

# VICTORIA VILLAGE | 76 PERMIT READY UNITS

EXCLUSIVE LISTING | SEC 75TH AVE & PEORIA AVE, PEORIA, AZ



CONTACT FOR MORE INFORMATION



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# SUMMARY



## LOCATION

The Property is located at the southeast corner of 75th Avenue and Peoria Avenue in Peoria, Arizona.



## PRICE

Submit



## SIZE

±7.38 Acres



## UNITS

### 76 Units

32	2BR/2.5BA	1,445 sqft
44	3BR/2.5BA	1,805 sqft



## ZONING

PAD - [Click to View the Victoria Village PAD](#)



## ENTITLEMENTS

Approval of construction drawings expected September 2023.



## UTILITIES

Power - Salt River Project (SRP)  
Water - City of Peoria  
Sewer - City of Peoria  
Gas - Southwest Gas Co.



## SCHOOLS

Peoria Unified School District  
Santa Fe Elementary School  
Centennial High School

75/PEORIA PLAN 1



75/PEORIA PLAN 2





DETAIL MAP

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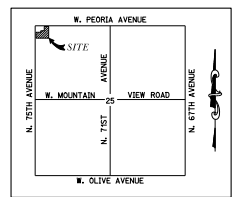
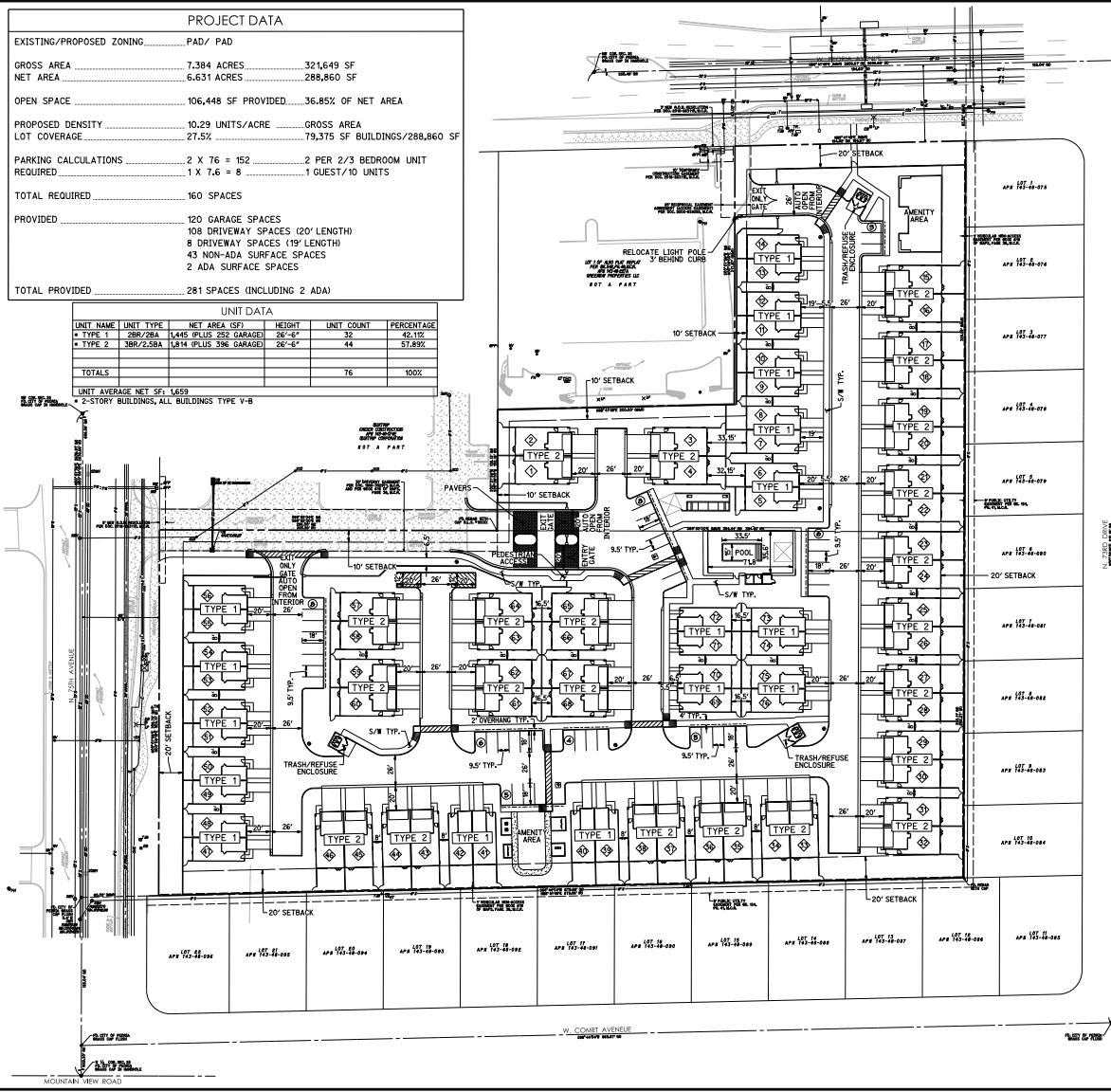


