

FOR LEASE

PROPERTY OVERVIEW

Anchored by Academy Sports + Outdoors and Twin Peaks, Lakeview Village occupies the Corner of Sangani Boulevard and Lamey Bridge Road. The property is well located within a 150-acre, masterplanned regional retail development that includes major tenants such as Lowe's, Walmart Supercenter, Academy Sports + Outdoors, Target, Marshalls, and Best Buy. The master-planned development is located on both sides of Interstate 110, north of Interstate 10. This property of attractive storefronts offers ample parking, signalized entrance, over 500' of frontage on Sangani Boulevard, is located directly across from Walmart Supercenter, and has a large sign band for branding.

AVAILABLE

- Unit F: 1,544 - 3,557 ± SF
- \$22.00 PSF NNN Annually
- Minimum 5 Year Lease

TRAFFIC COUNTS (ADT 2019)

- On I-110, north of site: 21,000
- On I-10, east of site: 77,000

AREA BUSINESSES

- Walmart Supercenter
- Lowe's
- Academy Sports + Outdoors
- Target
- Best Buy
- ULTA Beauty
- Tesla Charging Station

PROPERTY INFO

- Size: 31,600 ± SF
- Zoning: B-2
- Land Size: 4.20 ± AC

JOIN TENANTS

- Twin Peaks
- El Rancho Bar & Grill
- Samurai
- Academy Sports + Outdoors
- Glitzy Nail & Hair Lounge
- Marble Slab Creamery/
American Cookie Company
- Signature Cigar Bar &
Lounge (Coming Soon)



SUMMARY

RETAIL AERIAL

SITE AERIAL

PLANS

PHOTOS

DEMOGRAPHICS



SUMMARY

RETAIL AERIAL

SITE AERIAL

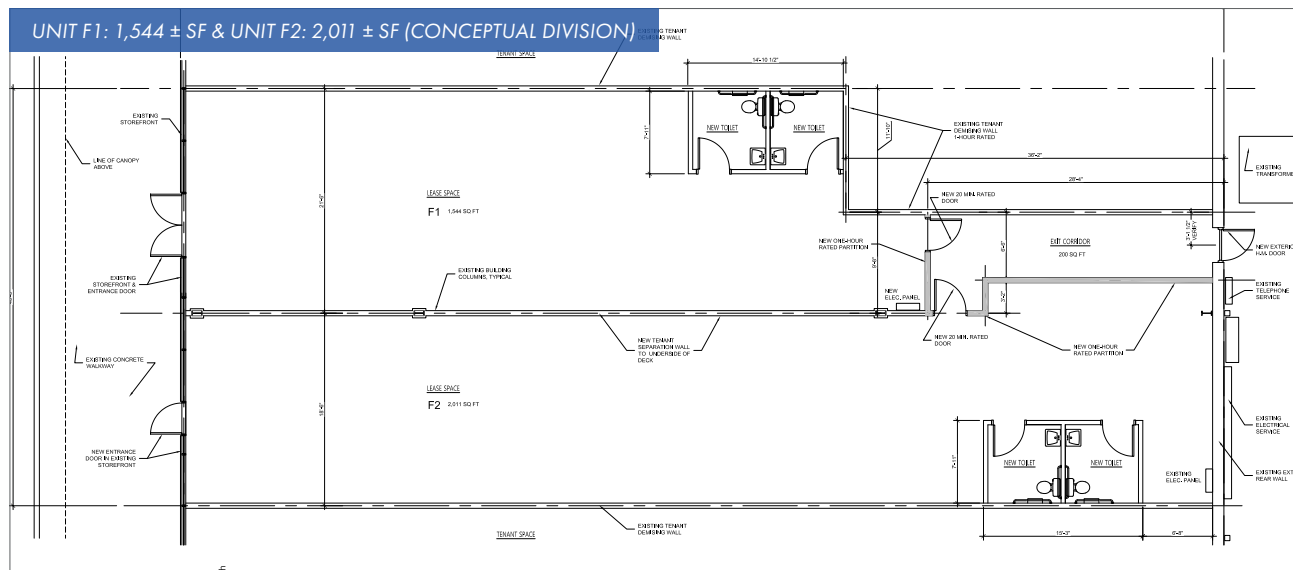
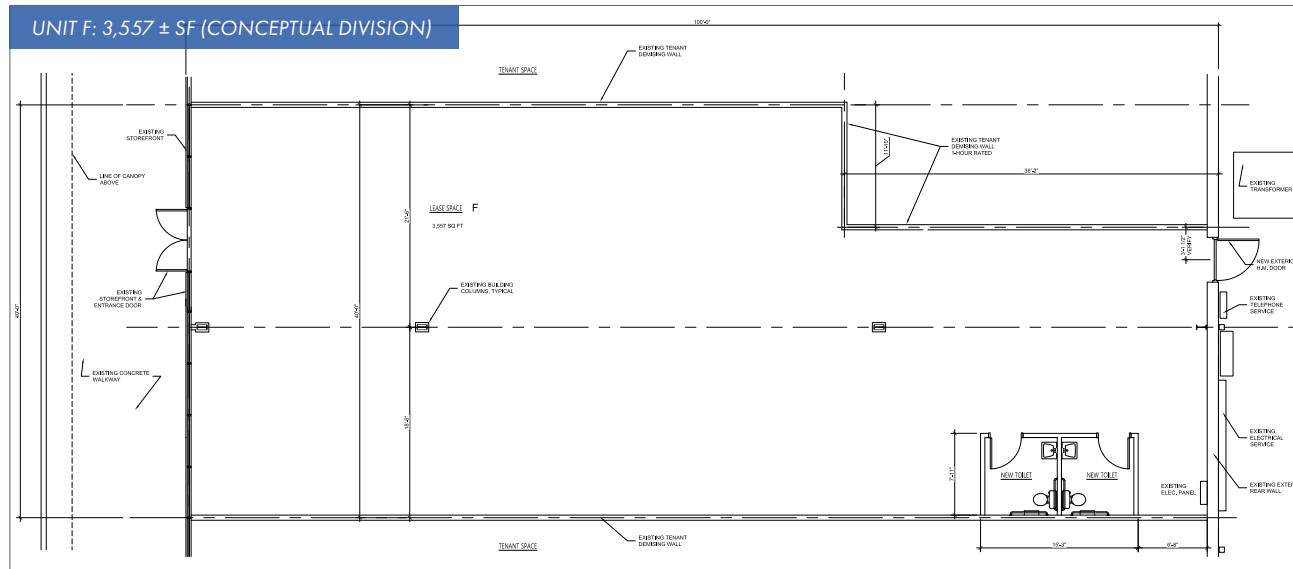
PLANS

