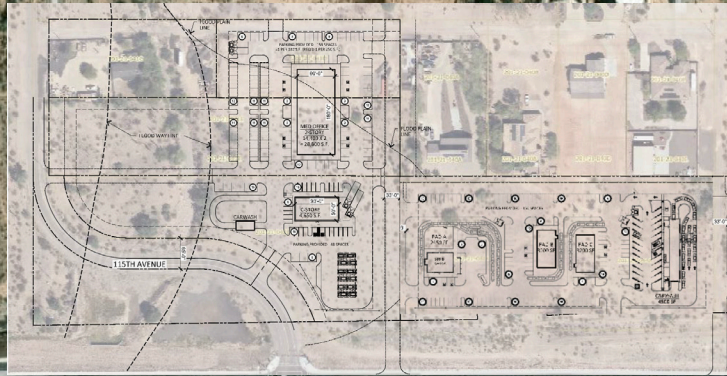


# RETAIL PADS AVAILABLE

HAPPY VALLEY | 303

FOR LEASE OR GROUND  
LEASE & SALE



FOR SALE &  
GROUND LEASE

Happy Valley Pkwy.



VILLAGE AT  
PLEASANT RIVER  
UNDER CONSTRUCTION

## FOR LEASE OR GROUND LEASE & FOR SALE

Sean Lieb, Partner  
slieb@levrose.com  
602.491.9295

**LEVROSE**  
COMMERCIAL REAL ESTATE

TCN  
WORLDWIDE  
REAL ESTATE SERVICES



# PROPERTY HIGHLIGHTS

## TOP-RANKED MASTER-PLANNED COMMUNITY

Vistancia has been recognized as Arizona's #1 master-planned community for four consecutive years.

## EXPANSIVE LIFESTYLE LIVING

Spanning 7,100 acres, Vistancia features three distinctive communities with over 5,600 homes.

## PRIME LOCATION IN GROWING MARKET

Located in Peoria—the 6th largest city in the Phoenix Metro area—ranked 3rd in Arizona and 13th nationally for rising housing markets.

## STRONG DEMOGRAPHICS

Over 149,000 residents within a 5-mile radius and average household incomes exceeding \$125,000 within 3 miles.

## ACTIVE DEVELOPMENT HUB

As of October 2020, more than 1,400 building permits were issued in Peoria, with over 900 approved lots within a 5-mile radius.

## EXCELLENT HIGHWAY ACCESS

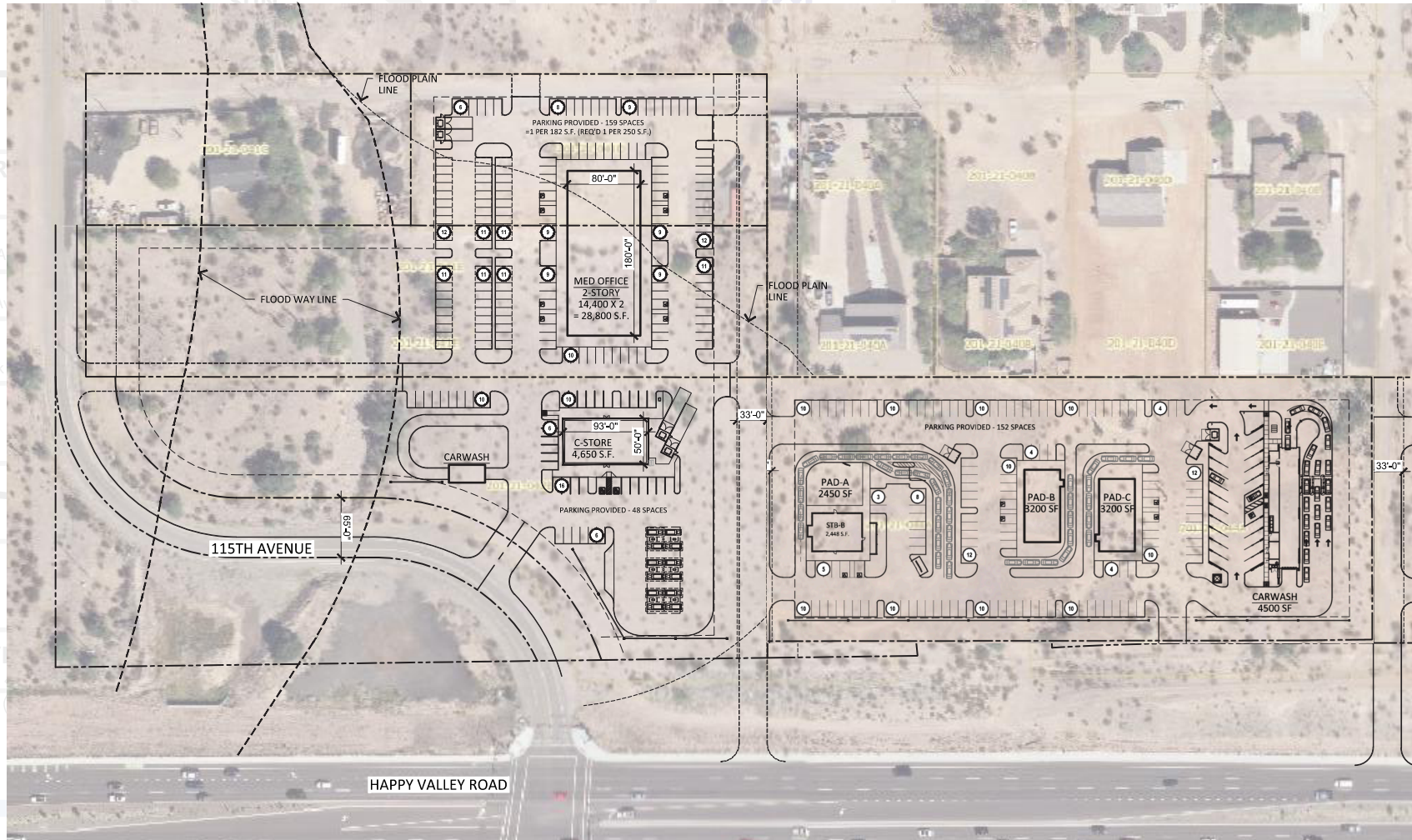
Just off the Loop 303, providing fast access to major West Valley highways. Interstate 17 is also a short drive east, offering a direct north-south connection.

