

# LAVEEN SPECTRUM | NEC LOOP 202 & BASELINE ROAD | PHOENIX, AZ



JOIN: **EoS FITNESS**  
TODAY, NOT SOMEDAY.



Projected Opening Q1 2024



## ADDRESS:

NEC Loop 202 & Baseline Rd, Phoenix, Arizona

## SUMMARY:

Introducing your prime commercial opportunity adjacent to the recently inaugurated Loop 202 South Mountain Freeway, boasting anticipated daily traffic volumes ranging from 117,000 to 190,000 VPD\*. Situated within a vibrant 5-mile trade radius, the area boasts an impressive average household income nearing \$85,000. With a bustling daytime population exceeding 100,000 and a residential community of 113,000 individuals, the average household size stands at 3.7, presenting an enticing market for your next business endeavor.

\*ADOT projections.



**BARCLAY**  
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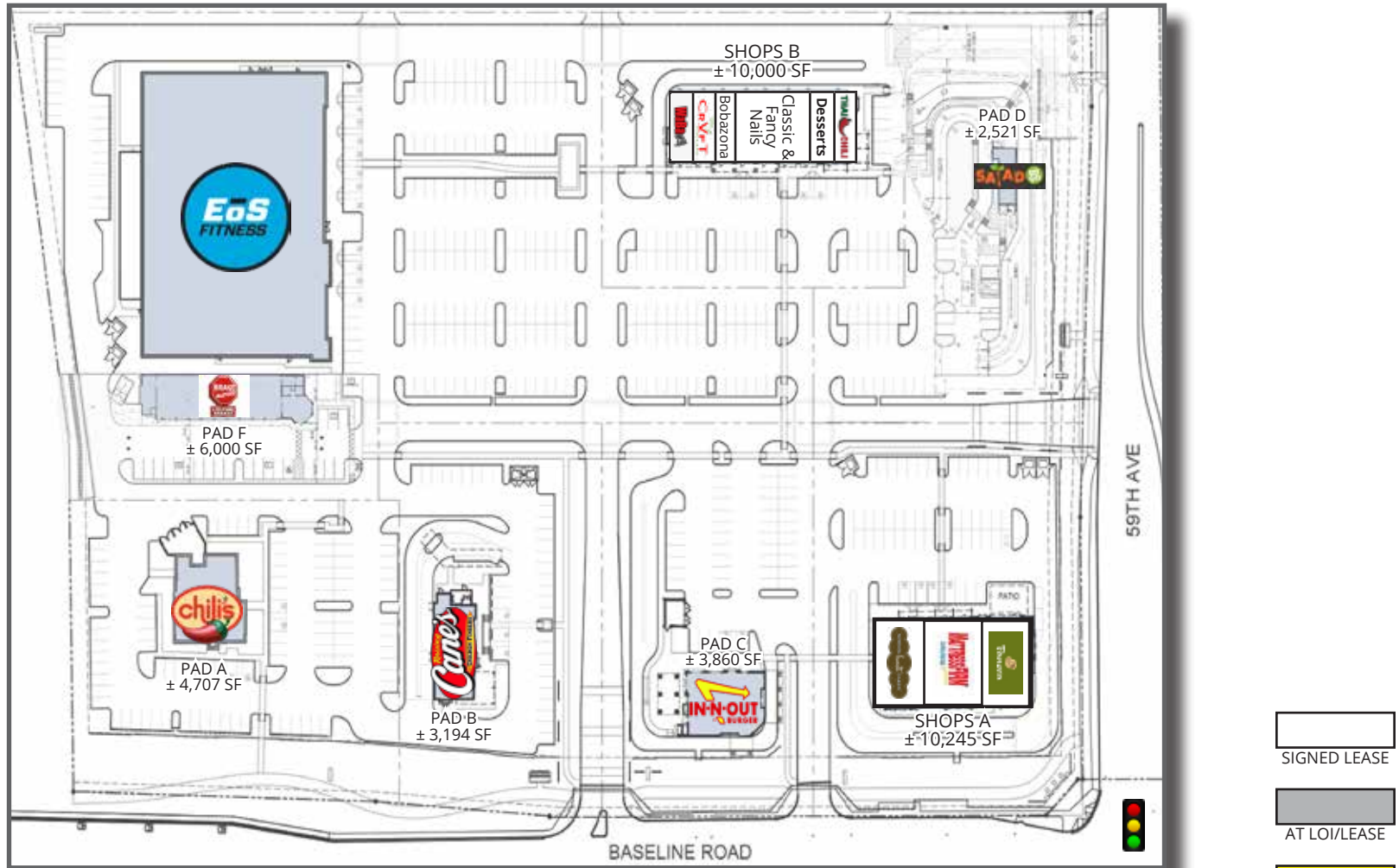
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# LAVEEN SPECTRUM | SITE PLAN



