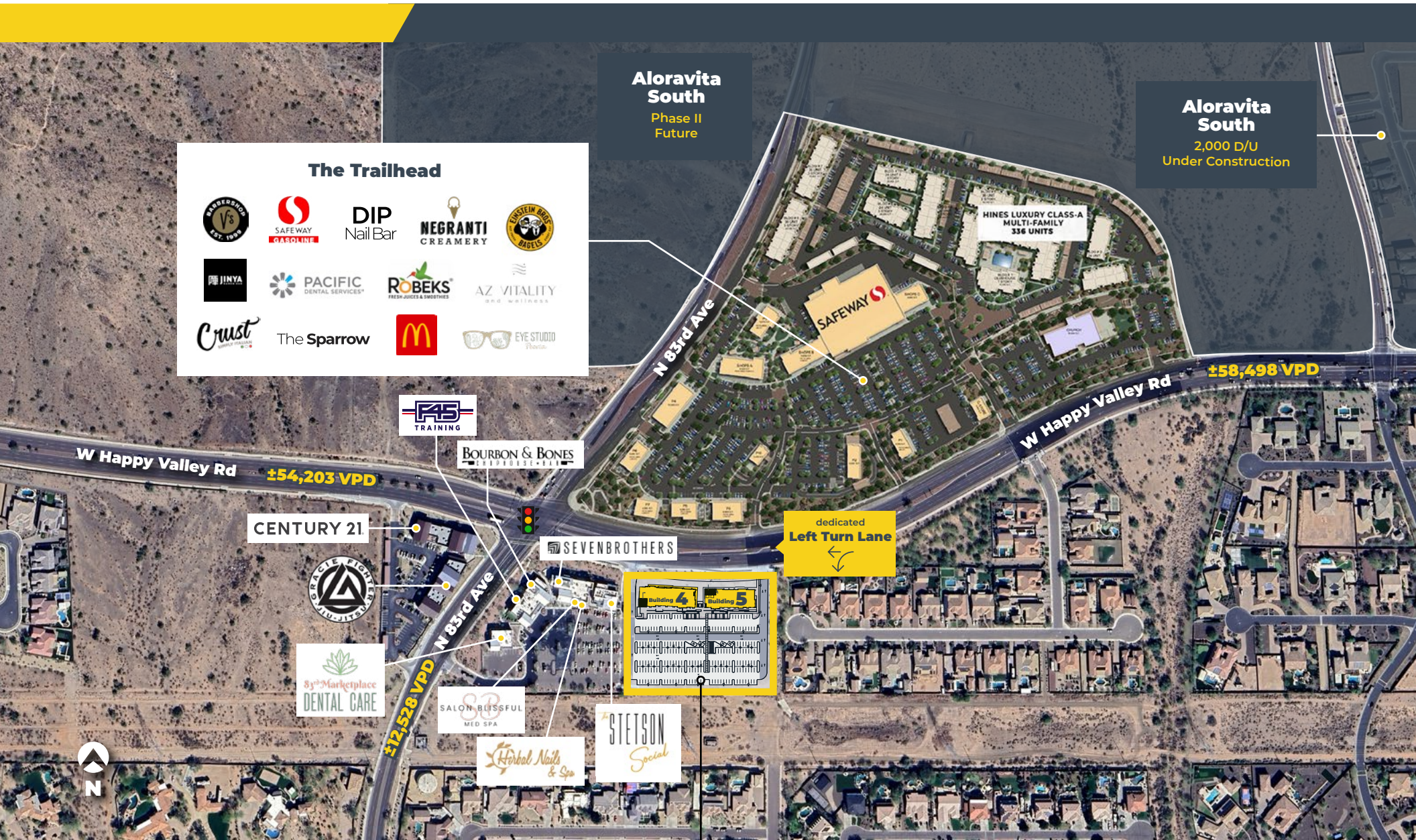


83 MARKETPLACE

24615 N. 82nd Avenue, Peoria, Arizona



Two New Multi-Tenant Retail Buildings
at 83rd Avenue & Happy Valley Road



83 MARKETPLACE

83 Marketplace is an exciting new retail opportunity in the heart of Peoria, Arizona. This development, representing phase II of the project, features two multi-tenant buildings strategically positioned in one of the Valley's most vibrant and rapidly growing communities. Located in a thriving neighborhood with over 25,000 housing units within a 3-mile radius and an impressive median income of \$145,806, 83 Marketplace promises strong consumer demand and high foot traffic.

The property boasts a prime location directly across from the newly established Trailhead Plaza, anchored by Safeway, creating a synergistic retail hub. A full-access site with a dedicated left turn lane on Happy Valley Road, 83 Marketplace presents an unparalleled opportunity for retailers looking to establish or expand their presence in this affluent and dynamic market.