# SITE PLAN

PROJECT DATA			
EXISTING/PROPOSED ZONING	PAD/ PAD		
GROSS AREA	7.384 ACRES	321,649 SF	
NET AREA	6.631 ACRES	288,860 SF	
OPEN SPACE	106,448 SF PROVIDED	36.85% OF NET AREA	
PROPOSED DENSITY	10.29 UNITS/ACRE	GROSS AREA	
LOT COVERAGE	27.5%	79,375 SF BUILDINGS/288,860 SF	
PARKING CALCULATIONS	2 X 76 = 152	2 PER 2/3 BEDROOM UNIT	
REQUIRED	1 X 7.6 = 8	1 GUEST/10 UNITS	
TOTAL REQUIRED	160 SPACES		
PROVIDED	120 GARAGE SPACES		
	108 DRIVEWAY SPACES (20' LENGTH)		
	8 DRIVEWAY SPACES (19' LENGTH)		
	43 NON-ADA SURFACE SPACES		
	2 ADA SURFACE SPACES		
TOTAL PROVIDED	281 SPACES (INCLUDING 2 ADA)		

UNIT DATA				
UNIT NAME	UNIT TYPE	NET AREA (SF)	HEIGHT	UNIT COUNT
TYPE 1	2BR/2BA	1,445 (PLUS 252 GARAGE)	26'-6"	32
TYPE 2	3BR/2.5BA	1,814 (PLUS 336 GARAGE)	26'-6"	44
TOTALS				76
				100%

UNIT AVERAGE NET SF: 1,659  
\* 2-STORY BUILDINGS, ALL BUILDINGS TYPE V-B



VICINITY MAP  
N.T.S.

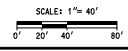
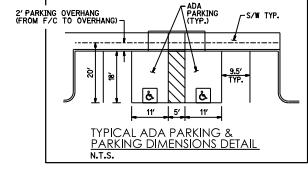
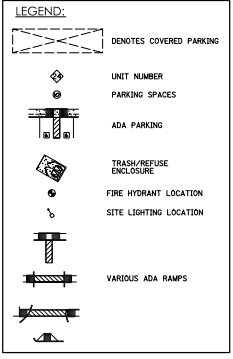
OWNER:  
TRUVISTA DEVELOPMENT  
5665 N. SCOTTSDALE ROAD, SUITE #130  
SCOTTSDALE, ARIZONA 85250  
CONTACT: J.D. LEVY  
PHONE: (602) 214-3011  
EMAIL: jlevy@truvistodev.com

ENGINEER:  
3 ENGINEERING  
6370 E. THOMAS ROAD, SUITE 200  
SCOTTSDALE, ARIZONA 85251  
CONTACT: DANIEL G. MANN, P.E.  
PHONE: (602) 334-4387  
EMAIL: DAN@3ENGINEERING.COM

APN NUMBER:  
A.P.N. 143-46-228 & A.P.N. 143-46-229  
BENCHMARK:  
PEORIA BM 8267  
CORNERS 47030-1A

CITY OF PEORIA BRASS CAP IN  
HANDHOLE AT THE INTERSECTION OF  
W. PEORIA AVE. & N. 7TH AVE.  
ELEVATION: 1153.28 (NAVD88)

BASIS OF BEARING  
THE BASIS OF BEARING IS THE MONUMENT  
LINE OF PEORIA AVENUE BEARING  
N88°47'49"E PER THE FINAL PLAT OF  
REPLAT OF LOT 2, ALSO PLAT BOOK 619  
OF MAPS, PAGE 38, M.C.R.



