

# SHOPS AT LAKE PLEASANT



Another project of:



Florenza  
Gated Community



**NEW SHOPS & PADS AVAILABLE | UP TO 20,000 SF OF SHOPS AVAILABLE FOR FALL 2023 OPENINGS**



## LAKE PLEASANT PKWY & HAPPY VALLEY RD

Peoria, AZ



PhoenixCommercialAdvisors.com

# property summary

AVAILABLE	Pads & Shops
LOCATION	N/NWC Lake Pleasant Pkwy & Happy Valley Rd Peoria, AZ

## TRAFFIC COUNTS

**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

## CROSS-ACCESS WITH LAKE PLEASANT TOWNE CENTER



## LOCATION HIGHLIGHTS

- » **Vistancia is ranked the #1 master-planned community in Arizona and has been for the past 4 years.** The 7,100-acre master plan has 3 unique lifestyle communities totaling 5,600 homes
- » **Peoria is the 6th largest city in the Phoenix MSA** based on population and recognized as the 3rd best city in Arizona (13th nationally) for rising housing markets for number of units built and pricing
- » **Surrounding population exceeds 149,000 within a 5 mile radius** and average incomes exceed \$125,000 within a 3 mile radius
- » **As of Oct '20 The City of Peoria has issued over 1,400 permits YTD and within 5 miles** from the site more than 900 total preliminary and final lots
- » **Loop 303 with full diamond interchange** is approximately 2.3 miles directly west of the site
- » **I-17 business corridor has over 38,000 employees and where major corporations reside** such as USAA, Discover Financial Services, American Express, Honeywell, Cox Communications, Honor Health, Cigna, and PetSmart
- » **First Service Medical recently purchased 7.1 acres of land** and is planning a new state-of-the-art medical facility north of the shopping center

MAG, Phoenix Business Journal, Belfiore REC, Placer.ai, City of Peoria



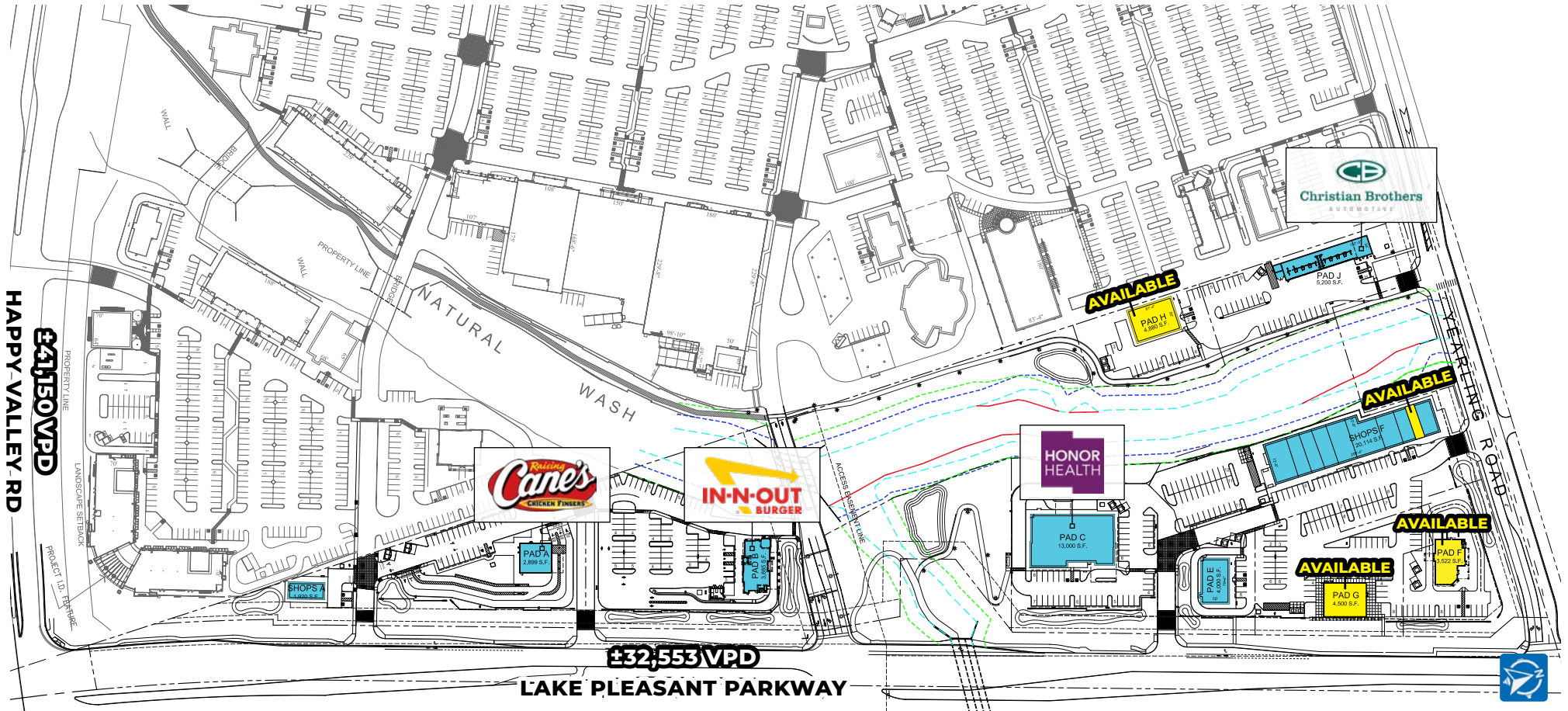
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# site plan