## VIBRANT SURROUNDINGS

Surrounded by a diverse mix of retail stores, dining options, and entertainment venues—adding to the location's appeal for residents, visitors, and shoppers alike.



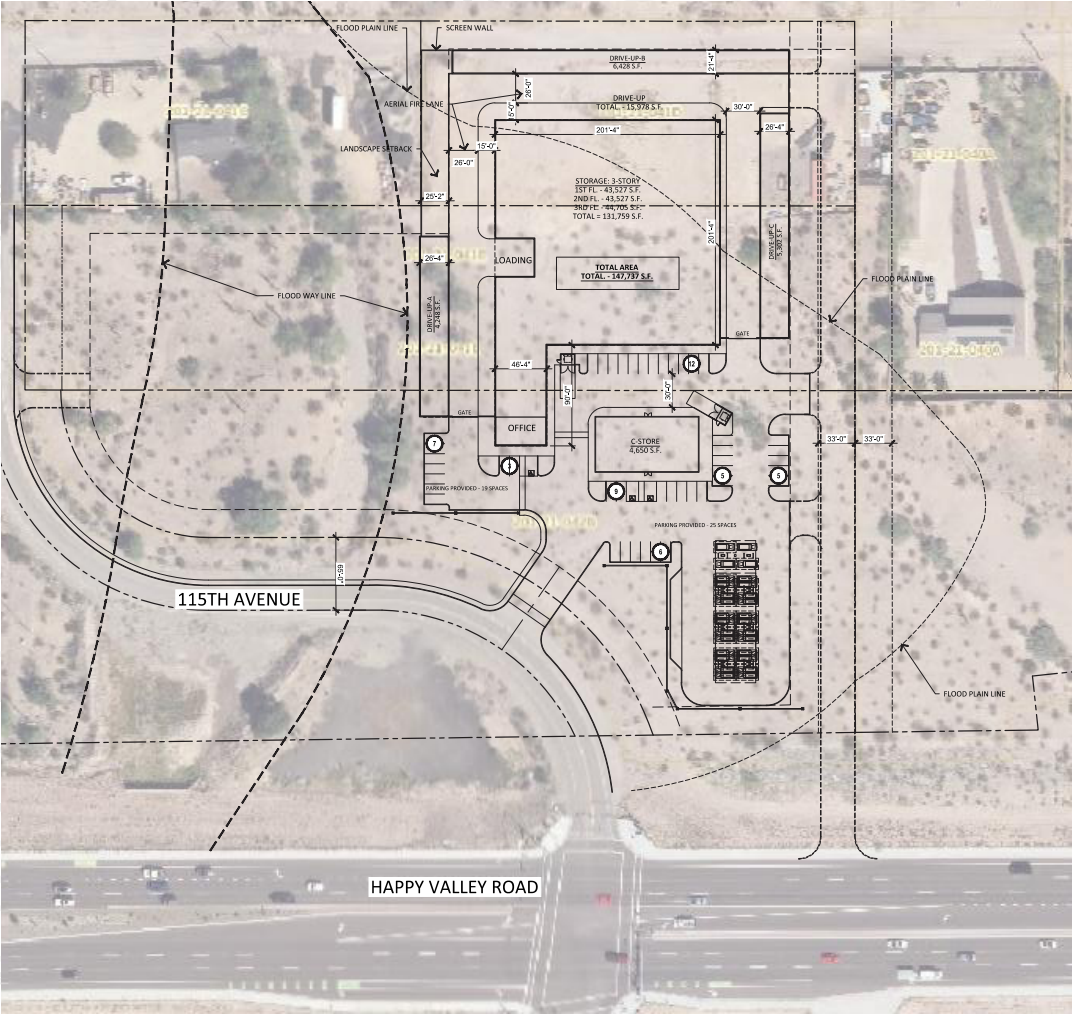
# SITE PLAN



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

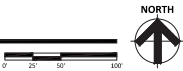


