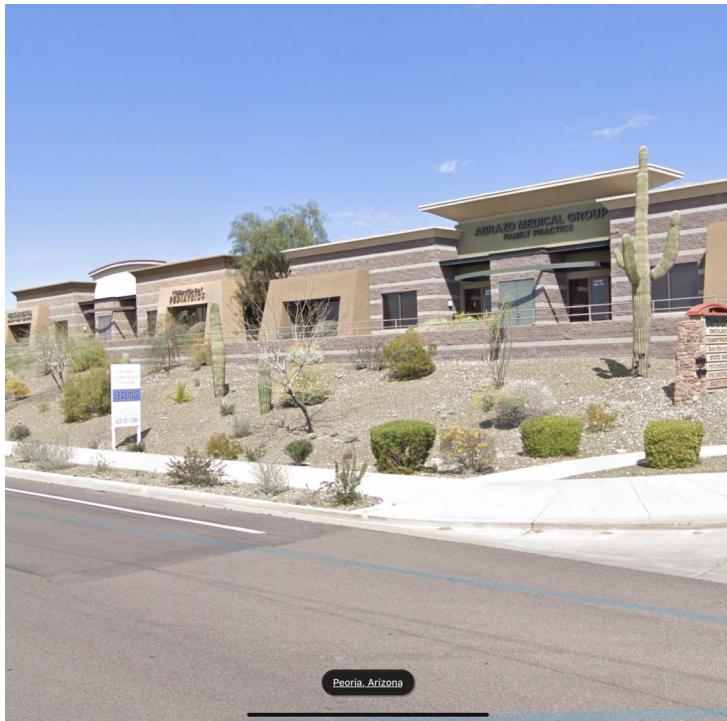


OFFICE FOR LEASE

PLEASANT PLAZA

10200 W Happy Valley Parkway, Peoria, AZ 85358



OFFERING SUMMARY

NUMBER OF UNITS:	15
AVAILABLE SF:	3,769 RSF
LEASE RATE:	Negotiable
BUILDING SIZE:	33,201 SF

PROPERTY OVERVIEW

Pleasant Plaza is located in a Rapid Growth Market - Households Expected to Increase 25%+ in Immediate Area by 2022. The Class A professional office complex is adjacent to HonorHealth Immediate & Primary Care Facility and One Mile from AZ Loop 303 Freeway. The Plaza is situated in Major Retail Corridor with Home Depot, Sprouts Farmers Market, Target, Lowe's, PetSmart, Fry's Marketplace, etc.

PROPERTY HIGHLIGHTS

- Class A Medical/Office Suites
- Covered Parking Available
- Adjacent to Honor Health Primary Care Facility
- Close Proximity to Master-Planned Communities - The Village at Vistancia and Tierra Del Rio
- Visible to 29,180 Cars Per Day Along W Happy Valley Pkwy

KW COMMERCIAL
2005 W. Happy Valley Rd,
Ste. 150
Phoenix, AZ 85085

TOM KOLB
Commercial Director, Associate Broker
0: 623.363.0947
tom@kolbrealty.com
AZ #BR545406000

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
180	Medical	Negotiable	NNN	3,769 RSF	Negotiable
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Each Office Independently Owned and Operated kwcommercial.com