SHOPS A	PAD A	PAD B	PAD C	PAD E	SHOPS F	PAD F	PAD G	PAD H	PAD J
1,920 SF	2,899 SF	3,885 SF	13,000 SF	4,000 SF	20,114 SF	3,522 SF	4,500 SF	4,880 SF	5,200 SF
	Raising Cane's	In N Out	Honor Health						Christian Brothers

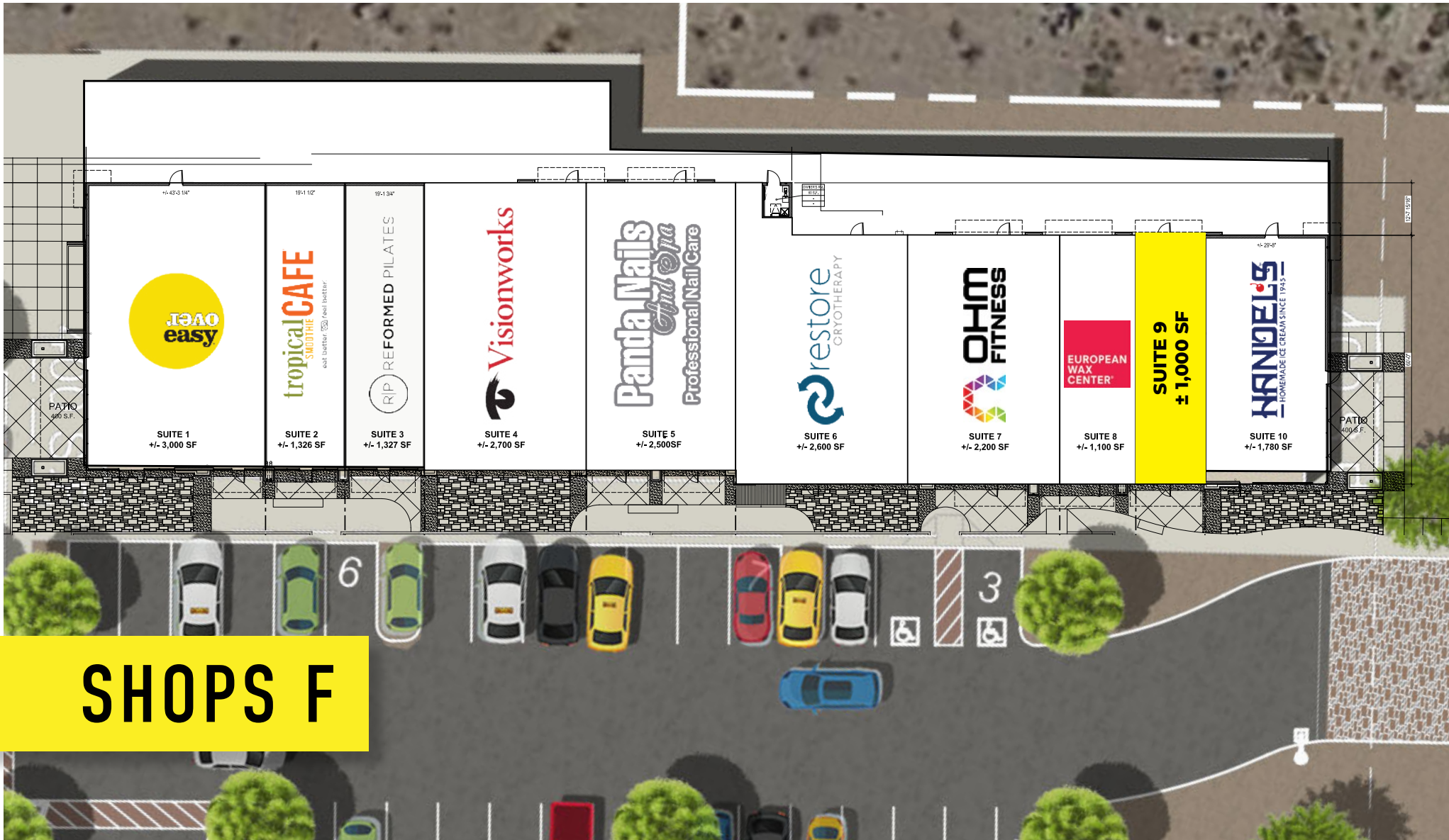


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# site plan



SHOPS F

