



FOR LEASE

GROUND LEASE | BUILD TO SUIT

FOUR CORNERS A+ RETAIL HUB
 NEC LAKE PLEASANT & HAPPY VALLEY
 PEORIA, AZ

LEVROSE
 COMMERCIAL REAL ESTATE



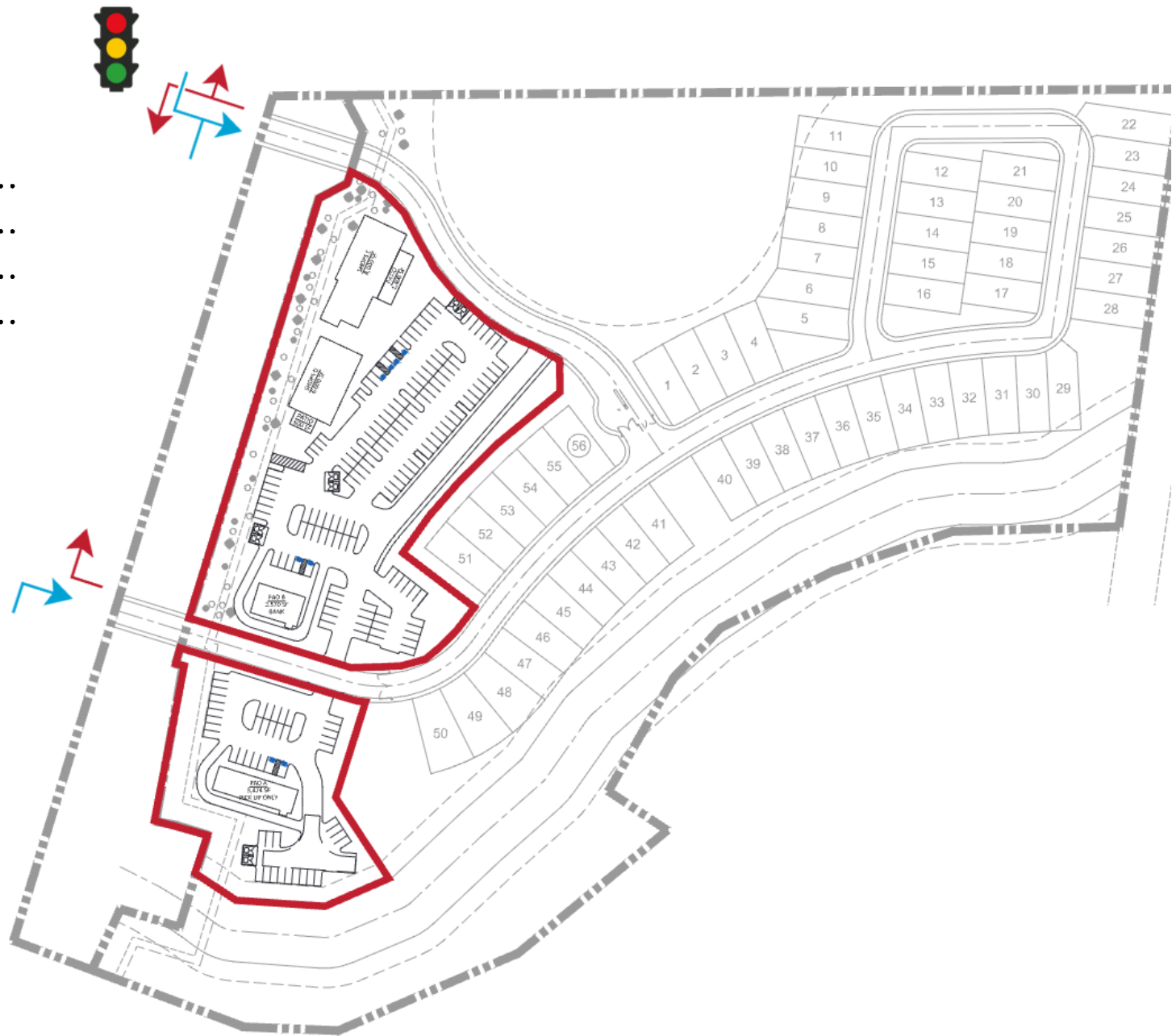
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SITE PLAN

PAD A	AVAILABLE	±3,474 SF
PAD B	AVAILABLE	±2,570 SF
SHOPS C	AVAILABLE	±8,000 SF
SHOPS D	AVAILABLE	±6,000 SF



- Four Corners Retail Hub- PAD and Shop Opportunities
- Property is situated in the Four Corners retail center neighboring national tenants, including Target, Sprouts, Lowe's, Fry's Marketplace, Kohl's, Home Depot, Starbucks, and In-N-Out Burger.
- With over 1.5 million square feet of retail power centers, the intersection of Lake Pleasant Parkway and Happy Valley Road serves as a major destination hub for the Northwest Valley.
- Driving growth in the trade area is the acclaimed 7,100-acre Vistancia master planned community, home to over 5,600 residences and recognized as Arizona's top master-planned community for four years in a row.





