



DEVELOPED BY  
**Pederson**

Retail | Full-Service Restaurants | Fast Casual Restaurants | Beauty Services | Fitness | Medical



# 83RD AVE & HAPPY VALLEY RD

Peoria, AZ



# property summary

AVAILABLE ± 110,467 SF

## PROPERTY HIGHLIGHTS

- » This neighborhood shopping center will be anchored by the most unique restaurant dining experience in the northwest valley and a 62,909-square-foot Safeway store
- » Rare, unique restaurant opportunities that feature open-air common areas, complete with outdoor gathering space and exclusive patios
- » Happy Valley Road is the dominant east/west arterial in this trade area connecting Interstate 17 to Loop 303
- » Over 4,000 homes in development within 2 miles

## TRAFFIC COUNT

### 83RD AVE

N: ±15,439 VPD (NB/SB)

S: ±23,284 VPD (NB/SB)

### HAPPY VALLEY RD

E: ±34,712 VPD (EB/WB)

W: ±30,674 VPD (EB/WB)

INRIX 2023



NEC

New Mixed Use Development | Retail |  
Restaurant | Grocery | Residential

83RD AVE & HAPPY VALLEY RD



# site plan



Tenant	SF
SHOPS A	9,340
SHOPS B	9,936
SHOPS C	6,600
C-STORE	3,024
P1	4,000
P2	5,000
P3	5,670
P4	10,000
P6	5,000
P7	4,680
P8	4,880
P9	6,000
P10	2,400

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# aerial zoom



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# aerial overview



NEC

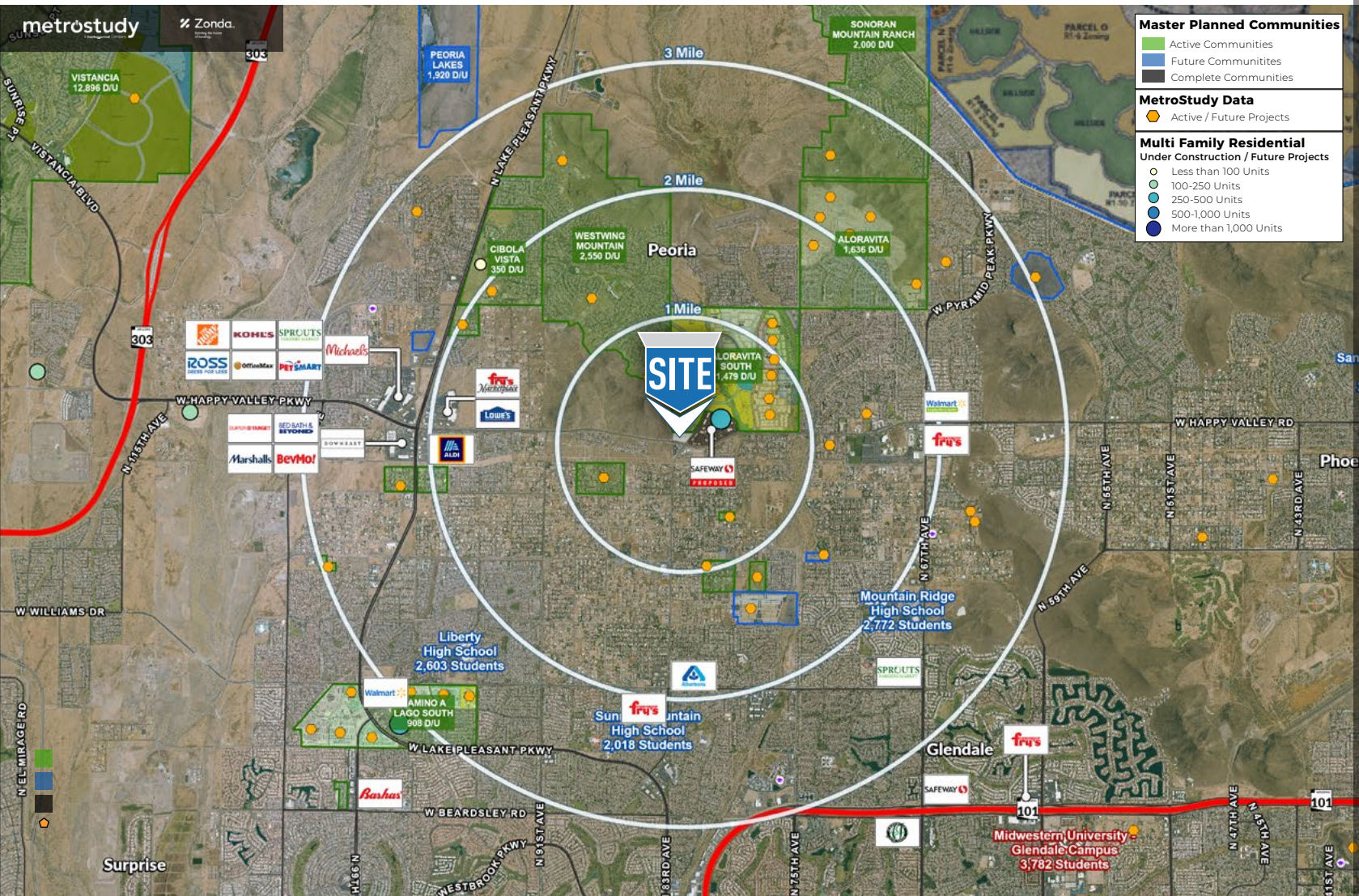
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# trade area