Building 4

- + Up to $\pm 2,949$ SF & $\pm 1,005$ SF patio for restaurant
- + 11,519 total SF

Building 5

- + Up to $\pm 3,385$ SF & ± 705 SF patio for restaurant
- + 10,195 total SF

Phase II Overview



Lot Size:
186,181 SF



Located directly across the street from The Trailhead, anchored by Safeway



Address:
24615 N. 82nd Avenue
Peoria, AZ 85383



Parcel:
201-14-629

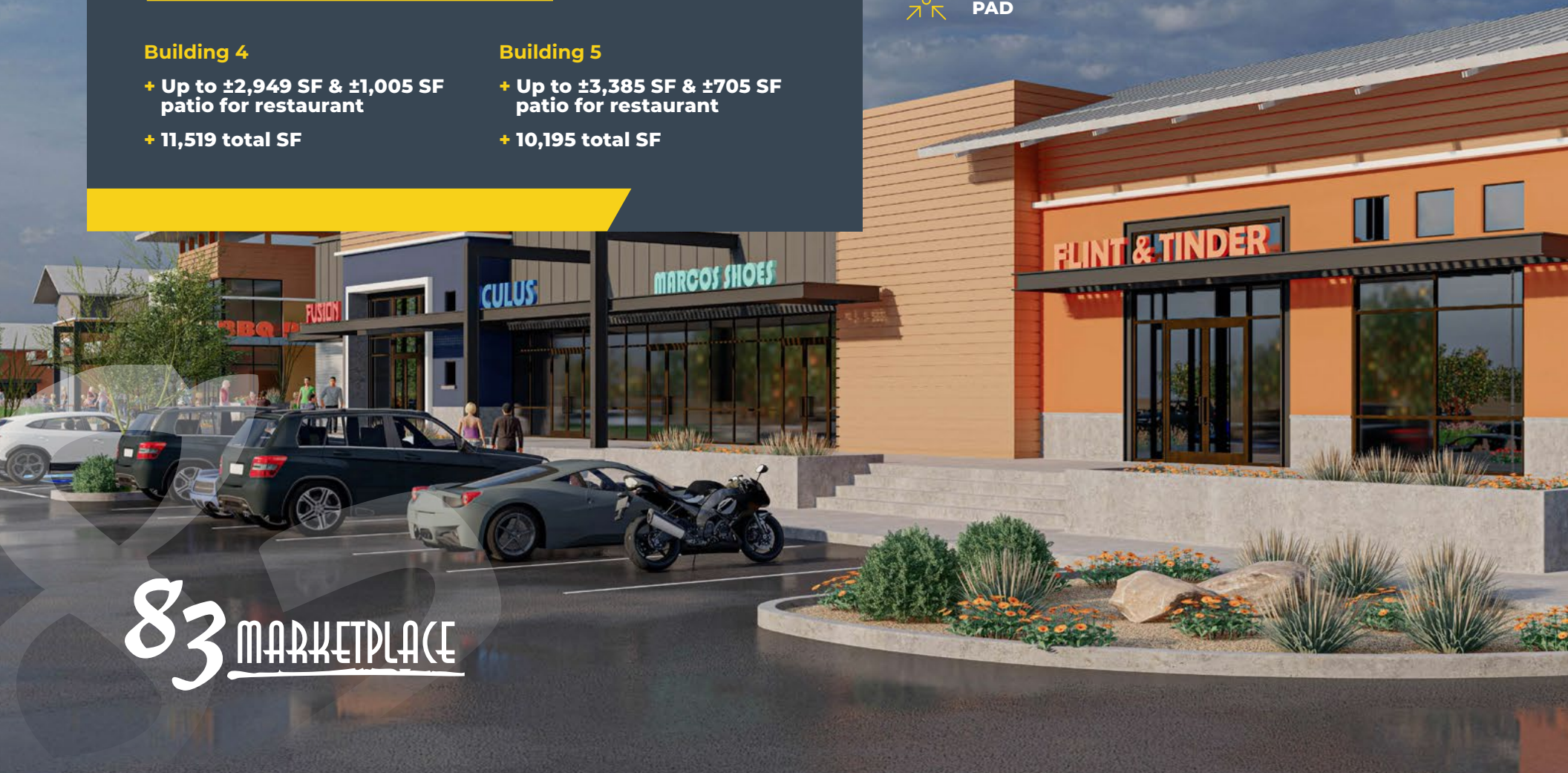


Full access site with a dedicated left turn lane on Happy Valley Road



Zoning:
PAD

83 MARKETPLACE



83 MARKETPLACE

W Happy Valley Rd

dedicated
Left Turn Lane



1,005 SF patio

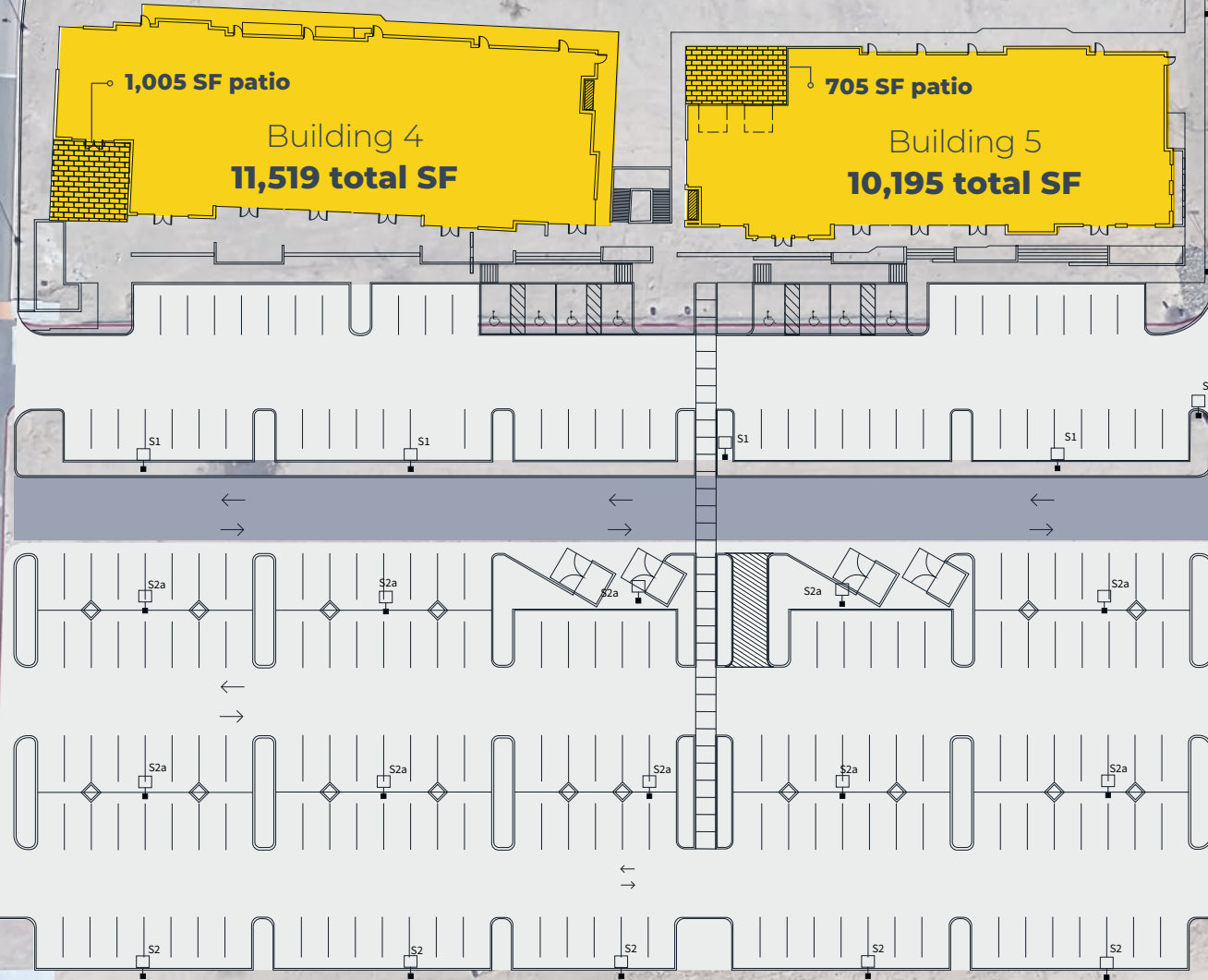
Building 4

11,519 total SF

705 SF patio

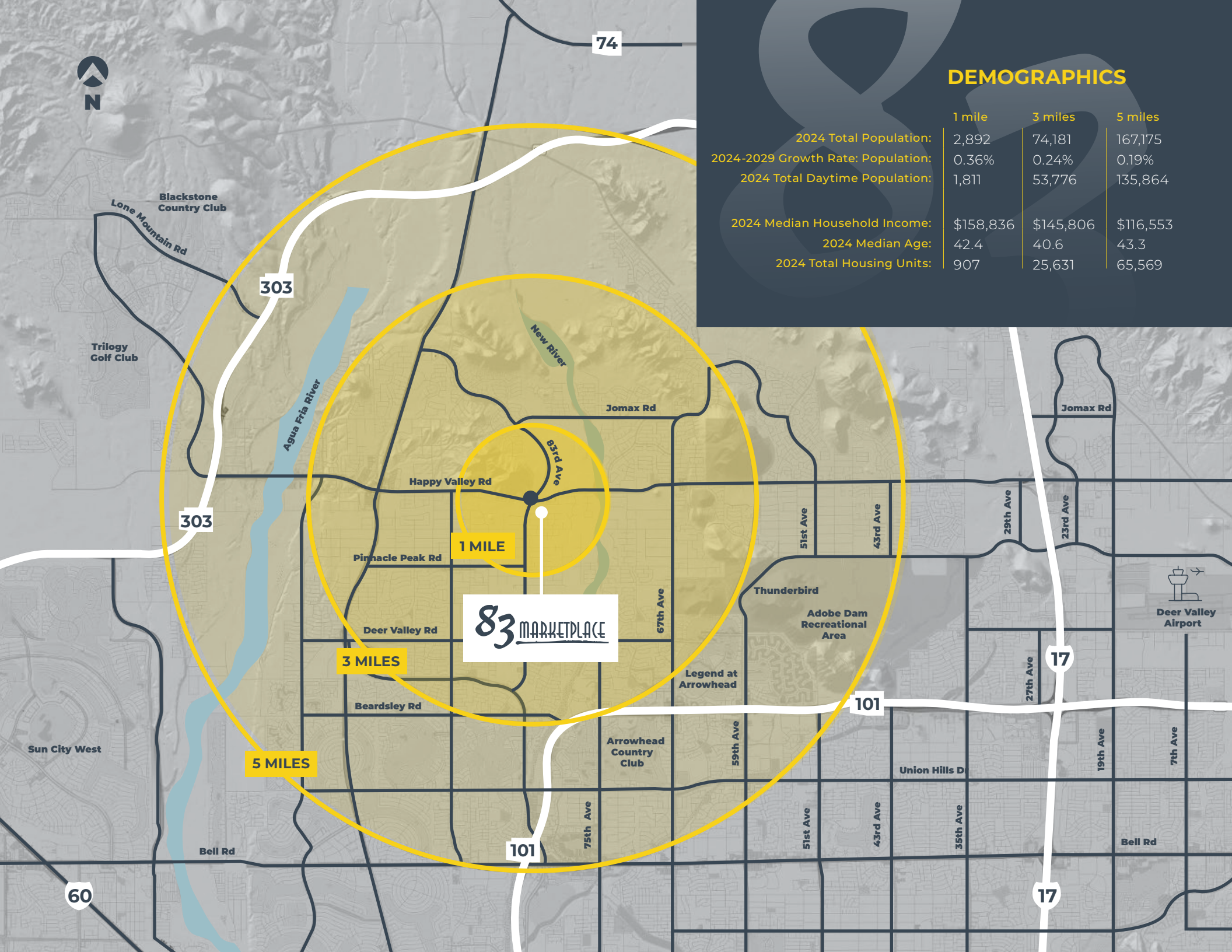
Building 5

10,195 total SF





83 MARKETPLACE



DEMOGRAPHICS

	1 mile	3 miles	5 miles
