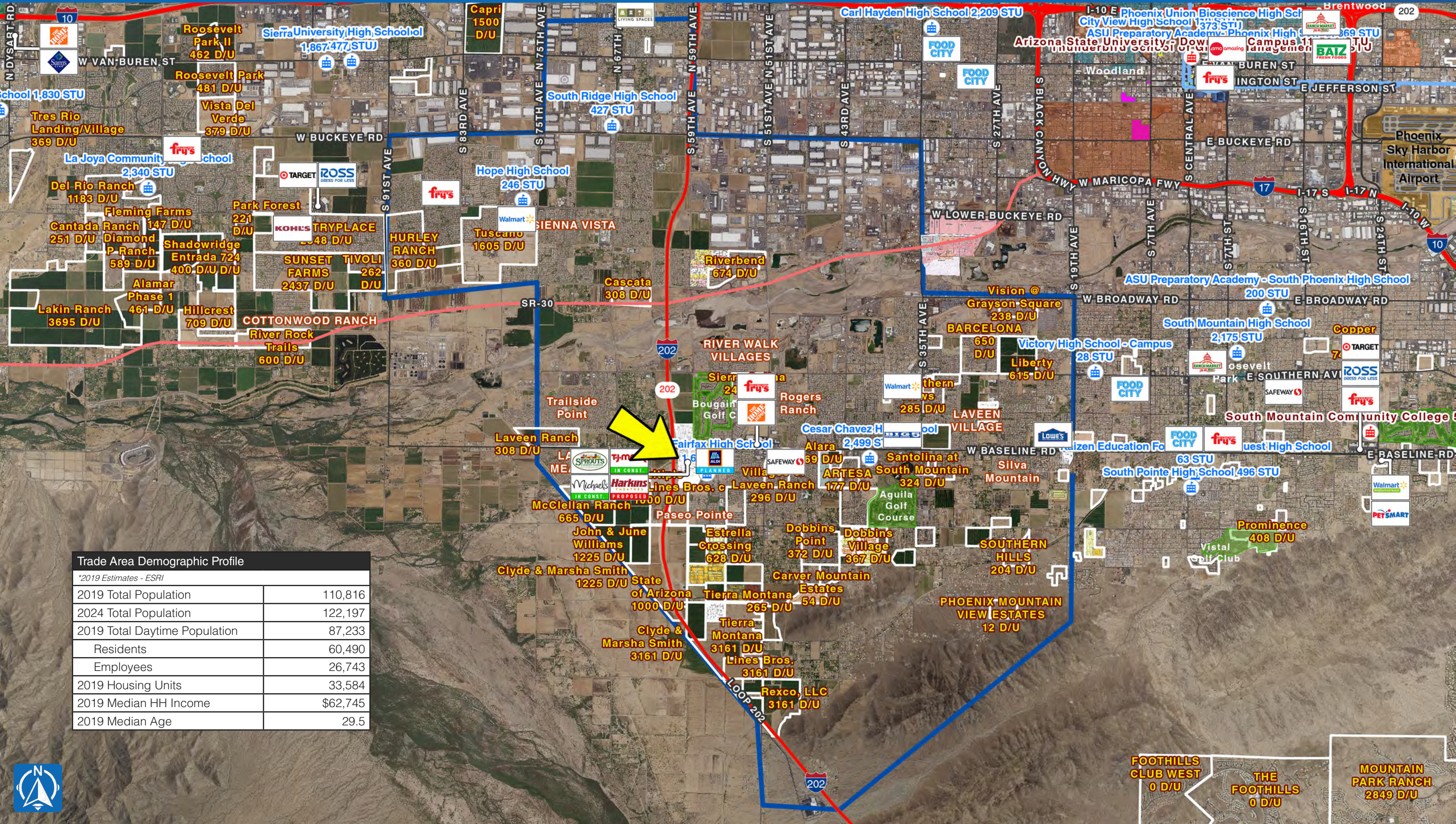
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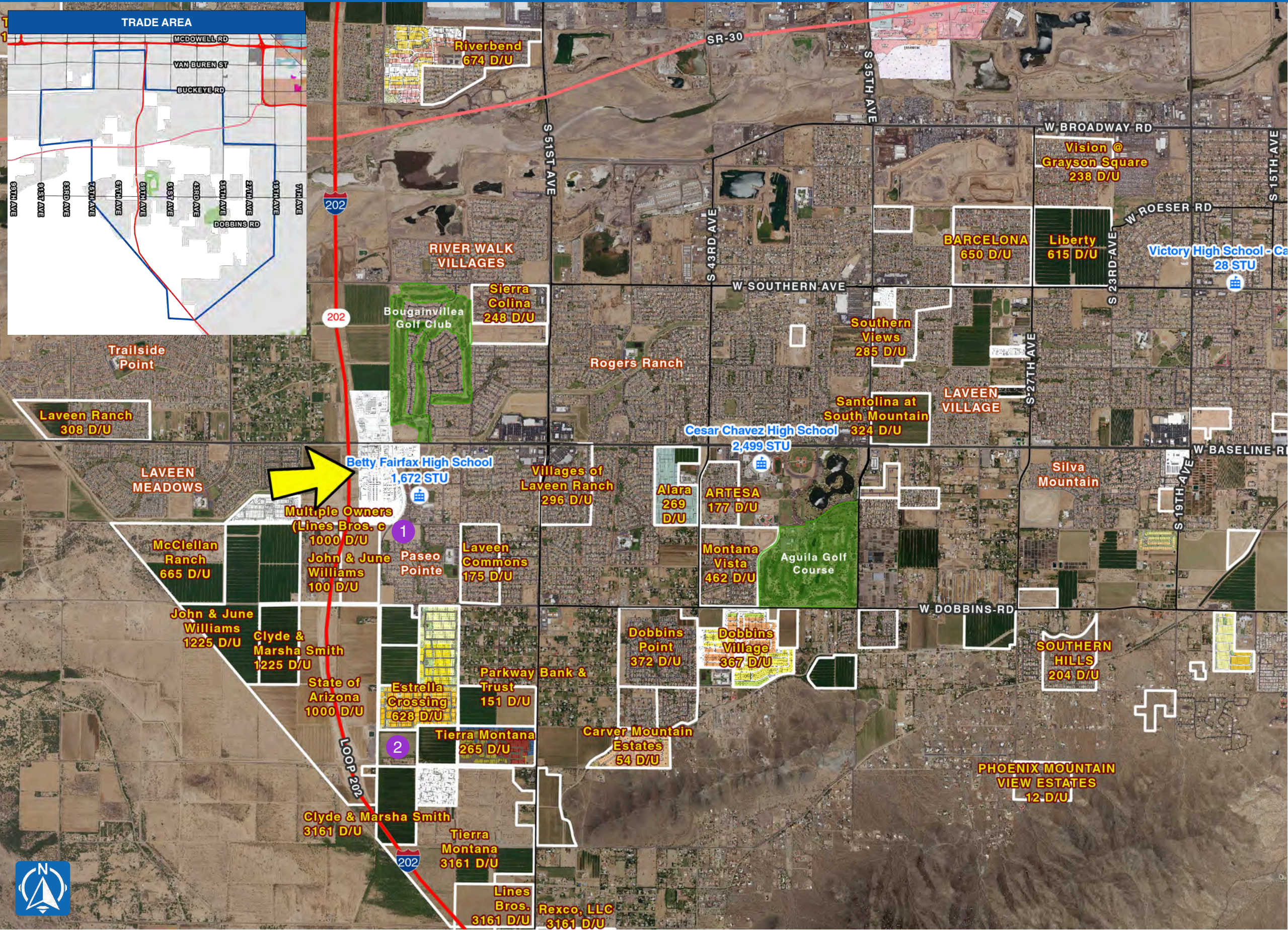






