



the Trailhead

DEVELOPED BY
Pederson

Retail | Full-Service Restaurants | Fast Casual Restaurants | Beauty Services | Fitness | Medical

NEC

83RD AVE & HAPPY VALLEY RD

Peoria, AZ



property summary

AVAILABLE ± 110,467 SF

PROPERTY HIGHLIGHTS

- » This neighborhood shopping center will be anchored by the most unique restaurant dining experience in the northwest valley and a 62,909-square-foot Safeway store
- » Rare, unique restaurant opportunities that feature open-air common areas, complete with outdoor gathering space and exclusive patios
- » Happy Valley Road is the dominant east/west arterial in this trade area connecting Interstate 17 to Loop 303
- » Over 4,000 homes in development within 2 miles

TRAFFIC COUNT

83RD AVE

N: ±8,379 VPD (NB/SB)

S: ±18,868 VPD (NB/SB)

ADOT 2021

HAPPY VALLEY RD

E: ±24,780 VPD (EB/WB)

W: ±24,773 VPD (EB/WB)



NEC

New Mixed Use Development | Retail |
Restaurant | Grocery | Residential

83RD AVE & HAPPY VALLEY RD



site plan



Tenant	SF
SHOPS A	9,340
SHOPS B	9,936
SHOPS C	6,600
C-STORE	3,024
P1	4,000
P2	5,000
P3	5,670
P4	10,000
P6	5,000
P7	4,680
P8	4,880
P9	6,000
P10	2,400

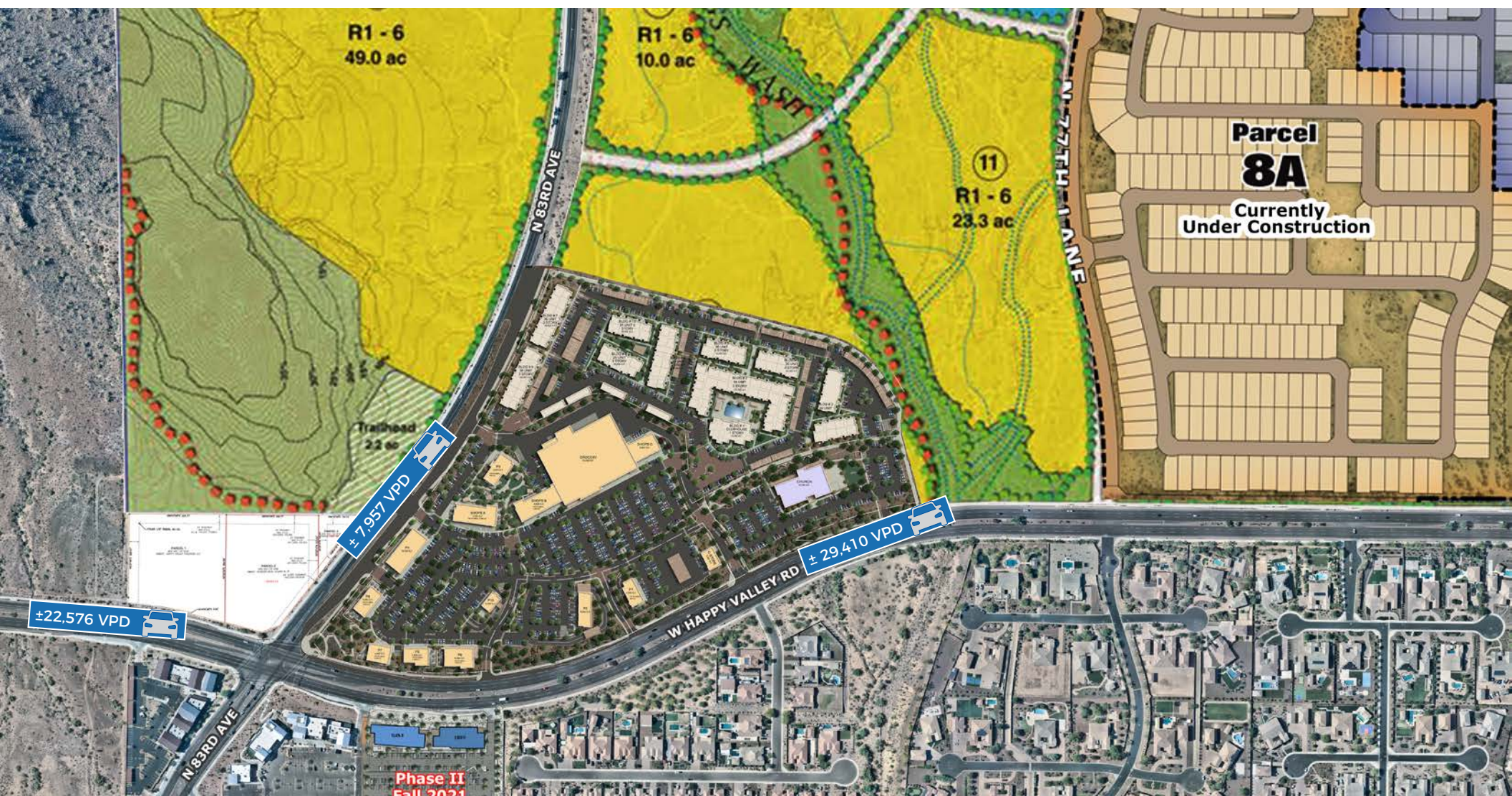
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aerial zoom