# NORTH SITE PLAN - SELF STORAGE RENDERING



**SITE PLAN**

SCALE: 1" = 50'-0"

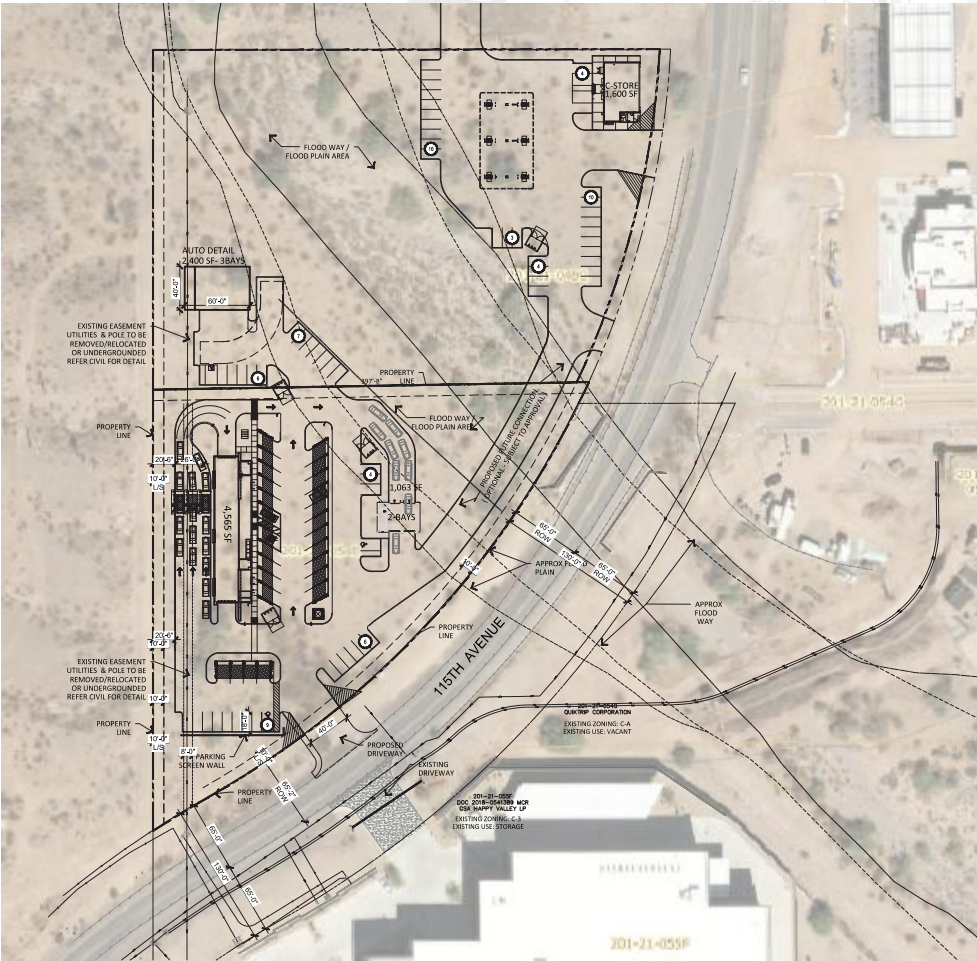


**303 AND HAPPY VALLEY RETAIL**  
EAST OF NEC OF SR 303 AND HAPPY VALLEY ROAD

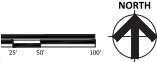
This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