**THE VILLAGES**  
PEORIA, ARIZONA 85345

**3eengineering**  
PEORIA, ARIZONA 85345  
PHONE: (602) 334-4387  
WWW.3ENGINEERING.COM

PROJECT NO. 1962  
PSP01  
1 of 1

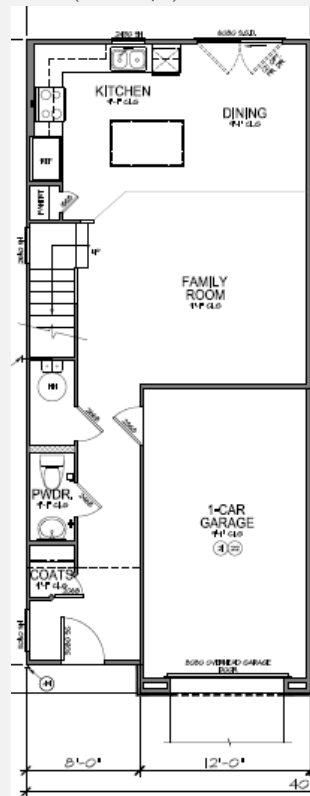
# DRAFT PLANS & ELEVATIONS

## 75/Peoria Plan 1

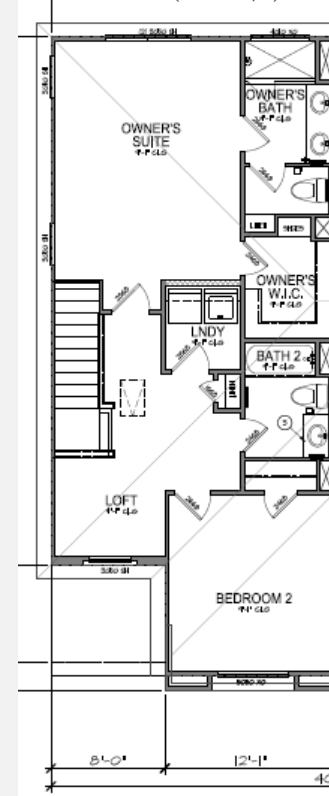
Plan 1-2 Bed/2.5 Bath Single Car Garage (1445 sqft)



Main (652 sqft)



Second Level (793 sqft)



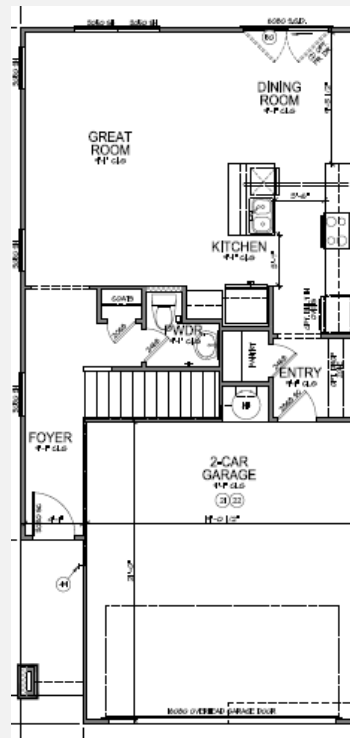
# DRAFT PLANS & ELEVATIONS

## 75/Peoria Plan 2

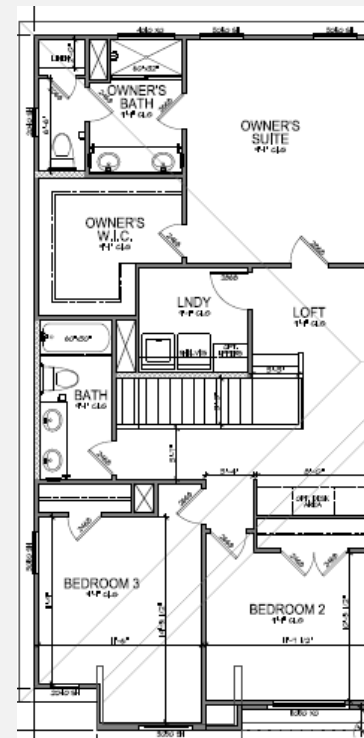
Plan 2-3 Bed/2.5 Bath Two Car Garage (1805 sqft)