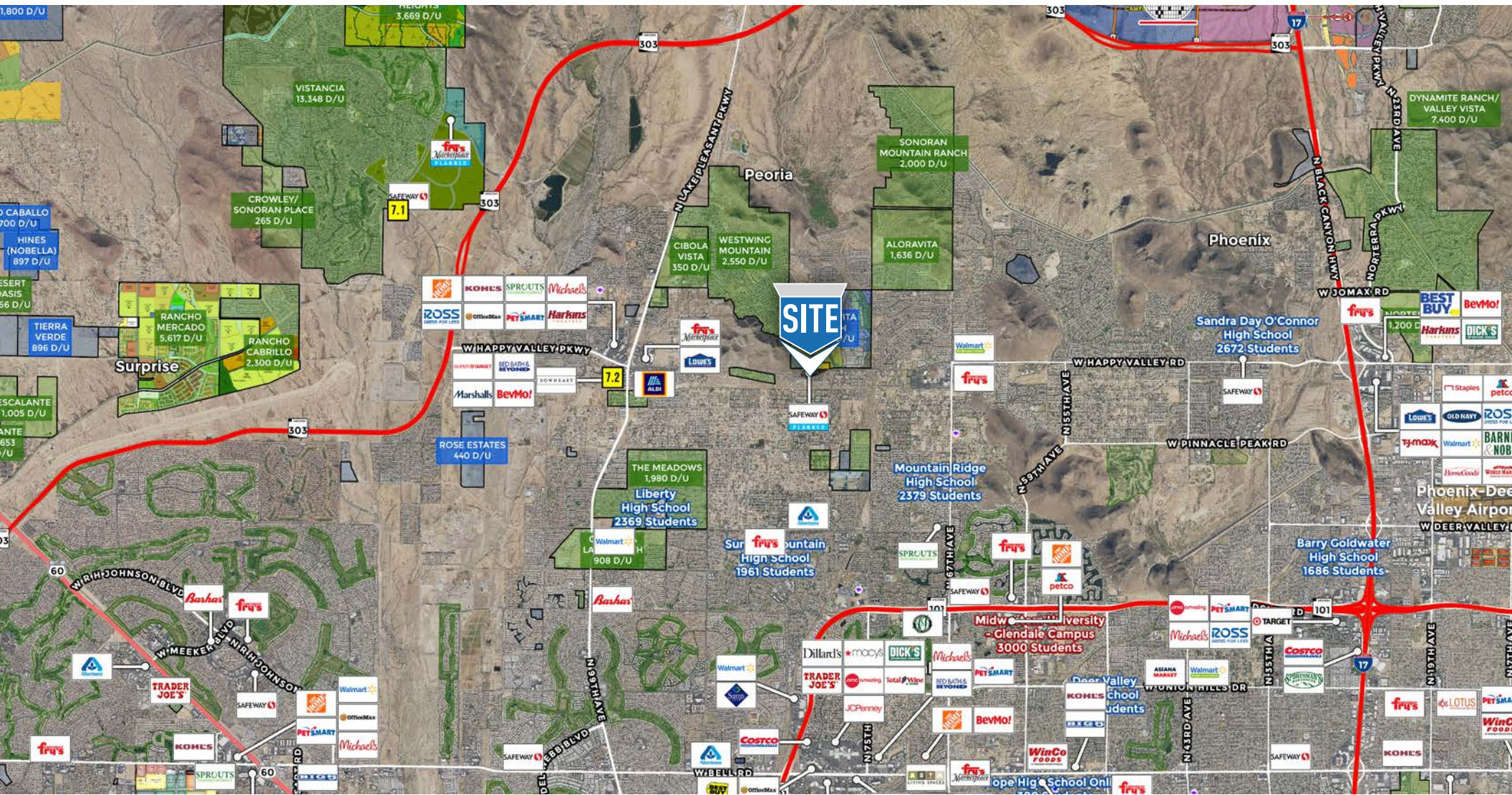
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aerial overview