**ACRES: ±14.81 SQUARE FEET: ±83,105 ZONING: NEIGHBORHOOD RETAIL**



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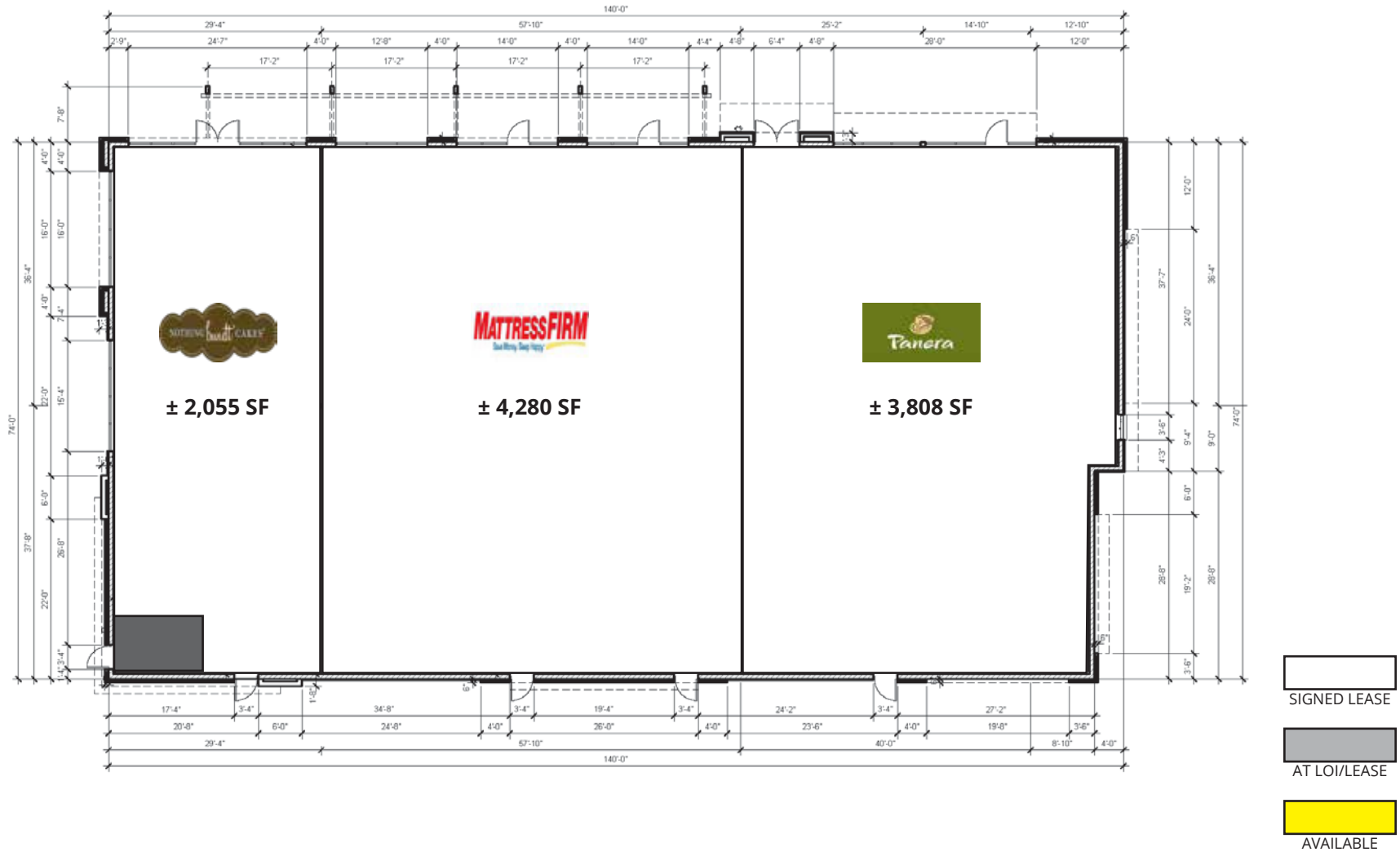
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# LAVEEN SPECTRUM | SHOPS A