Main (704 sqft)



Second Level (1101 sqft)





# RENT COMPARABLES (SEE FOLLOWING PAGES FOR PROPERTY DETAILS)

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1

## THE PRESCOTT AT PARK WEST

8102 N 99<sup>th</sup> Ave  
Peoria, AZ 85345

OWNER: Porter Kyle

DATE SURVEYED: 9/5/2023



### APARTMENT COMPARISON

W/D in Unit	YES
Gated Access	YES
Dog Park	YES
Clubhouse	YES
Gym	YES
Attached Garage	YES
Kids Playground	YES

### UNIT MIX

Unit Type	Units	Sf	Percent	Asking Rent/Unit	Asking Rent/Sf
1 Bed 1 Bath	—	804	—	\$2,190	\$2.72
2 Bed 2.5 Bath	—	1,271	—	\$2,595	\$2.04
3 Bed 2.5 Bath	—	1,467	—	\$2,895	\$1.97





2

## BUNGALOWS AT WESTGATE

7403 N 91<sup>st</sup> Ave  
Glendale, AZ 85305

OWNER: Cavan Companies  
DATE SURVEYED: 8/11/2023



APARTMENT COMPARISON	
W/D in Unit	YES
Gated Access	YES
Dog Park	YES
Clubhouse	YES
Gym	YES
Attached Garage	NO
Kids Playground	NO

UNIT MIX					
Unit Type	Units	Sf	Percent	Asking Rent/Unit	Asking Rent/Sf
1 Bed 1 Bath	58	674	31%	\$1,695	\$2.52
2 Bed 2.5 Bath	85	1,012	45%	\$2,245	\$2.22
3 Bed 2.5 Bath	47	1,355	25%	\$2,545	\$1.88





3

## THE LANDMARK ON 67<sup>TH</sup>

9140 N 67<sup>th</sup> Ave  
Peoria, AZ 85345

OWNER: Jevan Capital

DATE SURVEYED: 8/9/2023



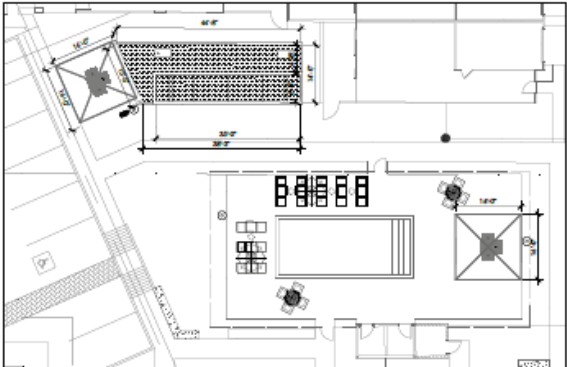
APARTMENT COMPARISON	
W/D in Unit	YES
Gated Access	YES
Dog Park	YES
Clubhouse	NO
Gym	YES
Attached Garage	NO
Kids Playground	YES

UNIT MIX					
Unit Type	Units	Sf	Percent	Asking Rent/Unit	Asking Rent/Sf
2 Bed 2 Bath	56	1,100	100%	\$2,400	\$2.18

