

FOR LEASE

51st & Southern

5035 W Southern Ave & 6115 S 51st Ave



Laveen is located approximately eight miles southwest of Downtown Phoenix, and is a planned Phoenix Urban Village. The center is surrounded by dense commercial, residential, and ample hiking, biking, horse trails, and picnic areas at the South Mountain Preserve. Newly constructed Arizona General Hospital is immediately to the south, and the planned extension of Loop 202, South Mountain Freeway, is located one block west at 59th Avenue. With just 4% vacancy, and new retail construction, this is one of the last existing suites available in the market.

FEATURES

New ownership

1,200 SF move-in-ready suite available

High-traffic signalized intersection with $\pm 45,000$ cars per day

Average household income of \$65,000 within a 1-mile radius

Burger King shadow anchor

CONTACT

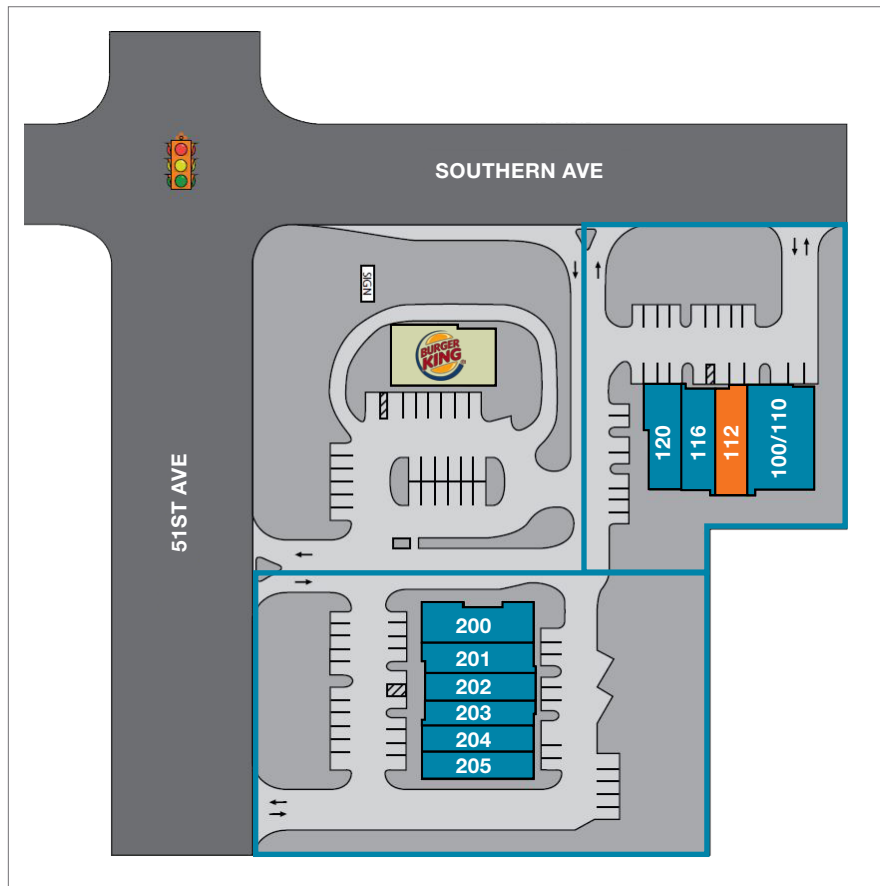
Jenette Bennett, CCIM
602.513.7113
jenetteb@kiddermathews.com



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SITE PLAN



AVAILABILITIES

Suite	Tenants	SF
100/110	Mi Ranchito Market	3,869 SF
112	Available	1,200 SF
116	RCS	1,279 SF
120	Ray's Barbershop	1,226 SF
200	Zen Nails Spa	1,433 SF
201	Metro PCS	1,198 SF
202	Laveen Smoke Shop	1,013 SF
203	Cigars	1,601 SF
204	Kabob Express	1,326 SF
205	Smoothie Run	1,353 SF

- AVAILABLE
- SUBJECT PROPERTY
- NOT A PART

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— NEW PROPOSED LOOP 202 SOUTH MOUNTAIN FREEWAY

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DEMOGRAPHICS			
2015	1 MILE	3 MILE	5 MILE
Population	10,498	56,171	142,778
Households	3,067	16,151	37,520
Median HH Income	\$63,772	\$57,504	\$46,478



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PHOTOS



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