Trade Area Demographic Profile	
*2019 Estimates - ESRI	
2019 Total Population	110,816
2024 Total Population	122,197
2019 Total Daytime Population	87,233
Residents	60,490
Employees	26,743
2019 Housing Units	33,584
2019 Median HH Income	\$62,745
2019 Median Age	29.5






Housing Overview  
Q3 2019  
Within Laveen Village Trade Area



Quarterly Overview		
Quarterly Starts		206
Quarterly Closings		152
Annual Starts		568
Annual Closings		388
Project(s) Overview - Lifetime		
In-Cont./Planned Homes		359
Available/Permitted Lots		632
Proposed/Future Homes		6,784
Demographic Profile		
*2019 Estimates - ESRI		
Total Population		110,816
Annual Growth Rate		1.97%
Average Household Size		3.57
Median HH Income		\$62,745
Median Age		29.5
Daytime Population (Residents)		60,490
Daytime Population (Employees)		26,743
Projected Growth Analysis		
*Calculated using Metrostudy Q1 2019 Data, Project(s) Overview - Lifetime x 2019 Estimates - ESRI, Average Household Size		
In-Cont./Planned Homes, Population Estimate at Build Out - (Timeline 8-12 months)		1,281
Available/Permitted Lots, Population Estimate at Build Out - (Timeline 12-24 months)		2,256
Proposed/Future Homes, Population Estimate at Build Out - (Timeline TBD)		24,218
Total Projected Population Growth Estimate		27,755
	Multi-Family Developments	
Map #	Community Name	# of Units
1	Hancock Communities, Proposed Multi-Family	147
2	Vita at 59th & Elliot, Proposed Apartments	249
Total Apartment Units		396