Q1 2023



**Master Planned Communities**

- Active Communities
- Future Communities
- Complete Communities

**MetroStudy Data**

- Active / Future Projects

**Multi Family Residential Under Construction / Future Projects**

- Less than 100 Units
- 100-250 Units
- 250-500 Units
- 500-1,000 Units
- More than 1,000 Units

Multi-Family Activity <small>*PCA does not guarantee the accuracy/completeness (estimate)</small>	3 Mile
Under Construction or Proposed Units	336
Metrostudy Housing Data Q1-2023	3 Mile
<b>QUARTERLY AND ANNUAL OVERVIEW</b>	
Quarterly Starts	4
Quarterly Closings	1
Annual Starts	28
Annual Closings	63
Housing Inventory	20
Vacant Developed Lots	138
<b>PROJECT(S) BY STATUS</b>	
Active / Available	0
Future	2,952
<b>Total Active / Future Units</b>	<b>2,952</b>
Demographic Profile 2022 ESRI Estimates	3 Mile
2022 Total Population	71,918
2027 Total Population	74,845
5 yr. % Growth	3.91%
2022 Total Housing Units	24,340
Average Household Size	3.07
Median HH Income	\$119,512
Median Age	37.4
<b>DAYTIME POPULATION</b>	
Total	52,228
Employees	19,431
Residents	32,797

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# P3 SIGNAGE



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New Mixed Use Development | Retail |  
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Sunrise Mountain Trail

P3

NEC

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83RD AVE & HAPPY VALLEY RD



## SHOPS A - ELEVATIONS



SOUTH



NORTH

## SHOPS B - ELEVATIONS



SOUTH



NORTH

## SHOPS C - ELEVATIONS



SOUTH



NORTH



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POINTS OF INTEREST  
**Endless Activities**



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**TRAILS**

Peoria Sunrise Mountain Trail  
(±1.7 miles from site)

West Wing Mountain Trail  
(±2.2 miles from site)

Calderwood Butte Trail  
(±4.1 miles from site)

East Wing Mountain Trail  
(±5.5 miles from site)



**PARKS AND RECREATION**

Peoria has Arizona's second largest lake in Arizona, Lake Pleasant. Amenities include: fishing, boating, hiking, camping and picnicking.  
(±18.4 miles from site)

The city of Peoria has 35 neighborhood parks with various amenities.



**RETAIL & DINING**

Peoria has some of the best retail shopping and dining experiences, including the Angry Crab, Fabio's on Fire, Sala Thai, Peoria Artisan Brewery, Haymakers, V's Taproom and Char.



**ARTS & CULTURE**

Peoria has two public libraries, the Peoria Main Library and the Sunrise Mountain Library.

The city also has two performing arts venues, Arizona Broadway Theater and The Peoria Center for the Arts.

# demographics

2024 ESRI ESTIMATES



2024 POPULATION

1-Mile	3-Miles	5-Miles
2,826	72,763	165,455



2024 DAYTIME POPULATION

1-Mile	3-Miles	5-Miles
1,764	52,815	133,813



2024 HOUSEHOLD

1-Mile	3-Miles	5-Miles
831	24,043	61,256



2024 AVERAGE HOUSEHOLD INCOMES

1-Mile	3-Miles	5-Miles
\$205,893	\$178,538	\$151,005

FOOD AWAY FROM HOME IS OVER

**285 MILLION**

In a 5 Mile Radius

*25% greater than national average*



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exclusively listed by

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