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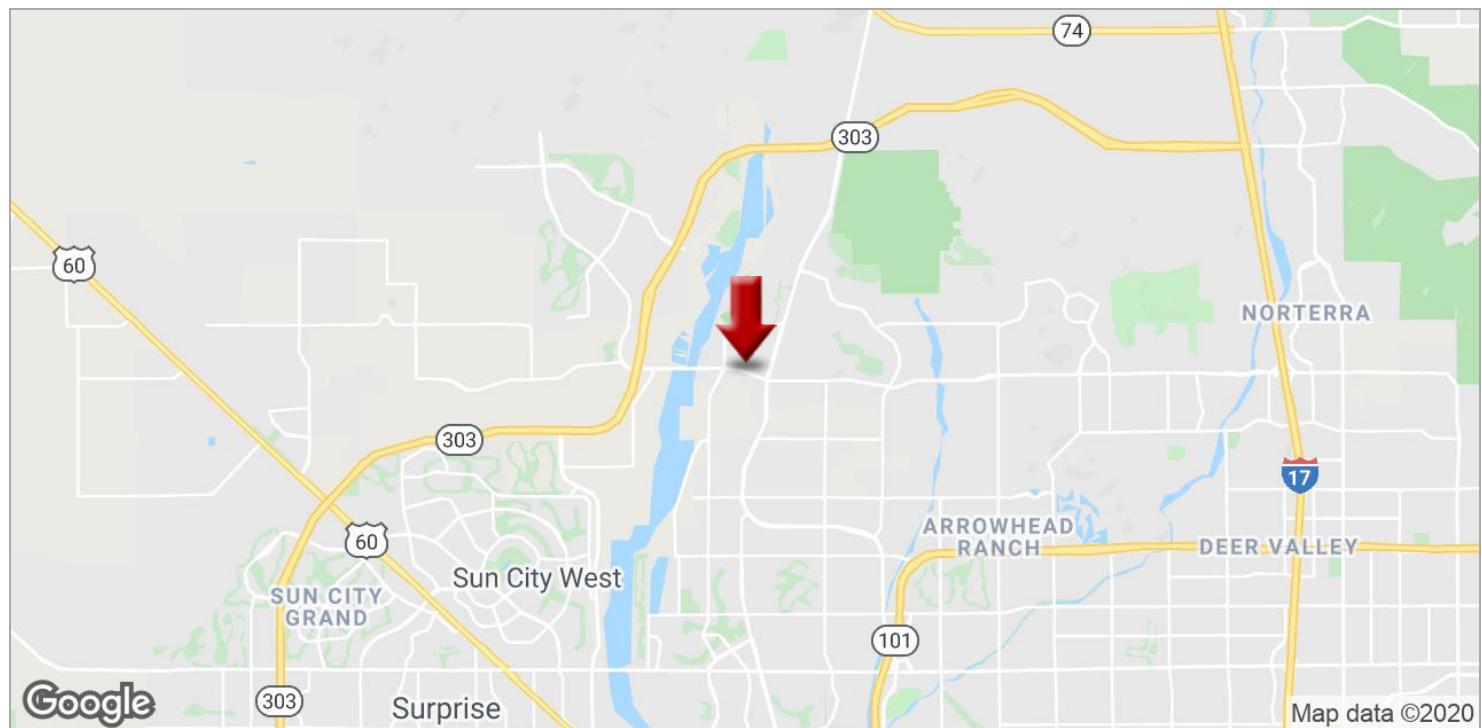
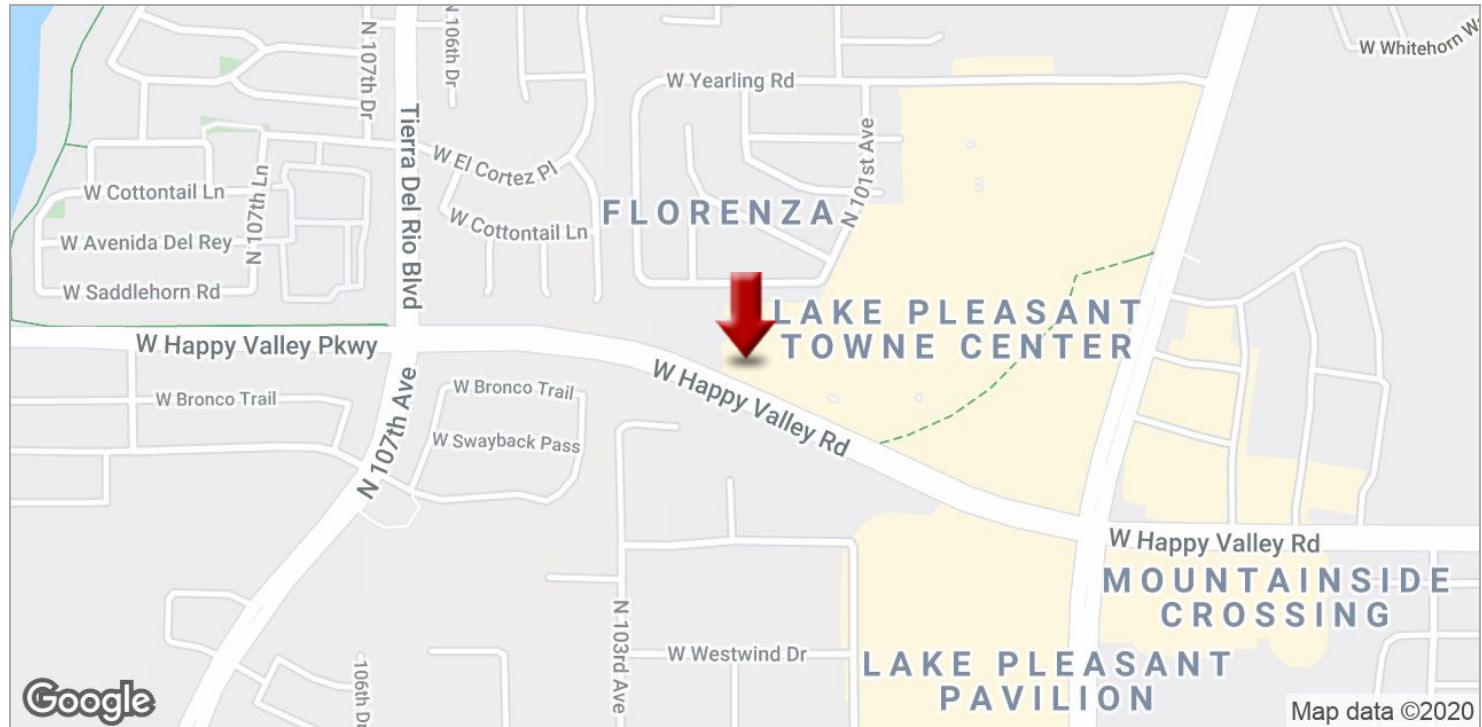
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,688	94,501	468,179
Median age	39.5	45.1	43.7
Median age (male)	39.8	44.8	42.9
Median age (Female)	39.3	45.3	44.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	502	37,042	188,753
# of persons per HH	3.4	2.6	2.5
Average HH income	\$143,315	\$87,656	\$72,472
Average house value		\$286,297	\$263,258

* Demographic data derived from 2010 US Census

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