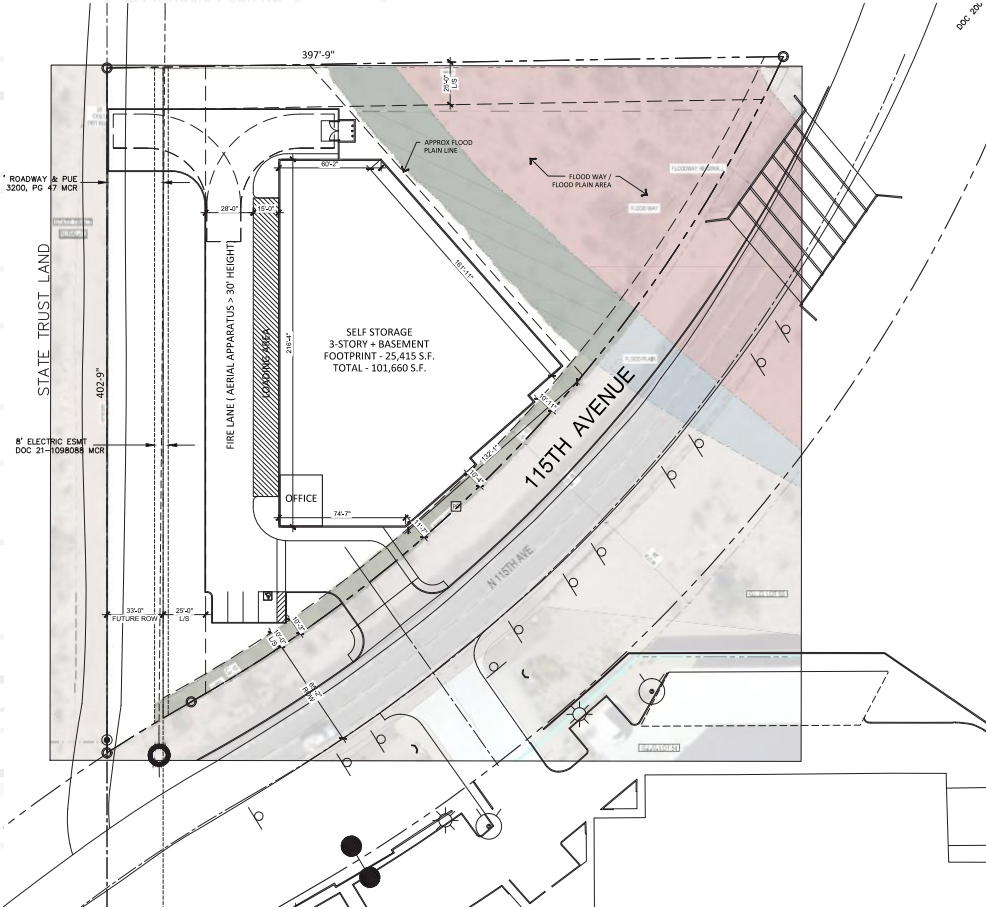
## OPTION 1



**HAPPY VALLEY & 303 SELF STORAGE**  
S OF SWC OF 115TH AVE AND HAPPY VALLEY ROAD  
SUN CITY ARIZONA 85373  
DATE: 05-21-2024



## OPTION 2



**SITE PLAN**  
SCALE: 1" = 30'-0"



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



# DEVELOPMENT MAP

## TOP 10 HOUSING DEVELOPMENTS WITHIN 5 MILES

#	NAME	ACTIVE	PLANNED	COMPLETED	TOTAL
1	Vistaancia	617	2,301	4,116	7,034
2	Aloravita	667	2,273	65	3,005
3	West Wing Mountain	89	-	1,745	1,834
4	The Meadows	748	-	1,036	1,784
5	Corte Bella Country Club	-	-	1,649	1,649
6	Rancho Cabrillo	429	554	517	1,500
7	Sonoran Mountain Ranch	46	-	1,348	1,394
8	Crossriver	67	-	1,268	1,335
9	Camino A Largo	-	813	306	1,119
10	Tierra Del Rio	-	-	1,018	1,018