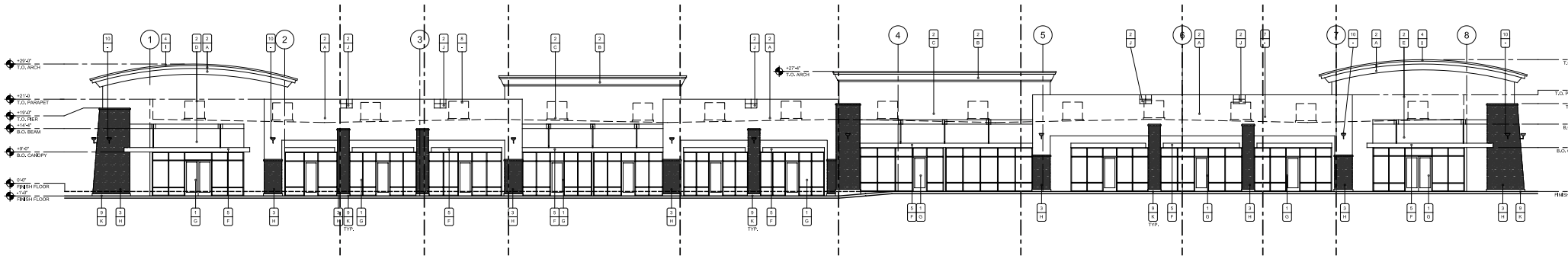


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# renderings



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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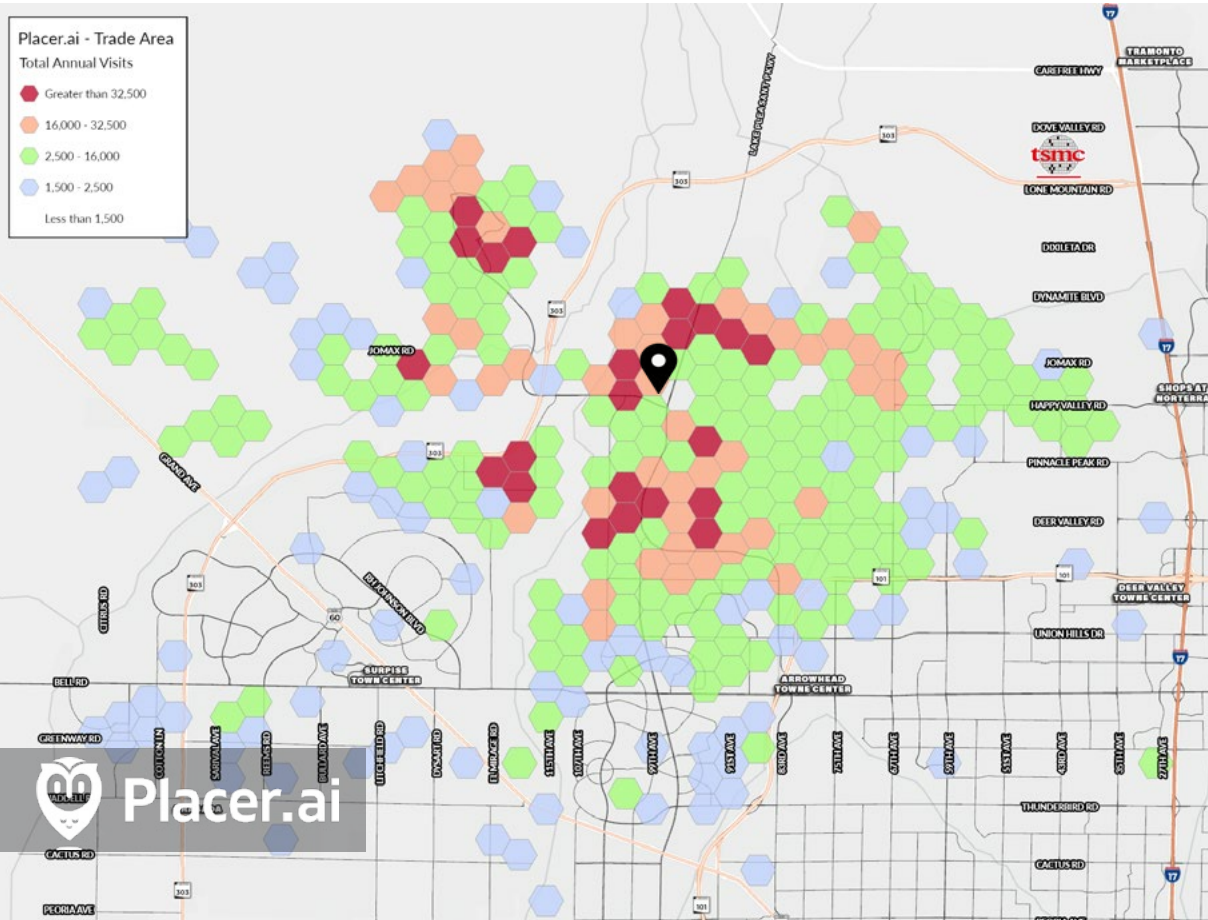
# SHOPPING CENTER TRAFFIC

► **Highly trafficked center, that pulls from all over the NW Valley.**

In the last 12 months:

- **588K unique devices** were seen at the shopping center
- **5vM visits** from those devices.

*\*Visits include those only who dwelled for 10 or more minutes*



# NEARBY RETAILERS

Foot Traffic seen at nearby retailers in the last 12 months (Aug 1st, 2023 - July 31st, 2024)