2024 Total Population:	2,892	74,181	167,175
2024-2029 Growth Rate: Population:	0.36%	0.24%	0.19%
2024 Total Daytime Population:	1,811	53,776	135,864
2024 Median Household Income:	\$158,836	\$145,806	\$116,553
2024 Median Age:	42.4	40.6	43.3
2024 Total Housing Units:	907	25,631	65,569

Welcome to Peoria, AZ

Awards & Accolades

No. 1

Economic Development Organization in Arizona - 2024

(ARIZONA ASSOC. FOR ECONOMIC DEVELOPMENT EDDE AWARD WINNER, 2024)

Top 20

Boomtowns in America 2022 Edition

(SMARTASSET, 2022)

No. 1

Master-planned community in Arizona - Vistancia

(RANKING ARIZONA, 2022)

No. 2

Best places to live in Arizona

(RANKING ARIZONA, 2022)

No. 1

City to live, work and play in Arizona

(RANKING ARIZONA, 2021)

No. 1

Private golf course in Arizona
Blackstone Country Club at Vistancia

(RANKING ARIZONA, 2022)



+ Home to Lake Pleasant, Arizona's second largest lake



+ Cactus League Spring Training Baseball



+ Two community theatres and two public libraries



+ 34 neighborhood parks



+ 3 public pools



+ 2 large community parks



+ 5 dog parks



+ more than 26 miles of mountain and multi-use trails.



+ P83 Entertainment District offers a wide variety of local restaurants, shopping, and entertainment options for the whole family



+ Park West shopping center offers a variety of upscale shops and gourmet restaurants

learn more by visiting
visitphoenix.com/greater-phoenix/peoria



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83 MARKETPLACE

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Peoria, Arizona

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