



SHOPS AT LAKE PLEASANT



LAKE PLEASANT PKWY & HAPPY VALLEY RD

PEORIA, AZ



property summary

AVAILABLE **±1,598 SF**
±3,400 SF - 2nd Gen Restaurant

PRICING

Call for Rates

LOCATION HIGHLIGHTS

- Peoria is the 7th largest city in the Phoenix MSA by population and ranks as the 3rd best city in Arizona (16th nationally) for rising housing markets, based on the number of new units built and home pricing trends.
- The site is located approximately 2.3 miles east of the Loop 303, which has a full diamond interchange.
- The surrounding area has a population of over 161,000 within a 5-mile radius, with average household incomes exceeding \$195,000 within a 1-mile radius.
- As of June 2024, the City of Peoria has issued more than 16,500 permits year-to-date, with over 4,357 preliminary and final lots approved within a 5-mile radius of the site.

TRAFFIC COUNTS

LAKE PLEASANT PKWY		HAPPY VALLEY RD	
N	±32,553 VPD (NB & SB)	E	±53,245 VPD (EB & WB)
S	±56,869 VPD (NB & SB)	W	±41,150 VPD (EB & WB)

ADOT 2023, INRIX 2023

NEIGHBORING TENANTS



Marshalls



nékter
JUICE BAR.



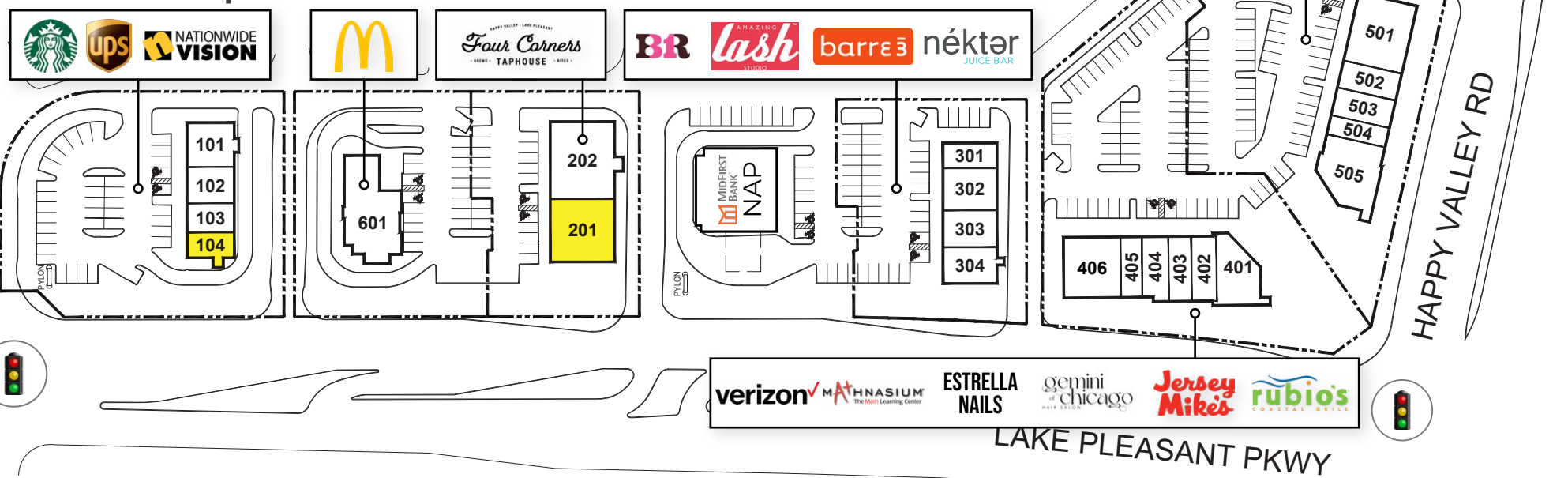
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site plan



SITE AREA	TENANT	SIZE (SF)	SITE AREA	TENANT	SIZE (SF)	SITE AREA	TENANT	SIZE (SF)	SITE AREA	TENANT	SIZE (SF)
101	STARBUCKS COFFEE	1,865 SF	201	Available 2nd Gen Restaurant	3,400 SF	401	RUBIO'S FRESH MEXICAN GRILL	2,405 SF	501	PACIFIC DENTAL	3,600 SF
102	NATIONWIDE VISION	1,501 SF	202	FOUR CORNERS TAPHOUSE	4,430 SF	402	JERSEY MIKE'S	1,320 SF	502	SOUTHWEST BLINDS AND SHUTTERS	1,434 SF
103	THE UPS STORE	1,200 SF	301	BASKIN ROBBINS	1,200 SF	403	GEMINI HAIR SALON OF CHICAGO	1,200 SF	503	PRIME IV HYDRATION & WELLNESS	1,466 SF
104	Available	1,598 SF	302	AMAZING LASH STUDIO	1,977 SF	404	ESTRELLA NAILS	1,401 SF	504	A STAR BARBERSHOP	1,014 SF
MIDFIRST BANK (NOT A PART)			303	BARRE3	1,732 SF	405	Mathnasium	1,120 SF	505	SQUID INK	3,196 SF
			304	NEKTER JUICE BAR	1,611 SF	406	VERIZON WIRELESS	3,005 SF	601	MCDONALD'S	4,884 SF