Estimated Visits  
**1.8M**



Estimated Visits  
**1.7M**



Estimated Visits  
**1.1M**



Estimated Visits  
**688 K**



Estimated Visits  
**593 K**



Estimated Visits  
**459.1 K**



Estimated Visits  
**429.8 K**



Estimated Visits  
**347.6 K**



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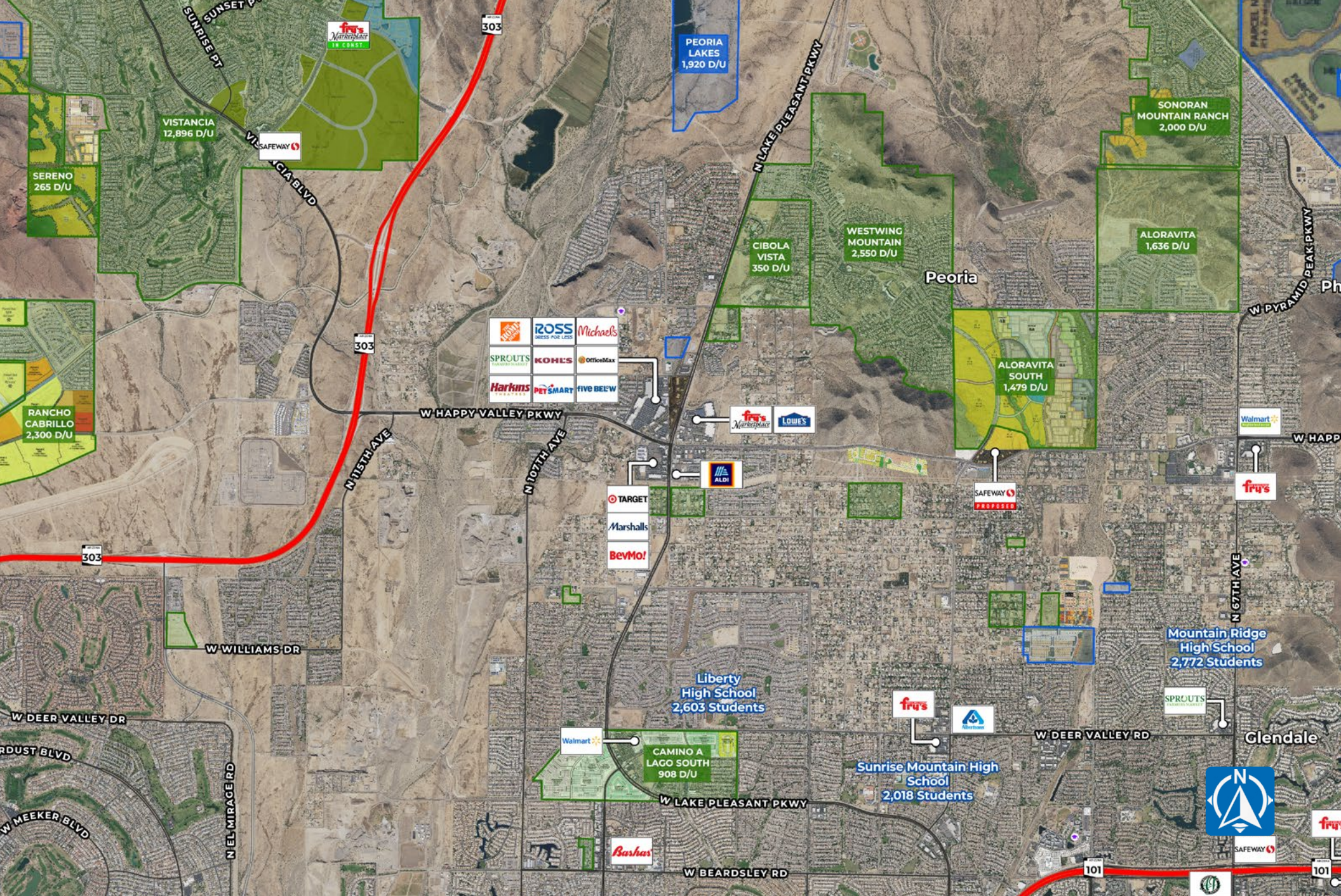
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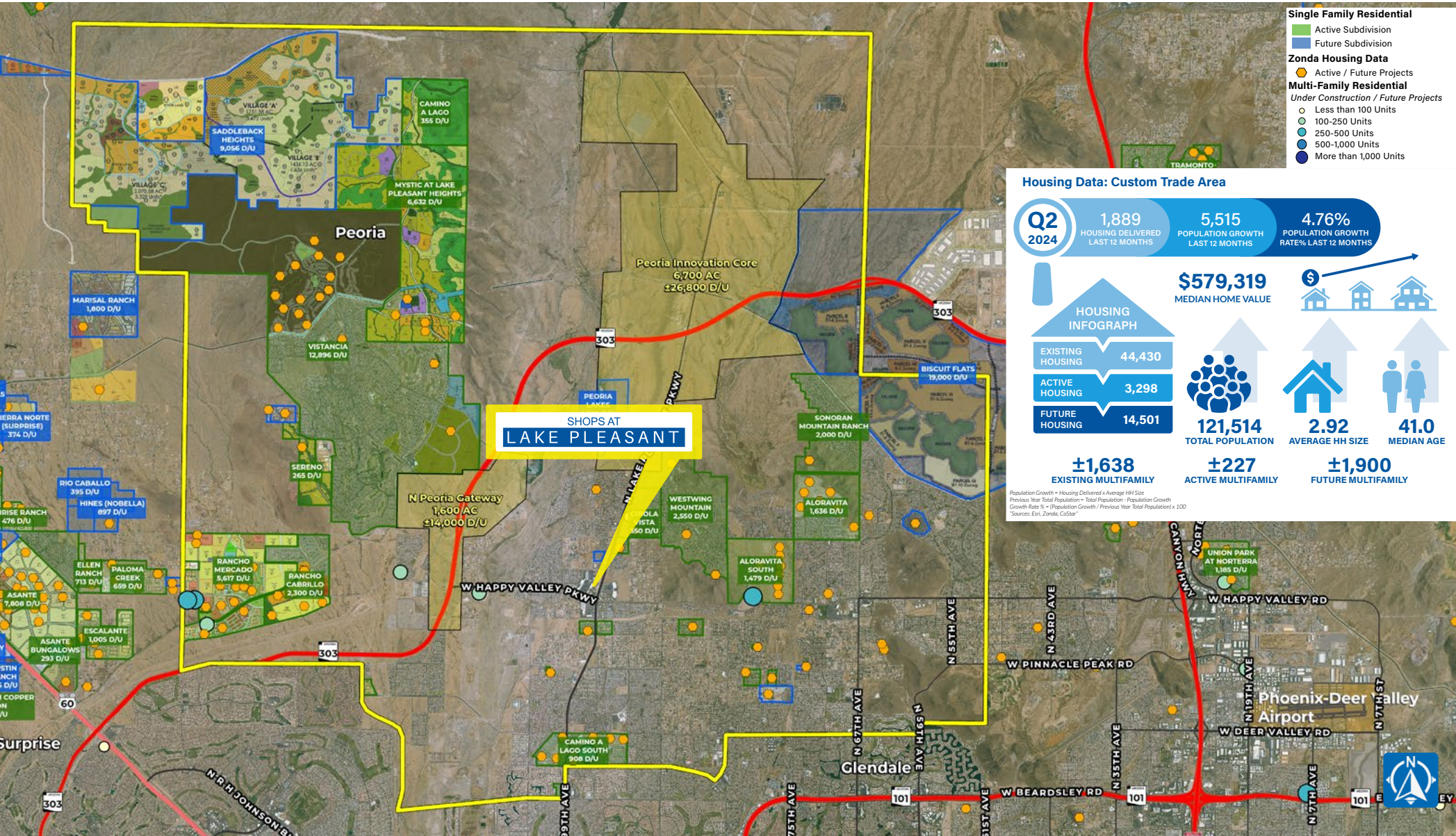