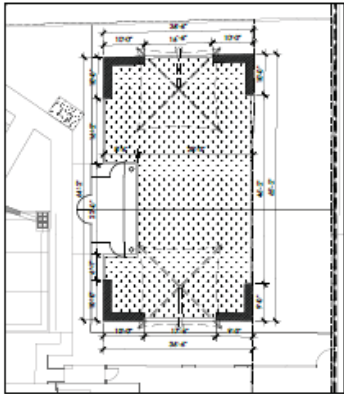




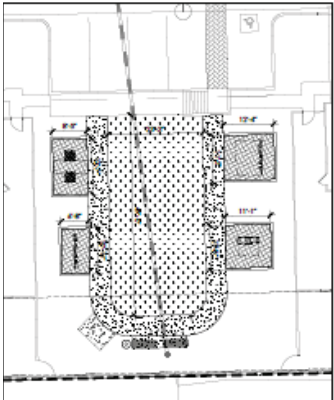
# AMENITY



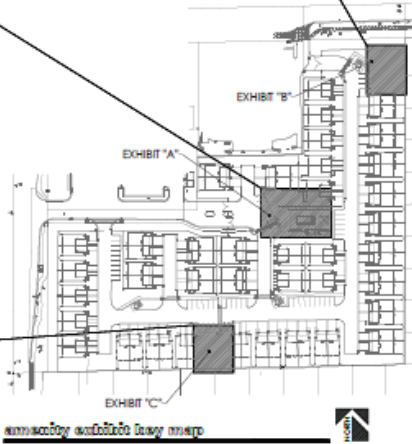
Pool Area-Cabana



Dog Park



Fitness Circuit





# AMENITIES MAP

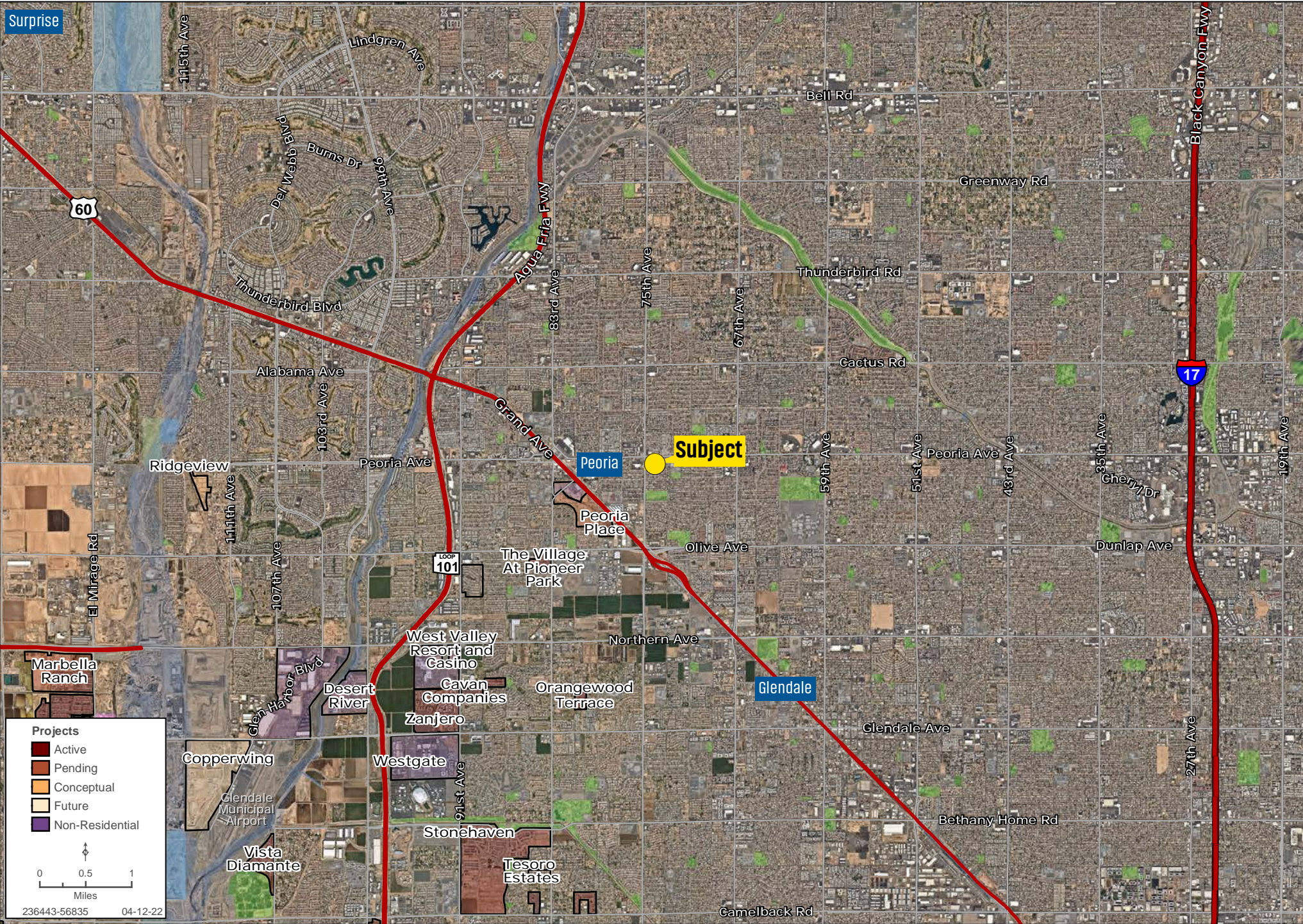
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# DEVELOPMENT MAP