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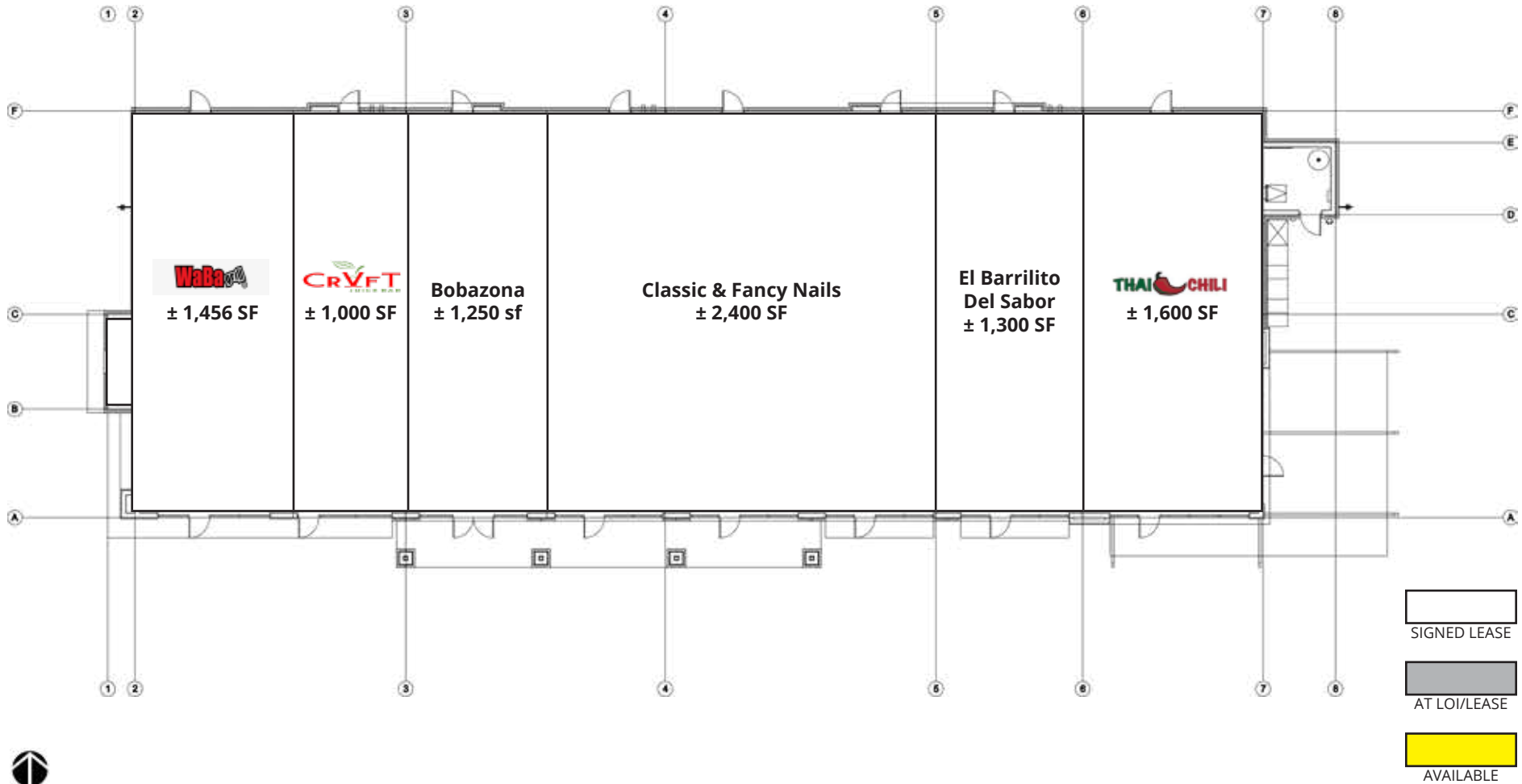
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# LAVEEN SPECTRUM | SHOPS B