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trade area

Q1 2023



Multi-Family Activity
*PCA does not guarantee the accuracy/completeness (estimate)

Under Construction or Proposed Units	336
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Metrostudy Housing Data Q1-2023

QUARTERLY AND ANNUAL OVERVIEW

Quarterly Starts	4
Quarterly Closings	1
Annual Starts	28
Annual Closings	63
Housing Inventory	20
Vacant Developed Lots	138

PROJECT(S) BY STATUS

Active / Available	0
Future	2,952
Total Active / Future Units	2,952

Demographic Profile 2022 ESRI Estimates

2022 Total Population	71,918
2027 Total Population	74,845
5 yr. % Growth	3.91%
2022 Total Housing Units	24,340
Average Household Size	3.07
Median HH Income	\$119,512
Median Age	37.4

DAYTIME POPULATION

Total	52,228
Employees	19,431
Residents	32,797

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P3 SIGNAGE



NEC

New Mixed Use Development | Retail |
Restaurant | Grocery | Residential

83RD AVE & HAPPY VALLEY RD





Sunrise Mountain Trail

P3

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New Mixed Use Development | Retail | Restaurant | Grocery | Residential

83RD AVE & HAPPY VALLEY RD



SHOPS A - ELEVATIONS



SOUTH



NORTH

SHOPS B - ELEVATIONS



SOUTH

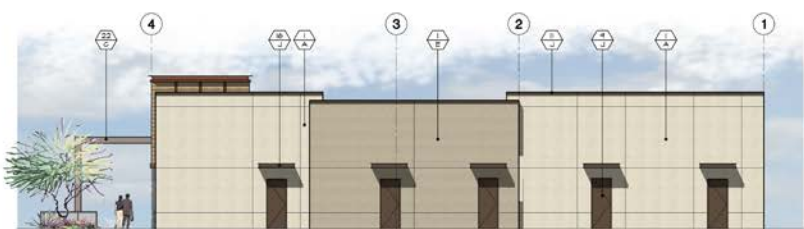


NORTH

SHOPS C - ELEVATIONS



SOUTH



NORTH



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POINTS OF INTEREST
Endless Activities



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TRAILS

Peoria Sunrise Mountain Trail
(±1.7 miles from site)

West Wing Mountain Trail
(±2.2 miles from site)

Calderwood Butte Trail
(±4.1 miles from site)

East Wing Mountain Trail
(±5.5 miles from site)



PARKS AND RECREATION

Peoria has Arizona's second largest lake in Arizona, Lake Pleasant. Amenities include: fishing, boating, hiking, camping and picnicking.
(±18.4 miles from site)

The city of Peoria has 35 neighborhood parks with various amenities.



RETAIL & DINING

Peoria has some of the best retail shopping and dining experiences, including the Angry Crab, Fabio's on Fire, Sala Thai, Peoria Artisan Brewery, Haymakers, V's Taproom and Char.



ARTS & CULTURE

Peoria has two public libraries, the Peoria Main Library and the Sunrise Mountain Library.

The city also has two performing arts venues, Arizona Broadway Theater and The Peoria Center for the Arts.

demographics

2022 ESRI ESTIMATES



2022 POPULATION

1-Mile	3-Miles	5-Miles
3,089	71,872	164,905



2022 DAYTIME POPULATION

1-Mile	3-Miles	5-Miles
1,994	52,202	133,177



2022 AVERAGE HOUSEHOLD INCOMES

1-Mile	3-Miles	5-Miles
\$190,775	\$153,132	\$132,066



2022 HOUSEHOLD

1-Mile	3-Miles	5-Miles
906	23,273	60,287

FOOD AWAY FROM HOME IS OVER

285 MILLION

In a 5 Mile Radius

25% greater than national average



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exclusively listed by

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