AERIAL OVERVIEW





TSMC

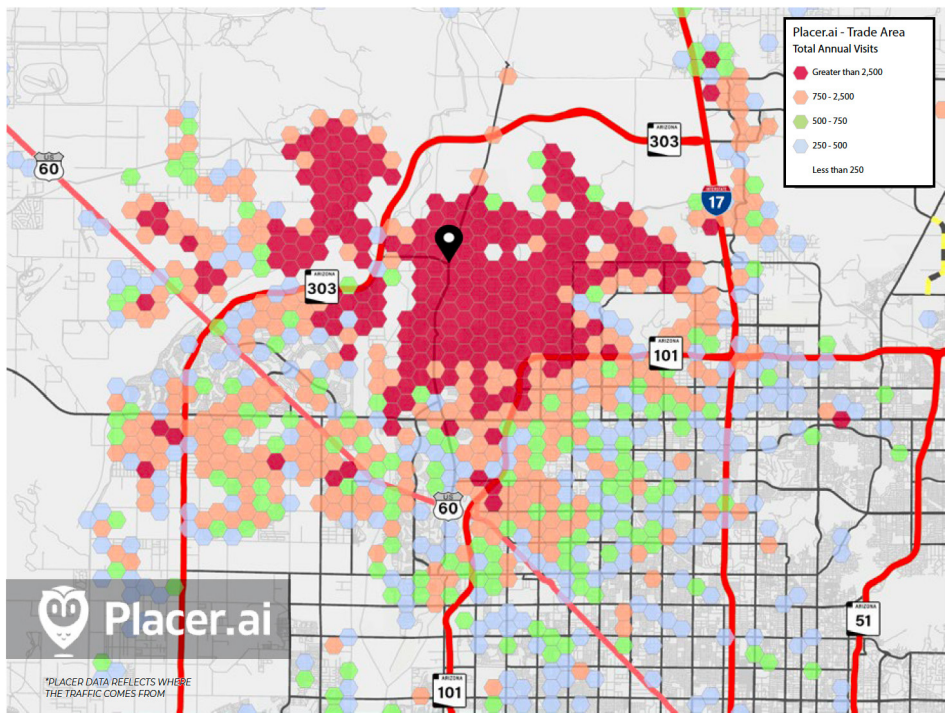
TSMC's advanced semiconductor plant in North Phoenix, near the Peoria corridor, is a major hub for chip manufacturing in the U.S. The site currently employs about 3,000 workers, with plans to grow to 6,000 high-tech jobs as new fabs come online. This multibillion-dollar investment strengthens Arizona's role in global semiconductor production and supports thousands of additional construction and supplier positions.

AMKOR TECHNOLOGY

Amkor Technology is building a state-of-the-art semiconductor packaging and test campus in Peoria, Arizona, as part of a \$7 billion investment to strengthen the U.S. semiconductor supply chain. Strategically located near TSMC's fabrication facilities, the campus will feature over 750,000 square feet of cleanroom space and advanced automation for high-performance computing, AI, and automotive applications. Upon completion of both phases, Amkor expects to create up to 3,000 high-quality jobs, including engineering, operations, and advanced manufacturing roles, making it the first U.S.-based high-volume advanced packaging facility.