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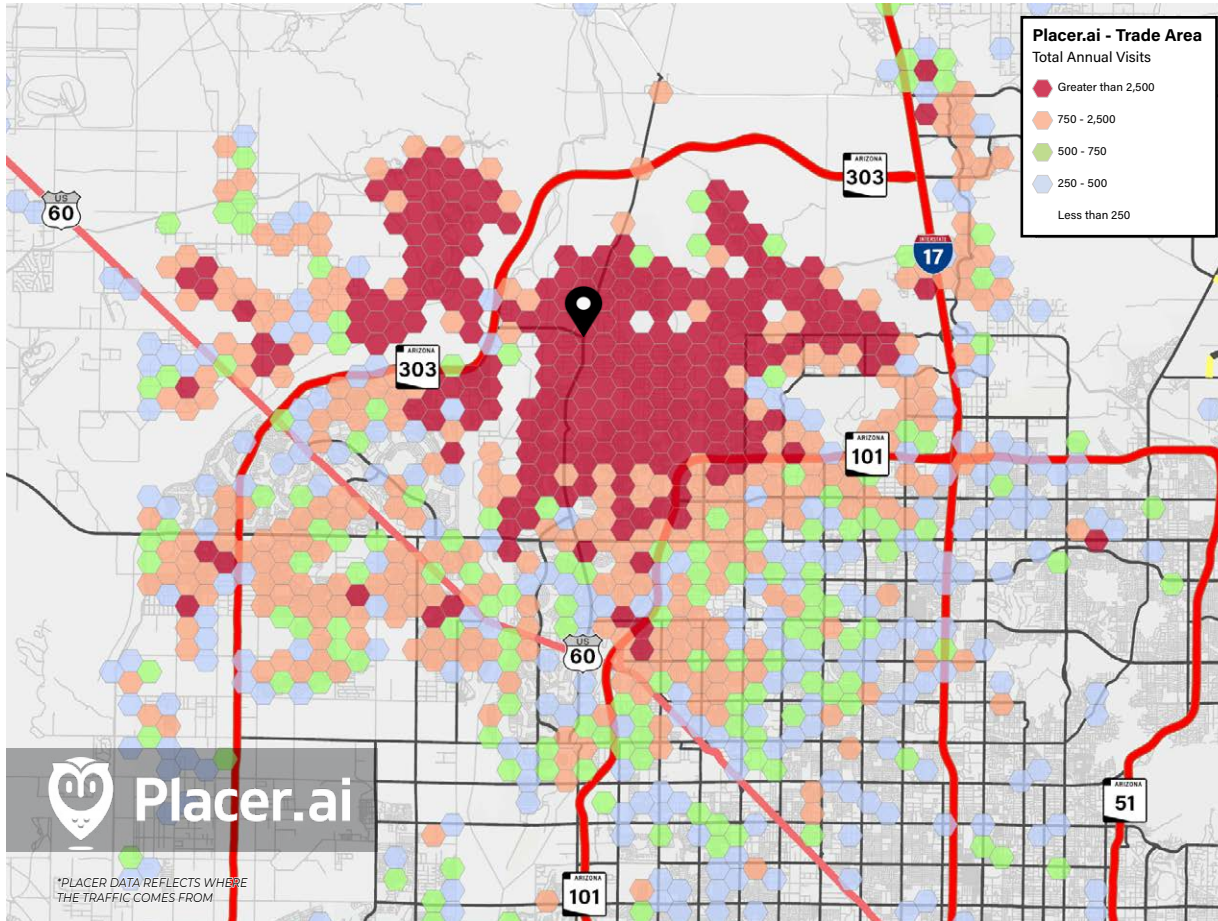


SHOPPING CENTER TRAFFIC

- ▶ Highly trafficked center, that pulls from all over the NW Valley.

In the last 12 months:

- ▶ 496.6K unique devices were seen at Lake Pleasant Pavilion
- ▶ 4.3M visits from those devices.