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# housing overview



N  
NWC

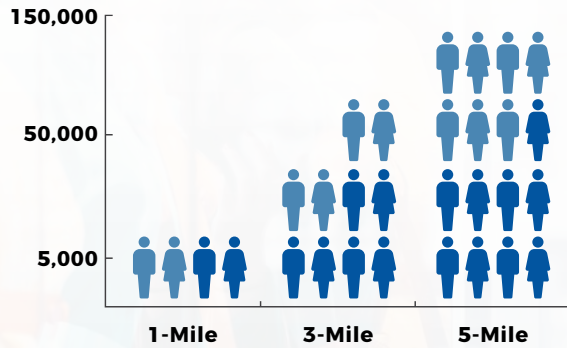
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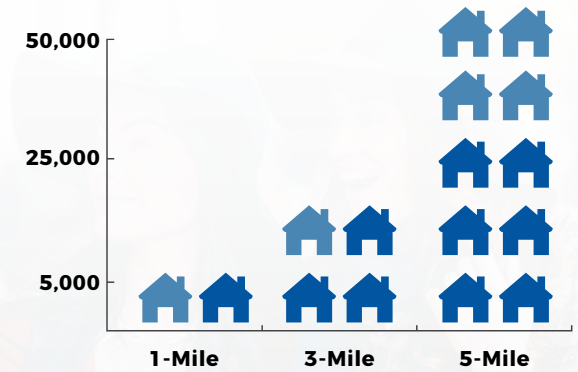
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# demographics

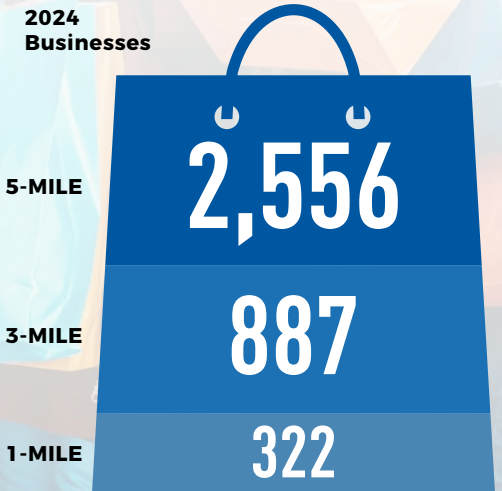
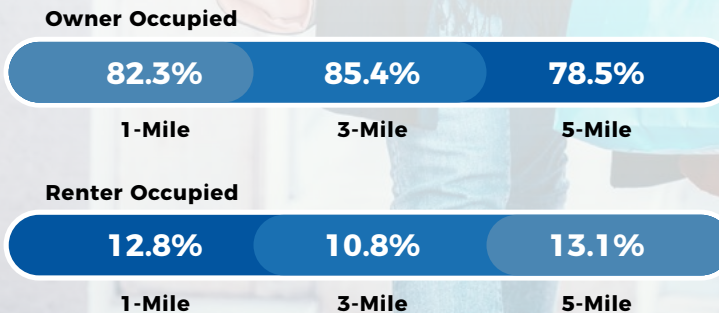
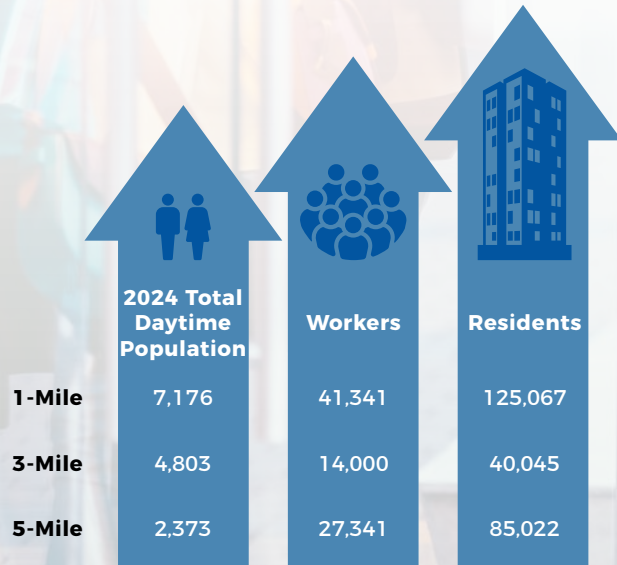
2024 ESRI



	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$135,382	\$169,193	\$56,729
3-Mile	\$132,539	\$166,015	\$54,952
5-Mile	\$110,199	\$142,846	\$55,090



	1-Mile	3-Mile	5-Mile
2024 Households	1,822	18,960	62,294
2029 Households	1,927	19,771	64,530



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Another project of:



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