Legend

 Active & Future Communities





MAJOR 3

MAJOR 2

MAJOR 1

SHOPS A

LINEUP ELEVATION



EAST ELEVATION

FINISH SCHEDULE			
SYMBOL	NAME	NUMBER	MANUFACTURER
A	MACAZAMA	SP142	SHERWIN WILLIAMS
AA	TINTED GRAY	SP142	SHERWIN WILLIAMS
G	ROYALTY BLUE	SP142	SHERWIN WILLIAMS
J	ENDURING BRONZE	SP142	SHERWIN WILLIAMS
L	HERITAGE BRONZE	SP142	SHERWIN WILLIAMS
M	SEASIDE	SP142	SHERWIN WILLIAMS
N	BOND ACRYLIC	SP142	SHERWIN WILLIAMS
O	ALUMINUM	SP142	WESTERN STATES METAL
P	GENUINE STONE	SP142	CORONA STONE
V	DARK BRONZE	SP142	CORONA STONE
X	ADORE	SP142	DAVIS COLORED

MATERIAL SCHEDULE	
SYMBOL	MATERIAL
1	PAINTED BRUGG
2	STRUCTURAL STEEL
3	BRONZE SMOOTH GRAY - PAINTED
4	BRONZE BRIT PAGE GRAY - PAINTED
5	INTERIOR COLOR CONCRETE
6	METAL ROOFING PANEL
7	CAP FLASHING
8	ALUMINUM STOREFRONT SYSTEM
9	SUN SHAW
10	1" INSULATED GLAZING
11	STONE GLAZING



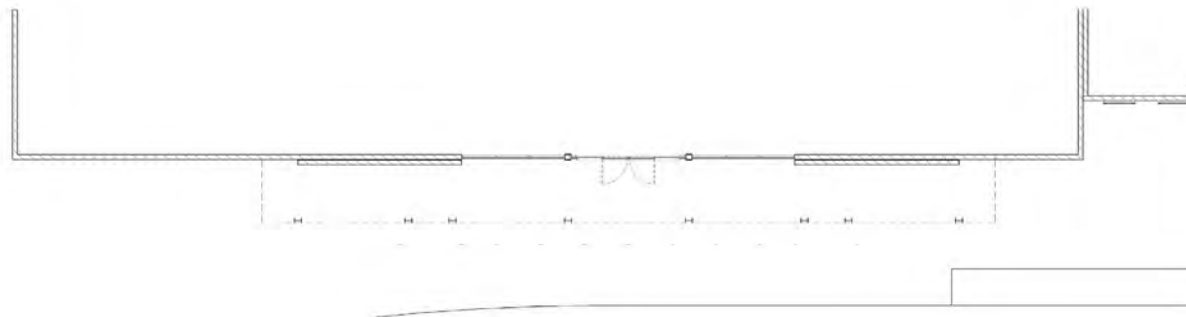
MAJOR 3

MAJOR 2

MAJOR 1

SHOPS A

LINEUP ELEVATION



FINISH SCHEDULE			
SYMBOL	NAME	NUMBER	MANUFACTURER
A	MACADAMIA	SPH-42	SHERWIN WILLIAMS
AA	TINTED GRAY	VUE-30	VIRACON
E	REFUSE GRAY	SPH-44	SHERWIN WILLIAMS
H	FEATHERED SINGLE	SPH-41	SHERWIN WILLIAMS
J	ENCURING BRONZE	SPH-43	SHERWIN WILLIAMS
L	HONEYCOMB BRONZE	SPH-45	SHERWIN WILLIAMS
M	SEALON	SPH-46	SHERWIN WILLIAMS
N	BOND ACQUILLO	SPH-47	SHERWIN WILLIAMS
O	ALUMINUM		WESTERN STEEL METAL
T	TIBERWOOD		HOISTERSHIELD