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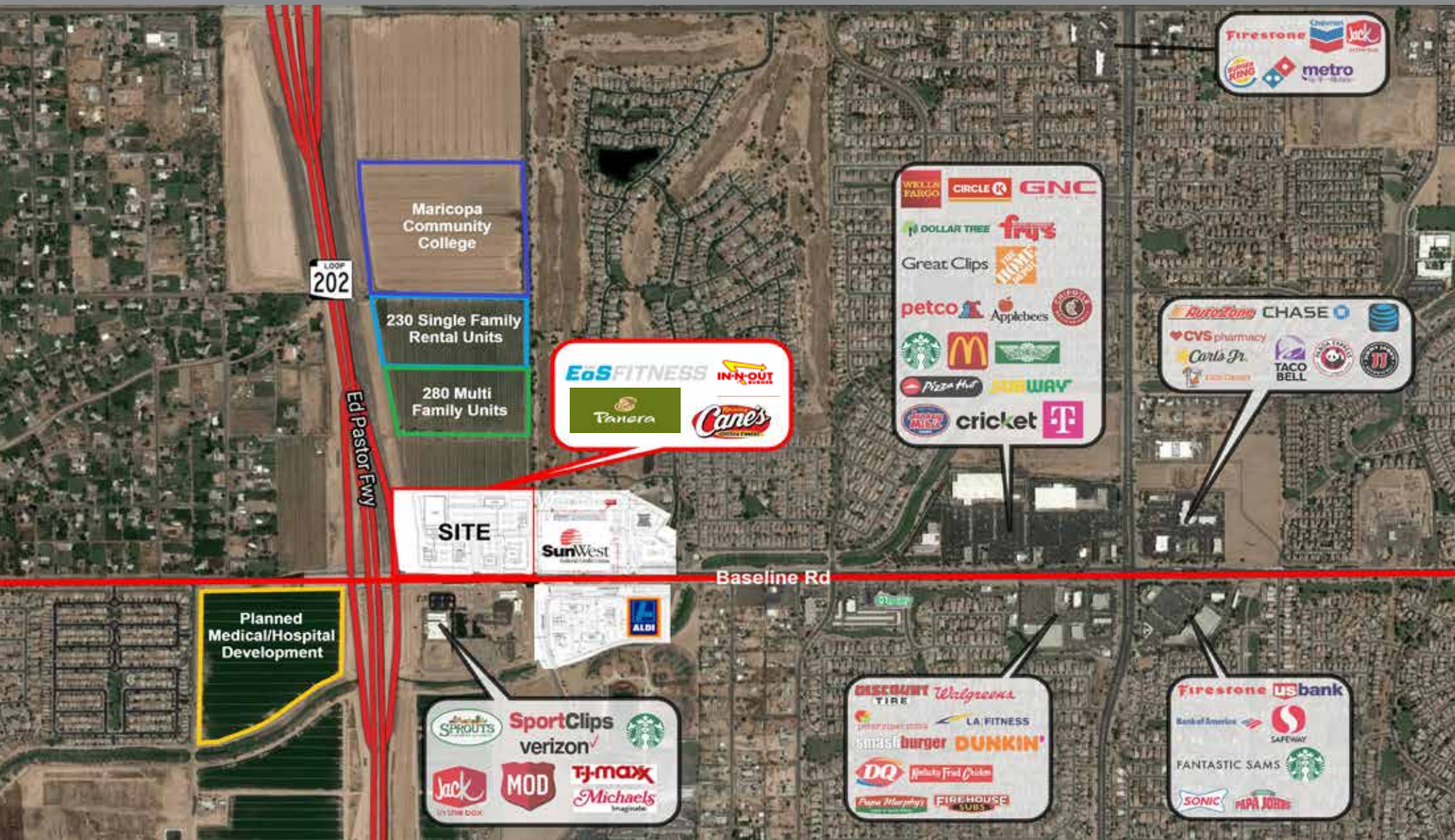
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# LAVEEN SPECTRUM | AERIAL



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# LAVEEN SPECTRUM | DEMOGRAPHICS (5-MILES)

## ANNUAL HOUSEHOLD SPENDING



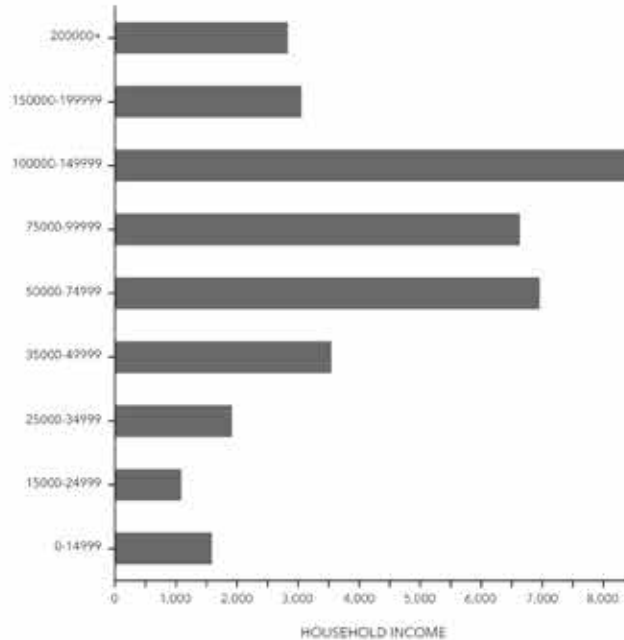
## INCOME



## Tapestry Segments



## KEY FACTS

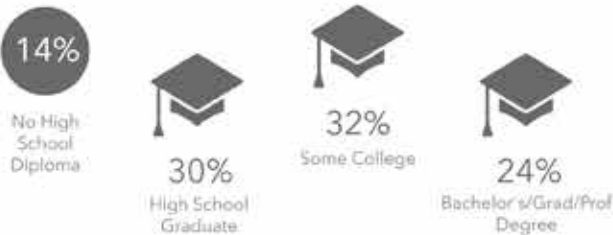


## Average Household Size

for this area  
**3.67** which is more than the average for United States

Area	Value	0.00	4.00
<b>This area</b>	<b>3.67</b>		
Maricopa County	2.63		
Arizona	2.57		
United States	2.53		

## EDUCATION



## EMPLOYMENT



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