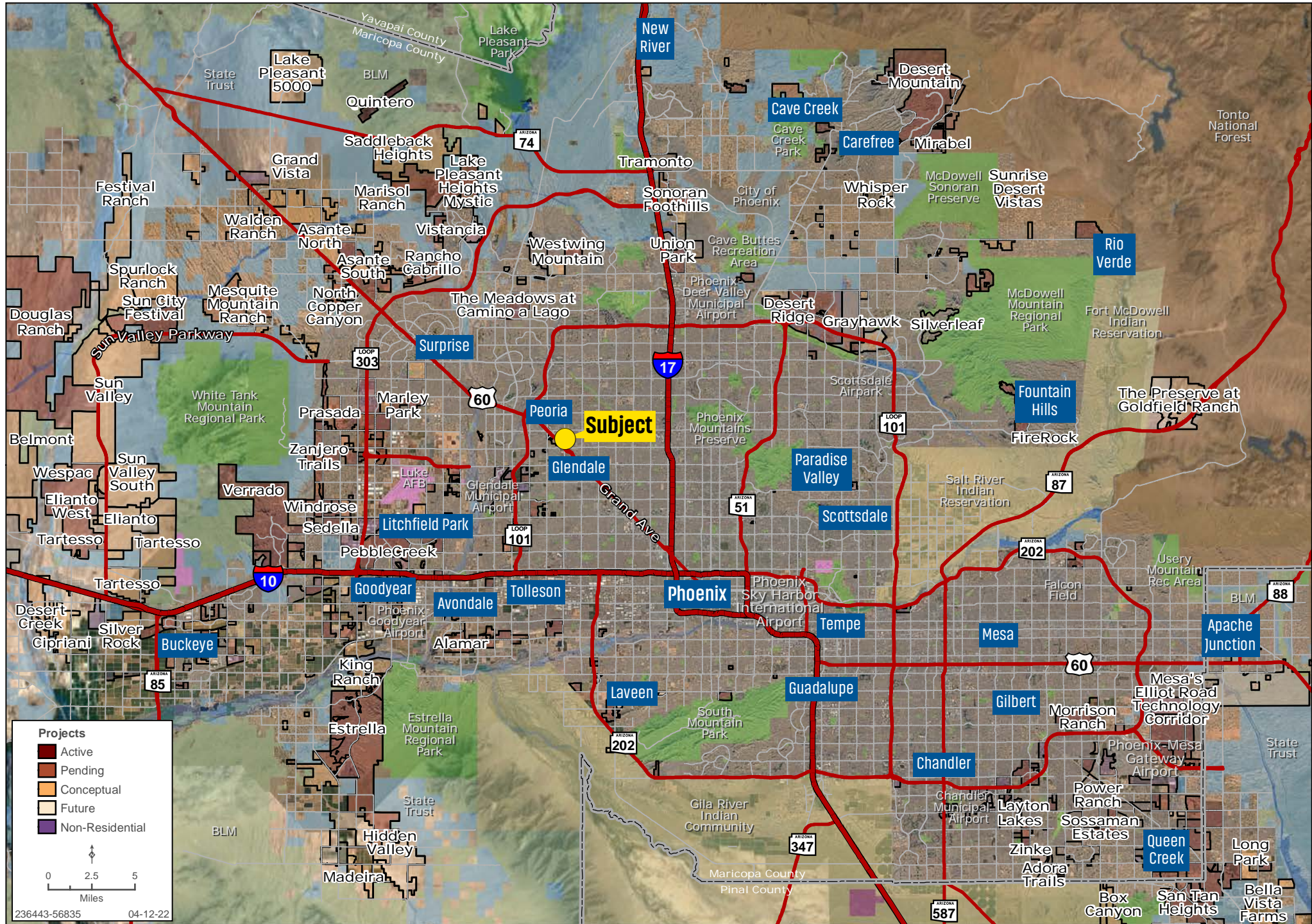
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# REGIONAL MAP

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