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



# AERIAL - 3 MILE RADIUS

## HOUSING OVERVIEW

Q1 2020

3 Miles From Subject Property

## QUARTERLY OVERVIEW

Quarterly Starts 194

Quarterly Closing 183

Annual Starts 821

Annual Closings 645

## PROJECTS OVERVIEW

In-Construction/Planned Homes 554

Available/Permitted Lots 857


Proposed/Future Homes 15,193


Lake Pleasant Shops:




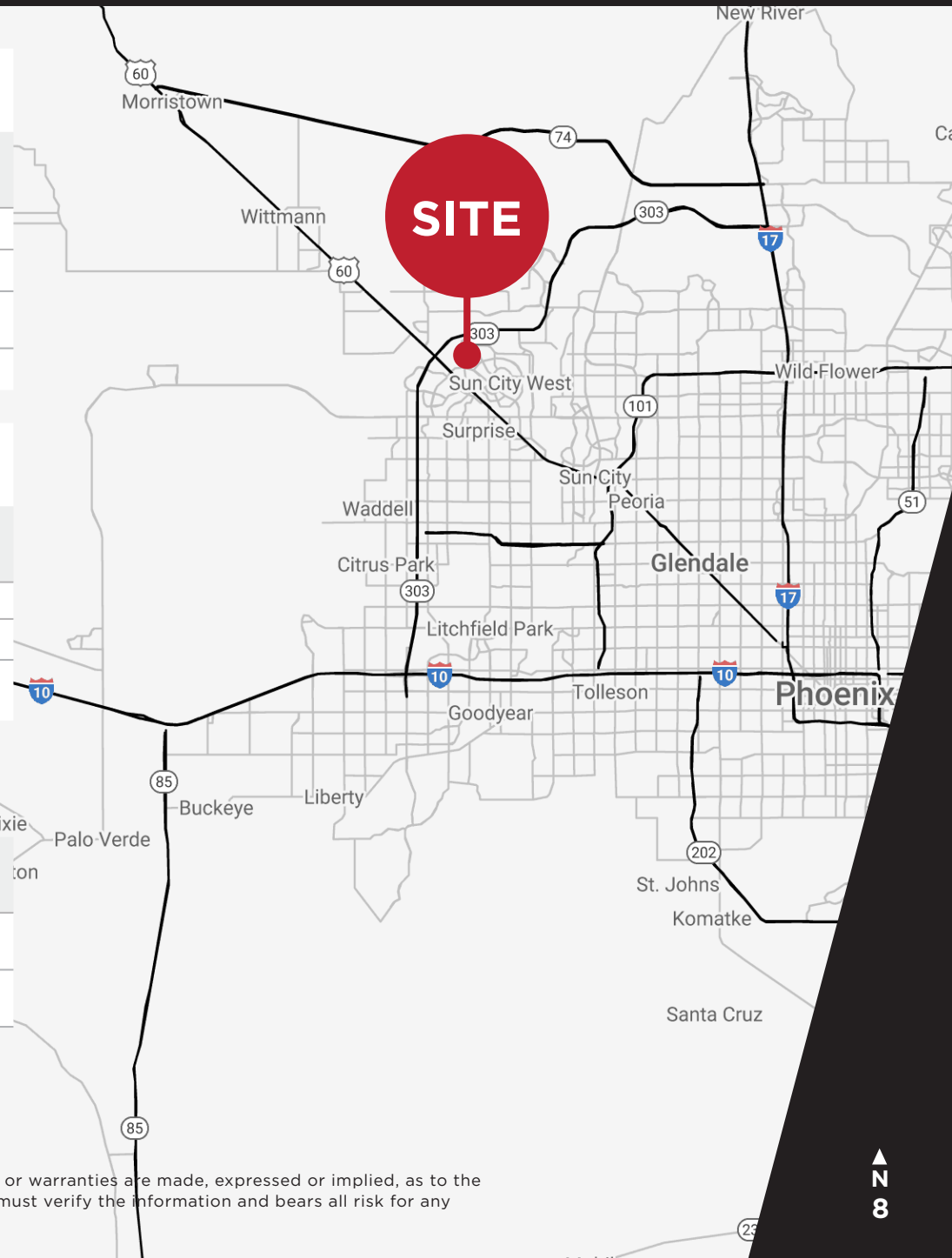


# DEMOGRAPHICS

	POPULATION			
	1 MILE	3 MILES	5 MILES	
	2024	3,616	47,425	129,330
	2029	3,960	51,907	141,185
	ANNUAL GROWTH 2024-2029	1.9%	1.9%	1.8%
	MEDIAN AGE 2024	36.5	40.4	51.7

