

LAVEEN SPECTRUM

Northwest Corner of 59th Avenue & Baseline Road, Laveen, Arizona



For Additional Information
Please Contact:

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Trade Area Highlights:

- The planned South Mountain Freeway (Loop 202) will border the western side of the shopping center, providing excellent access to this regional center.
- The trade area has over 27,000 homes planned or under construction.
- Laveen is a family oriented community with an average household size of 3.2 and an average household income of nearly \$60,000 within 3 miles of the site.

Communities in the Trade Area include:

Trailside Point	±1,600 homes
Laveen Meadows	±1,139 homes
Riverwalk	±1,087 homes
Dove Ranch	±2,000 homes
Rogers Ranch	±1,536 homes
Dobbins Ranch	±1,000 homes
Cheatham Farms	±1,189 homes
Silvia Mountain	±1,000 homes
Tierra Montana	±3,245 homes

Total Site Area:

±47.34 Acres

Total Building Area:

±474,182 SF

Space Available:

Majors

Minors

Pads

Shops

Demographics:

(AnySite Postal Counts - 07/08)

Population:

3 miles	5 miles	7 miles
45,524	90,729	258,068

Averag Household Income:

3 miles	5 miles	7 miles
\$56,567	\$53,128	\$45,410