PHOTOS

DEMOGRAPHICS



Click images for larger view



SUMMARY

RETAIL AERIAL

SITE AERIAL

PLANS

PHOTOS

DEMOGRAPHICS



SUMMARY

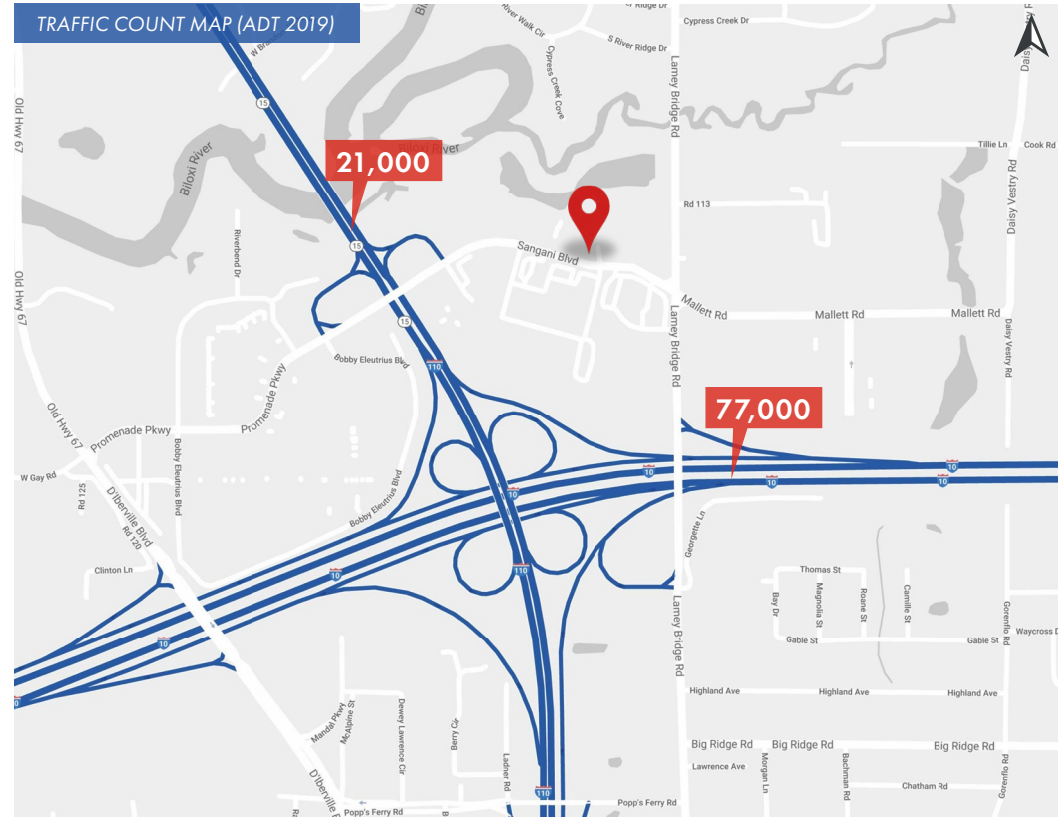
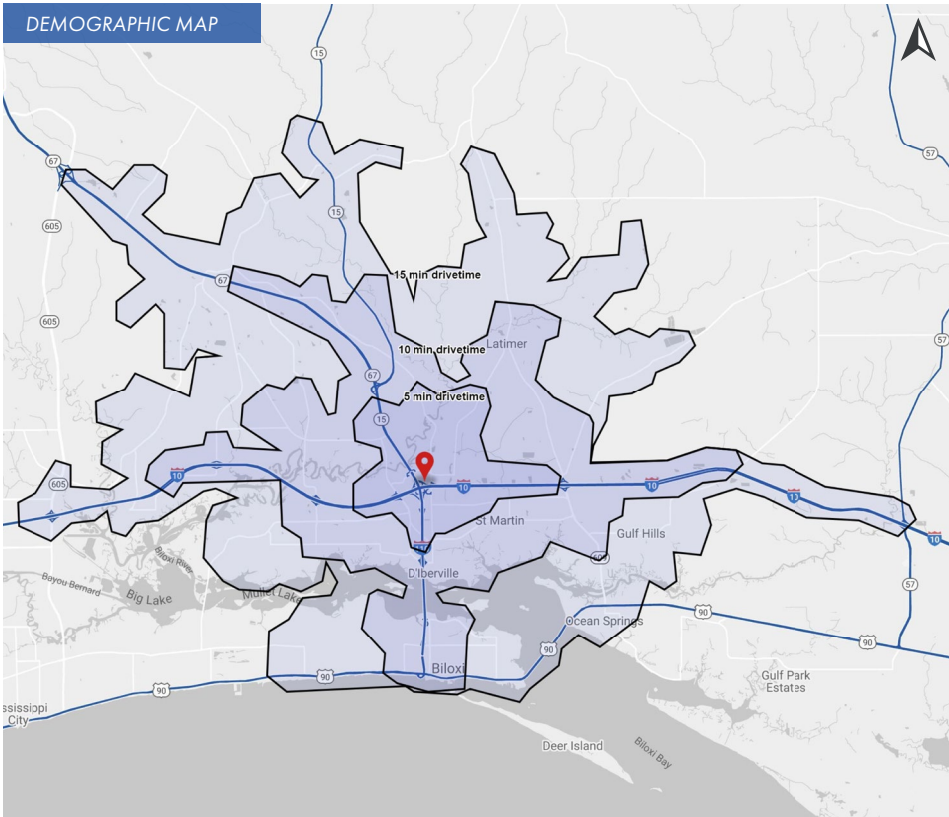
RETAIL AERIAL

SITE AERIAL

PLANS

PHOTOS

DEMOGRAPHICS



2020 DRIVETIME DEMOGRAPHICS

5 MIN

10 MIN

15 MIN



11,771

39,530

77,457

5 MIN

10 MIN

15 MIN



\$51,625

\$58,999

\$63,073

5 MIN

10 MIN

15 MIN



5,052

16,673

32,024