	HOUSEHOLDS			
	1 MILE	3 MILES	5 MILES	
	2024	1,188	16,262	52,183
	2029	1,303	17,828	57,045
	GROWTH RATE 2024-2029	1.9%	1.9%	1.9%

	INCOME/HOME VALUE			
	1 MILE	3 MILES	5 MILES	
	AVG. HOUSEHOLD INCOME	\$148,282	\$136,469	\$115,293
	MEDIAN HOUSHOLD INCOME	\$127,000	\$115,400	\$93,880



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



## WESTGATE ENTERTAINMENT DISTRICT

Westgate Entertainment District is one of the largest and most exciting mixed-use, urban developments in Arizona. In addition to the shopping and dining, Westgate features many amenities such as the water dance plaza, fountain park and live music.



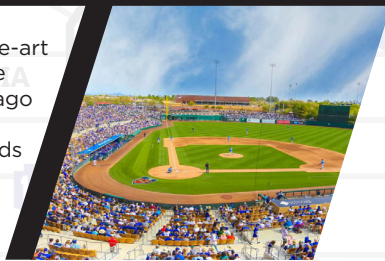
## TANGER OUTLETS

The Tanger Outlets offer more than 90 leading brand names and designer outlet stores at uncompromisable savings everyday. Tanger will continue to be a top performing retail REIT by focusing on developing first class outlet centers.



## CAMELBACK RANCH

Catch Cactus League Spring Training fever at the state-of-the-art Camelback Ranch, home for the Los Angeles Dodgers and Chicago White Sox. Opened in March of 2009 this Glendale stadium holds up to 13,000 baseball fans.



## GILA RIVER ARENA

Gila River Arena is home to over 225 sporting events, concerts and special events each year. It is one of the most flexible and multi functional arenas in the United States.



## GLENDAL HISTORIC DISTRICT

This downtown historic area of Glendale contains more than 80 antique shops, delightful dining and a lush park shaded with trees. The neighborhoods span 10 square blocks which can easily be strolled on the brick-trimmed sidewalks.



## THUNDERBIRD CONSERVATION PARK

Thunderbird Conservation Park is a park dedicated to preserving the desert environment. The 1,185 acre land in the Hedgpeth Hills contains 15 great hiking trails for picnics, horseback riding, mountain biking, jogging and bird watching.



## STATE FARM STADIUM

With its retractable roof and field, the State Farm Stadium is unlike any other stadium in North America. This multi-purpose facility is a marvel of design, engineering, and technology. It is also the proud home of NFL's Arizona Cardinals with up to 73,000 seats.



## DESERT DIAMOND CASINO

With over 75,000 square feet of gaming space, Desert Diamond Casino West Valley offers an exciting, fun-filled range of gaming options, excellent service and delicious dining.







## GLENDALE / PEORIA:

### AFFLUENT POPULATION

Glendale, Arizona's 6th largest city, is composed of a diverse and vibrant population covering a vast cross section of economic and cultural communities. Peoria is the 9th largest city in Arizona and is one of Metro Phoenix's largest municipalities in terms of size, covering 179 square miles. The Glendale-Peoria area is the leading economic engine of the Greater Phoenix West Valley. Glendale-Peoria today is the sports destination for all of Arizona, as Gila River Arena and the NHL Coyotes continue to attract fans to new growth in the far western areas of the city. The state-of-the-art University of Phoenix Stadium in Glendale is also a major attraction. Adjacent to Gila River Arena and University of Phoenix Stadium is Glendale's Westgate Entertainment District featuring shopping, dining and nightlife.

In addition to Historic Downtown, shoppers can indulge at one of the largest malls in the region - Arrowhead Towne Center, featuring a movie theater and more than 170 shops and restaurants. Tanger Outlets Glendale is also located in the area, offering more than 90 leading brand names and designer outlet stores.

### EDUCATION

The Northwest Valley offers numerous higher education opportunities including Arizona State University's West Campus, Midwestern University, DeVry University Westgate and Western International University, and the Thunderbird School of Global Management - the No. 1 International full-time MBA School, according to U.S. News & World Report. In addition, residents of Peoria enjoy one of the state's highest performing school districts, the Peoria Unified School District.

### HOUSING

Glendale has 10 Historic Districts with homes ranging from bungalows to mid-century moderns to classic ranch style homes. The Glendale-Peoria area is home to over 144,886 residential units. Of these units 86% are occupied and over 51% of those are owned.

**LEVROSE**  
COMMERCIAL REAL ESTATE

TCN  
WORLDWIDE  
REAL ESTATE SERVICES