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

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

 target 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

EMPLOYMENT OVERVIEW

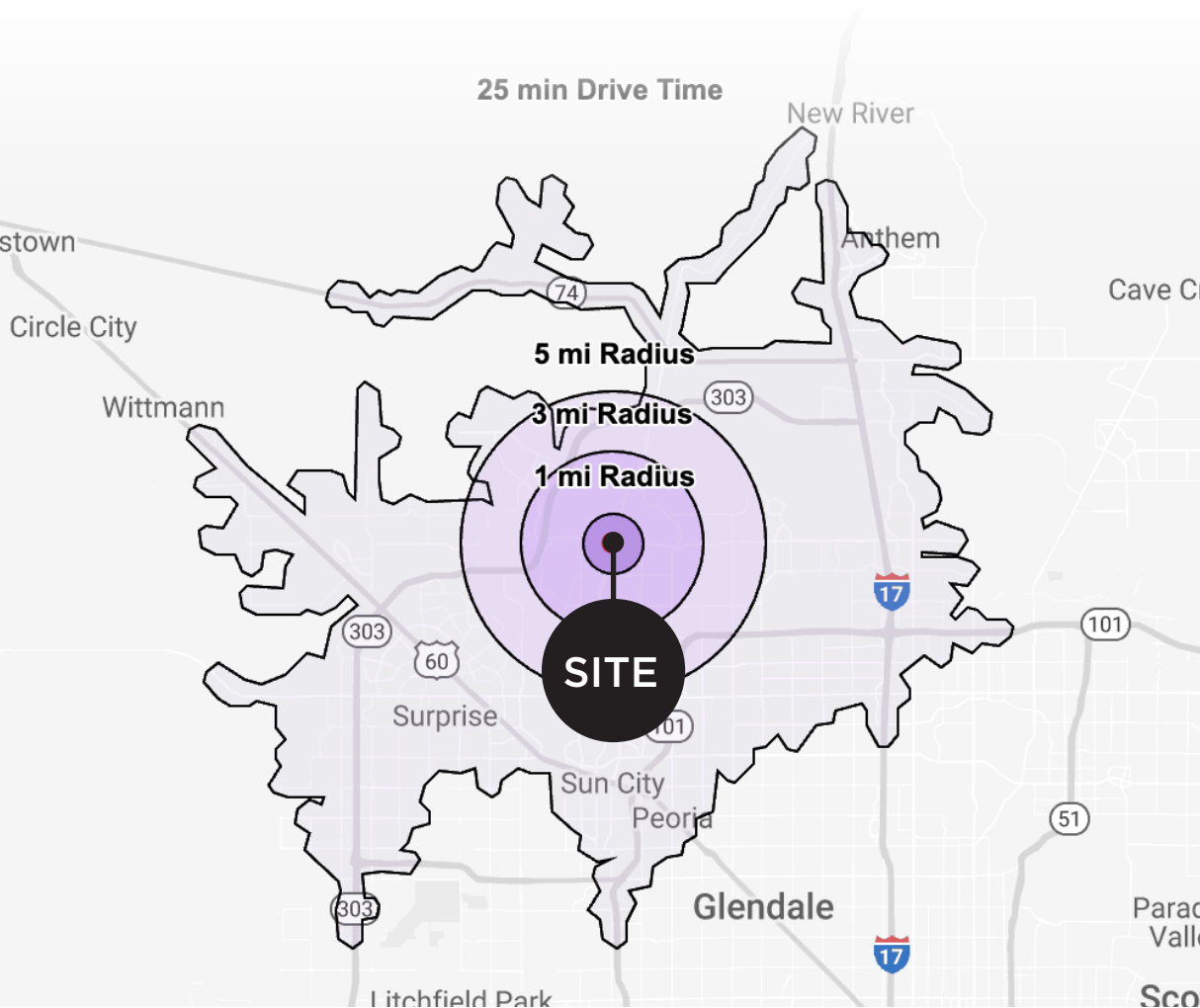
The Surprise/North Peoria submarket offers a dynamic employment environment driven by healthcare, retail, education, logistics, and advanced manufacturing. This area has seen significant residential growth, attracting new businesses and expanding the local workforce. Healthcare remains a cornerstone of employment, with major hospitals, specialty clinics, and senior care facilities serving the growing population. Retail and hospitality thrive along major corridors, supported by shopping centers, restaurants, and entertainment venues. Education also plays a key role, with multiple school districts and charter schools contributing to steady job opportunities. Additionally, the submarket benefits from proximity to major highways, supporting distribution centers and light industrial operations.

MAJOR COMPANIES

- Banner Del E. Webb Medical Center – Full-service hospital and specialty care
- HonorHealth Surprise Care – Outpatient and urgent care services
- Amazon Fulfillment Center (Surprise) – E-commerce logistics and distribution
- Walmart Supercenter & Surprise Marketplace – Retail and customer service roles
- FedEx Ground – Regional package distribution and transportation



DEMOGRAPHICS



*PER COSTAR

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	6,018	53,170	159,952
2029	6,246	55,326	166,841

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	1,996	17,068	60,957
2029	2,073	17,750	63,634

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$166,403	\$161,793	\$133,738

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$384,673	\$347,335	\$331,685

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	3,844	7,724	21,404

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	455	1,193	3,209

SURPRISE/NORTH PEORIA OVERVIEW

Surprise and North Peoria offer a thriving economy anchored by healthcare, retail, education, logistics, and light manufacturing. The area hosts major employers such as regional hospitals, specialty care centers, school districts, and national retailers, creating a diverse and resilient job market. Its strategic location near Loop 303 and U.S. Route 60 positions the submarket as a key hub for distribution and e-commerce operations.

Residents enjoy a high quality of life with access to top-rated schools, vibrant shopping destinations, and a wide range of dining and entertainment options. Outdoor enthusiasts appreciate the abundance of parks, golf courses, and nearby hiking trails, while families benefit from strong community services and recreational amenities. Continued residential and commercial development is enhancing infrastructure and expanding lifestyle offerings.

Surprise/North Peoria continues to attract new residents and businesses thanks to its affordable housing, strong employment base, and growing amenities. The region's commitment to innovation and community development makes it an appealing destination for families, professionals, and entrepreneurs seeking opportunity in one of the West Valley's most dynamic submarkets.



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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.

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