MATERIAL SCHEDULE	
SYMBOL	MATERIAL
1	PAINTED STEEL
2	STRUCTURAL STEEL
3	BRUSH SMOOTH GRAY - PAINTED
4	BRUSH BRIT PAGE GRAY - PAINTED
5	CORRUGATED METAL SIDING
6	METAL ROOFING PANELS
7	CAP FLASHING
8	IRON BULK
9	INSULATED GLASSING
10	COMPOSITE WOOD DECKING 2x4



EAST ELEVATION



**LAVEEN PARK PLACE**

PROPOSED REGIONAL SHOPPING CENTER  
Phoenix, Arizona

**MAJOR 3**



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8/2/17  
12004





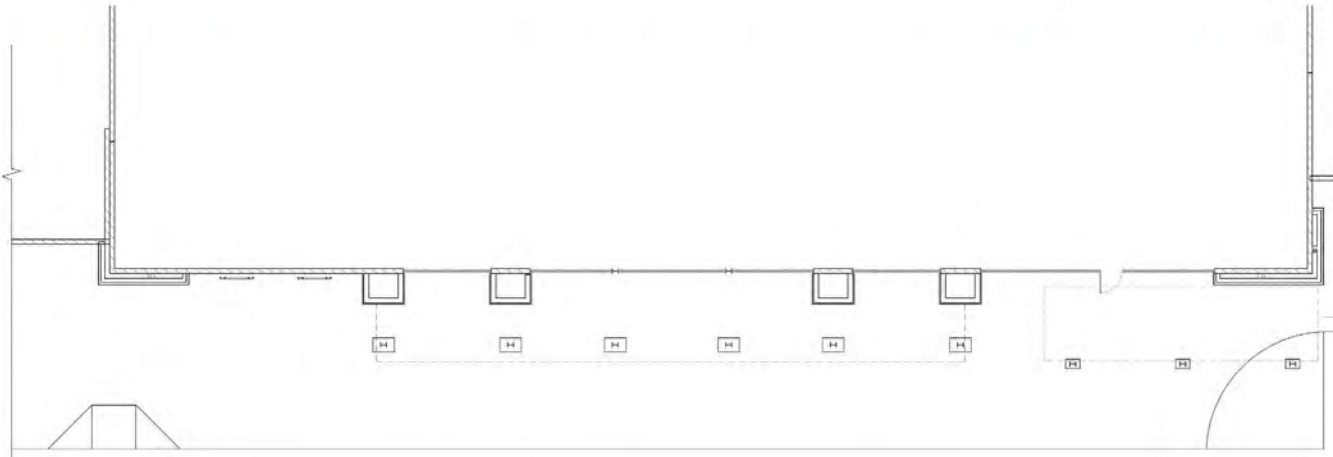
MAJOR 3

MAJOR 2

MAJOR 1

LINEUP ELEVATION

SHOPS A



FINISH SCHEDULE			
SYMBOL	NAME	NUMBER	MANUFACTURER
A	MACADAMIA	SPR143	SHERWIN WILLIAMS
AX	THIVED GRAY	SPR180	VENACON
B	STUCCO TAPE	SPR184	SHERWIN WILLIAMS
J	BROWNS DRAB	SPR185	SHERWIN WILLIAMS
L	HONEYDEW BROWN	SPR186	SHERWIN WILLIAMS
N	BEALSKIN	SPR187	SHERWIN WILLIAMS
T	BOND ADHESIVE	SPR188	WESTERN STATES MFG. CO.
U	THERMOWOOD	SPR189	MORTENHEIM
V	CRACK KIT	SPR190	CRACK
Z	PAINT PROTECTANT	SPR191	DAVIS COLORS

MATERIAL SCHEDULE	
SYMBOL	MATERIAL
1	PAINTED STEEL
2	STRUCTURAL STEEL
3	BRUSHED ALUMINUM - PAINTED
4	BRUSHED BRASS - PAINTED
5	ROUGH BROWN TERRAZZO
6	INTERIOR COLOR CONCRETE
7	METAL ROOFING PANEL
8	CLAY PLASTER
9	ALUMINUM STORMDOOR SYSTEM
10	COMPOSITE WOOD DECKING 2x4
11	INSULATED GLASS



EAST ELEVATION

10' - 0"	T.O. PLANE
10' - 0"	T.O. TOILET
10' - 0"	T.O. PARTS
10' - 0"	T.O. HALL
10' - 0"	T.O. GLASS SPRINKLER
10' - 0"	LEVEL 1