NEARBY RETAILERS

Foot Traffic seen at nearby retailers in the last 12 months (Mar 1st, 2024 - Feb 28th, 2025)



Estimated Visits
1.7 M



Estimated Visits
1.5 M



Estimated Visits
854.4 K



Estimated Visits
598.8 K



Estimated Visits
548.2 K



Estimated Visits
506.9 K



Estimated Visits
421.4 K



Estimated Visits
344.6 K

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zoom aerial



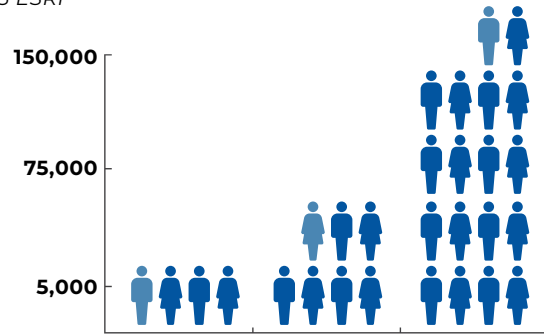
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demographics

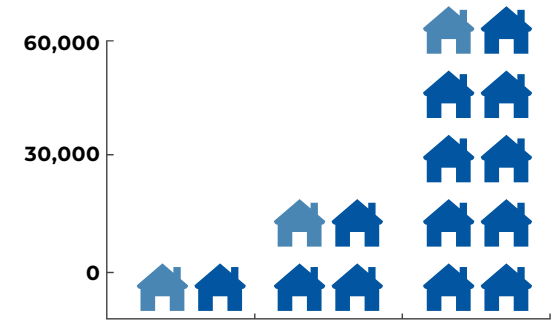
2025 ESRI



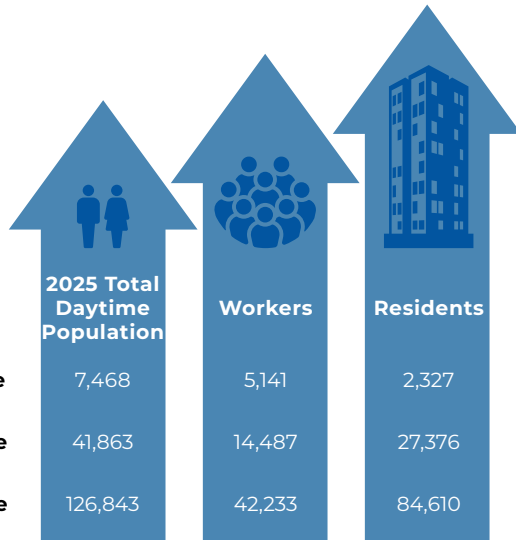
	1-Mile	3-Mile	5-Mile
2025 Total Population	5,533	57,750	161,216
2030 Total Population	5,901	59,966	165,117



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$151,550	\$195,306	\$66,211
3-Mile	\$148,184	\$181,434	\$60,488
5-Mile	\$118,706	\$150,939	\$58,587

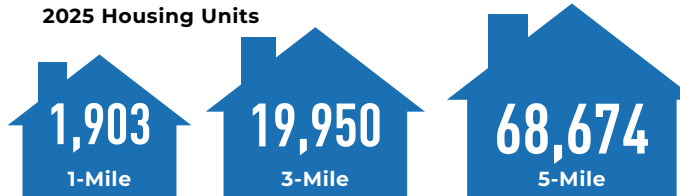


	1-Mile	3-Mile	5-Mile
2025 Households	1,810	19,172	62,706
2030 Households	1,944	20,022	64,537

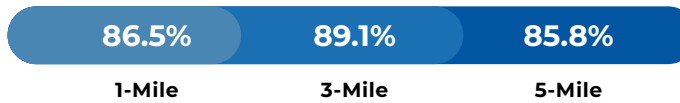


	2025 Total Daytime Population	Workers	Residents
1-Mile	7,468	5,141	2,327
3-Mile	41,863	14,487	27,376
5-Mile	126,843	42,233	84,610

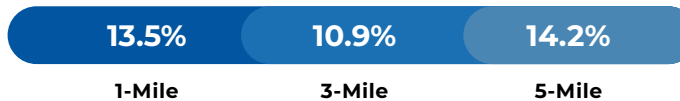
2025 Housing Units



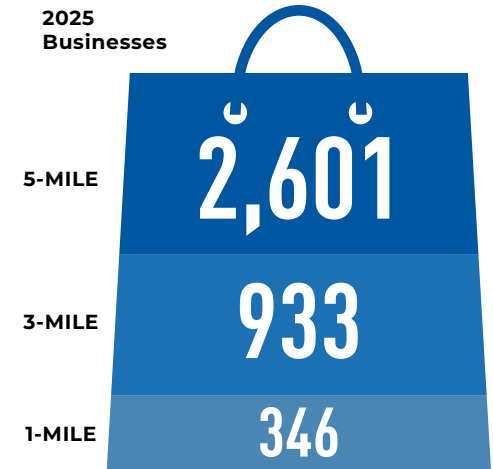
Owner Occupied



Renter Occupied



2025 Businesses



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