

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



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



Projected Opening Q1 2024

ACRES:
±14.81

ADDRESS:
NEC LOOP 202 & BASELINE ROAD PHOENIX, ARIZONA

SQUARE FEET:
±83,105

ZONING:
NEIGHBORHOOD RETAIL

SUMMARY:

Adjacent to the newly completed Loop 202 South Mountain Freeway with projected traffic counts of 117,000 to 190,000 vehicles per day according to ADOT. The center's 5-mile trade area average household income is nearly \$85,000, with a daytime population of over 100,000, a residential population of 113,000, and an average household size of 3.7.



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OVERVIEW

DEMOGRAPHICS

Average Household Income
1 Mile **3 Miles** **5 Miles**
 \$133,927 \$110,899 \$107,749

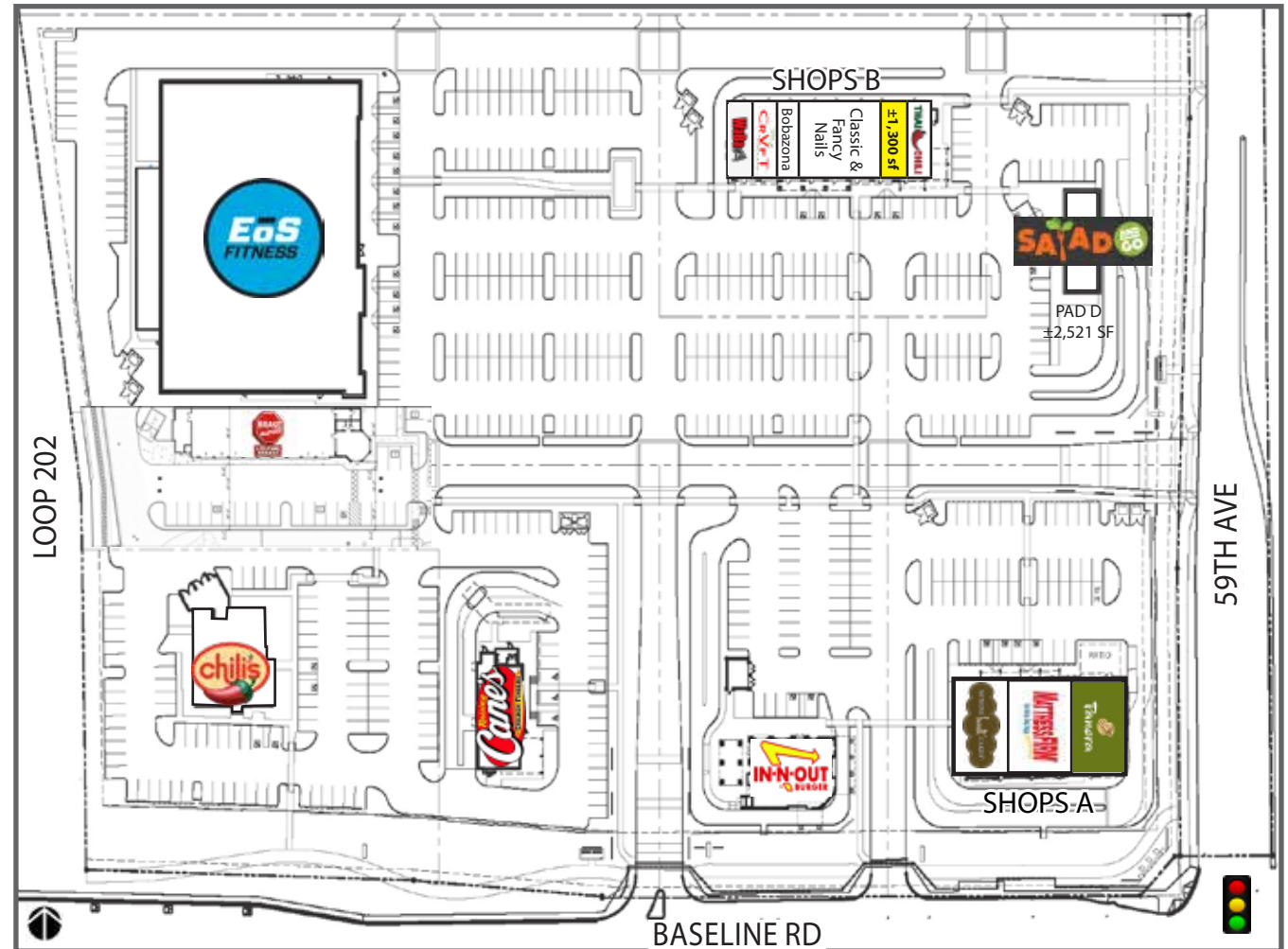
Total Population
1 Mile **3 Miles** **5 Miles**
 9,205 53,553 111,029

