

# DEER VALLEY MARKETPLACE

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

± 1,500 SF Inline Space Available Immediately

**FOR LEASE**



**D** **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

7339 E McDonald Dr  
Scottsdale, AZ 85250  
(O) 480.947.8800  
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## PROPERTY HIGHLIGHTS

- ± 1,500 SF Inline Space Available immediately 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 \$163,000 within a 1-mile radius
- Excellent visibility to both 83rd Avenue and Deer Valley Road with over 50,000 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	
A101	WATER & ICE	900
A102	MEXICAN RESTAURANT	1,100
A104	SHINY NAILS	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	YOGURTINI	1,200
B104	GREAT CLIPS	1,200
<b>B106</b>	<b>AVAILABLE</b>	<b>1,500</b>
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	
	<b>TOTAL</b>	<b>33,064</b>

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## DEMOGRAPHICS 2025

Source: SitesUSA, Inc.

 <p><b>POPULATION</b></p>	1 MILE	12,081	 <p><b>HOUSEHOLDS</b></p>	1 MILE	4,101	 <p><b>AVG HH INCOMES</b></p>	1 MILE	\$162,729
	3 MILES	92,888		3 MILES	36,211		3 MILES	\$147,129
	5 MILES	212,497		5 MILES	84,657		5 MILES	\$139,659
 <p><b>MEDIAN AGE</b></p>	1 MILE	40.2	 <p><b>DAYTIME POPULATION</b></p>	1 MILE	6,452	 <p><b>TRAFFIC COUNTS</b></p>	DEER VALLEY	31,254 VPD
	3 MILES	43.9		3 MILES	53,535		83RD AVE	24,882 VPD
	5 MILES	44.5		5 MILES	124,031		LOOP 101	120,006 VPD



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