

DEER VALLEY MARKETPLACE

NORTHEAST CORNER 83RD AVE & DEER VALLEY RD, PEORIA, AZ 85382

± 2,000 SF Inline Space Available

FOR LEASE



D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

MARTI WEINSTEIN
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PROPERTY HIGHLIGHTS

- ± 2,000 SF Inline Space Available for LEASE
- Quality neighborhood tenants such as Dollar Tree, Subway, Domino's, Great Clips, Hunter Douglas and Salad and Go
- Long-term grocery anchor, Albertson's, has been at the center since built in 2000
- Rapidly growing West Valley location with high average household incomes of an estimated \$170,000 within a 1-mile radius
- Excellent visibility to both 83rd Avenue and Deer Valley Road with over 56,000 VPD at intersection
- Approximately 1 mile from Loop 101
- Well-maintained property owned by the same local investor for over 20 years



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SITE PLAN



SUITE	TENANT	SF
A100	DUST N WAKE	1,000
A101	WATER & ICE	900
A102	MEXICAN RESTAURANT	1,100
A104	AVAILABLE	2,000
A106	SUBWAY	1,500
A108	DOMINO'S	1,500
A109	PHILLIPS LAW GROUP	900
A110	DENTIST	4,484
B100	FLOWER SHOP	1,200
B102	SHINY NAILS	1,200
B104	GREAT CLIPS	1,200
B106	MAIL 'N MORE	1,500
B108 + A100	STUDENT CHOICE	2,800
C100 + C102		2,980
C104 + C110	DOLLAR TREE	9,800
CAMS ONLY	JACK IN THE BOX	
CAMS ONLY	ALBERTSON'S	
CAMS ONLY	FIRESTONE TIRE	
CAMS ONLY	SALAD AND GO	
	TOTAL	33,064

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DEMOGRAPHICS 2024

Source: SitesUSA, Inc.

 <p>POPULATION</p>	<p>1 MILE 12,293 3 MILES 94,066 5 MILES 214,647</p>	 <p>HOUSEHOLDS</p>	<p>1 MILE 4,151 3 MILES 36,584 5 MILES 85,424</p>	 <p>AVG HH INCOMES</p>	<p>1 MILE \$171,823 3 MILES \$148,211 5 MILES \$139,485</p>
 <p>MEDIAN AGE</p>	<p>1 MILE 39.9 3 MILES 43.7 5 MILES 44.4</p>	 <p>DAYTIME POPULATION</p>	<p>1 MILE 6,565 3 MILES 52,273 5 MILES 121,900</p>	 <p>TRAFFIC COUNTS</p>	<p>DEER VALLEY 31,254 VPD 83RD AVE 24,882 VPD LOOP 101 120,006 VPD</p>

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