



# FIVE NORTH

at VISTANCIA



## OFFERING MEMORANDUM

- ◆ NEC OF EL MIRAGE RD AND VISTANCIA BLVD, PEORIA, AZ 85383
- ◆ LAND AREA: ±15 ACRES TO ±45 ACRES
- ◆ ZONING: PCD, CITY OF PEORIA





INVESTMENT DRIVERS

“ THE VISION FOR FIVE NORTH AT VISTANCIA IS TO CREATE A VIBRANT AND BALANCED MIXED-USE DESTINATION THAT EMBRACES AND SUPPORTS THE CITY OF PEORIA’S DESIRE FOR A THRIVING EMPLOYMENT CORRIDOR. ”



VISTANCIA

7,100 TOTAL ACRES

5,000 ACRES RESIDENTIAL + 400 ACRES COMMERCIAL  
1,700 ACRES OPEN SPACE + 1,100 ACRES MOUNTAIN PRESERVE



- ±180 acres of mixed-use zoned land in the Peoria submarket, the #6 wealthiest zip code in Phoenix
- Peoria ranked the #1 city to live, work and play in Arizona
- Part of the Vistancia master-planned community that will include 30,500 residents and 10,500 homes at buildout
- Unparalleled demographic profile including average household income of \$145,000 and average home price of \$652,000
- Exceptional lifestyle including the 1,100-acre Peoria Regional Preserve, Lake Pleasant Regional Park, entertainment and retail districts, and acclaimed public schools
- Adjacent to the Loop 303 providing access to over 240,000 jobs in the immediate job corridors

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	30,157	68,059	158,763
Median Age	39.1	40.4	47.9
Avg. Household Size	2.94	2.86	2.5
Avg. Household Income	\$141,776	\$126,906	\$105,737
Avg. Net Worth	\$2,209,977	\$1,792,306	\$1,427,571

INVESTMENT OVERVIEW

The vision for the FIVE NORTH at VISTANCIA is to create a vibrant and balanced mixed-use destination that embraces and supports the City of Peoria’s desire for a thriving employment corridor.



\*Plans shown are conceptual and subject to change.

MIXED USE COMMERCIAL LAND

Parcel	Use	Net Acres	Gross Acres
Parcel D-17	Office/RD	17.72	19.43
Parcel D-18	Office/RD	46.23	47.94
Parcel D-21	Office/RD	14.96	16.21
Parcel D-22	Office/RD	20.74	20.74
Parcel D-3A	Commercial	13.36	13.36
Total		169.24	179.80

Offeror may offer on any, all, or a portion of all parcel options

- Mixed-use
- Office/Healthcare
- Retail
- Medium to High Density Residential
- Park/Open Space
- Employment
- Hospitality
- Education

2023

Widening of Lone Mountain Rd to four lanes between Loop 303 and El Mirage Rd

Access to phase 1 mixed use areas and parcels:

D-14A, D-14B, D-14C, D-15, D-16, D-20 & D-21

Includes: Revel Way, Espial Ave, Crown Crest Lane, Desert Cactus Lane

4023

Parcel D-5 grocery anchored center by others\*

4024

Phase 1 of Commercial / Retail / Restaurant / Park\*







# CORPORATE PRESENCE

GREATER PHOENIX IS **THIRD**  
AHEAD OF DFW, IN THE SUN BELT  
FOR JOBS CREATED SINCE COVID



PHOENIX WITNESSED **+5.6%**  
INCREASE OR 120,600 JOBS  
(AS OF OCTOBER 2021)



CORPORATE HEADQUARTERS
















HIGH-TECH MANUFACTURING
















AEROSPACE & AVIATION
















TECHNOLOGY
















E-COMMERCE/LOGISTICS
















FINANCIAL SERVICES















HEALTH CARE/BIOTECH

















# FIVE NORTH

at VISTANCIA



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