Daytime Population
1 Mile **3 Miles** **5 Miles**
 6,573 36,420 94,565

Total Households
1 Mile **3 Miles** **5 Miles**
 2,642 15,531 30,513

AVAILABLE

- Shops & Pads.



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AERIAL MAP



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DEMOGRAPHICS (3 MILES)

ANNUAL HOUSEHOLD SPENDING



KEY FACTS

54,464

Population



15,550

Households

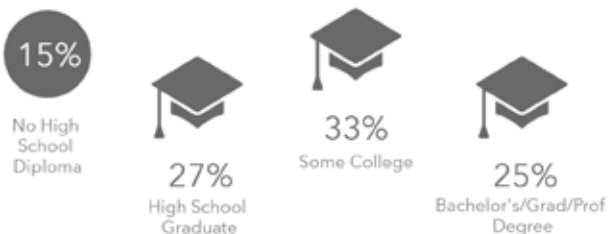
30.2

Median Age

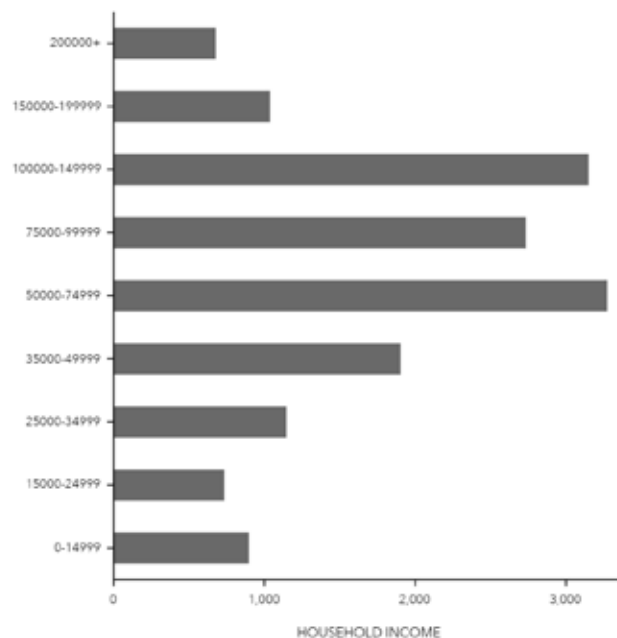
\$57,993

Median Disposable Income

EDUCATION



INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (21.0%)

The smallest group: \$200,000+ (4.4%)

Indicator	Value	Difference	
<\$15,000	5.8%	-1.6%	
\$15,000 - \$24,999	4.7%	-3.2%	
\$25,000 - \$34,999	7.4%	-1.0%	
\$35,000 - \$49,999	12.2%	-0.3%	
\$50,000 - \$74,999	21.0%	+2.5%	
\$75,000 - \$99,999	17.6%	+3.7%	
\$100,000 - \$149,999	20.3%	+3.8%	
\$150,000 - \$199,999	6.7%	-0.4%	
\$200,000+	4.4%	-3.5%	

Bars show deviation from Maricopa County

Average Household Size

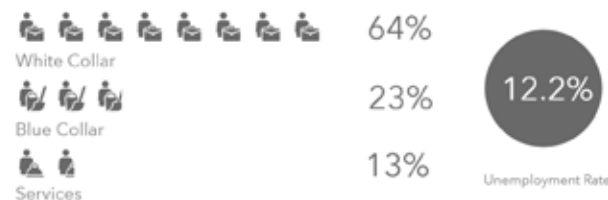
for this area

3.50

which is more than the average for United States

Area	Value	0.00	4.00
This area	3.50		
Maricopa County	2.69		
Arizona	2.64		
United States	2.58		

EMPLOYMENT



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